



Sanford City Council

City Council Meeting Minutes – May 16, 2017

The Sanford City Council met at 6:00 p.m. in the Chambers of the Sanford City Hall Annex on Tuesday, May 16, 2017. **Mayor:** Thomas P. Cote **COUNCILORS:** Deputy Mayor Maura A. Herlihy, Councilor Joseph Hanslip, Councilor Fred W. Smith, Councilor Lucas Lanigan, Councilor John L. Tuttle, Jr. and Councilor Robert G. Stackpole **CITY STAFF:** City Manager, Steven Buck; Executive Assistant, Sherry Lord; City Treasurer, Paula Simpson; Fire Chief, Steven Benotti; City Engineer, Michael Casserly; Director of the Sanford Regional Economic Growth Council, Jim F. Nimon and Grant Writer, Lee Burnett.

Mayor Cote called the meeting to order at 6:01 pm.

The session began with the Pledge of Allegiance

Roll Call:

Mayor Cote performs the Council Roll call: Councilor Stackpole, present; Councilor Tuttle, present; Councilor Lanigan, present; Councilor Smith, present; Councilor Hanslip, present; Deputy Mayor Herlihy, Present and Mayor Cote, present.

Minutes

Regular Meeting: May 2, 2017; Councilor Smith moved to approve, seconded by Councilor Tuttle. The City Council voted 7-0 to approve.

Mayor's Report/City Council Sub-Committee Reports

Mayor Cote reported that the Community Development sub-committee has been meeting on a regular basis. He reviewed a list of properties.

Councilor Stackpole reported on the first meeting of the Marijuana Task Force. The first meeting was productive as they went over ground rules and spoke of a consensus.

City Manager's Report

City Manager Buck reported on the remains that were found at the former Emerson School Site. He thanked PM Construction and Cumberland Farms for acting fast and doing the right thing. He also thanked Paul Auger for all his work and a tremendous resource. He thanked Peter Smith for coming in on his day off to help and to Scott Reinert, general contractor for all his help during the excavation.

He also attended a work session with the Marijuana legalization implementation committee at the State house today. He reported back on the information he took from this meeting.

Communications/Presentations

York County Soil & Water Conservation District ~ Conservation Partner Award; Carl Davis

of the York County Soil & Water Conservation District presented the award to the City. The Mayor received the award.

Public Participation

Hazen Carpenter – Reported that there was illegal tree cutting on City Property. He is asking that the City prosecute the illegal tree cutting.

Dianne Connolly – Thanked Mr. Buck for supporting the Wainwrights on the issues they have faced.

Lee Burnett – He would like the Property Sub Committee to look into an ordinance regarding illegal tree cutting. Also, regarding the Hanson Ridge zoning. He feels that the City should give protection to the rural area on Hanson Ridge. He feels that it is getting lost in the discussion.

Public Hearings

The City Council will take public comment on the following:

1. A public hearing for liquor license renewal for Sophem Corp., 457 Main Street, Springvale, ME. Mayor Cote declared the public hearing open at 6:40pm. There was no one to speak for or against. The public hearing was declared closed at 6:40pm.
2. A public hearing for a new liquor license for Pho Saigon Restaurant LLC., D/B/A: Pho Saigon Restaurant, 6 Lebanon Street, Sanford, ME. Mayor Cote declared the public hearing open at 6:40pm. There was no one to speak for or against. Duc Chu, Owner of the restaurant spoke in favor. The public hearing was declared closed at 6:41pm.
3. A public hearing for liquor license renewal for Emily's Wood Fired Pizza LLC., 489 Main Street, Springvale, ME. Mayor Cote declared the public hearing open at 6:42pm. There was no one to speak for or against. The public hearing was declared closed at 6:42pm.
4. A public hearing to discuss an application being submitted to the State of Maine CDBG program for a 2017 Community Development Block Grant (CDBG) Economic Development Program. The purpose of the request is to provide working capital for a new wood pellet manufacturing facility operated by F.E. Wood Natural Energy LLC. Mayor Cote declared the public hearing open at 6:42pm. Jim F. Nimon addressed the Council to speak in favor of the application. The name will be changed to T&D Wood Energy, LLC. Also, Tony Wood spoke in favor of the project. He spoke about the company and is very enthusiastic about the business. The new business will create 25 jobs to start. The public hearing was declared closed at 6:56pm.

5. A public hearing to receive public comment on the proposed 2017/2018 Sanford City budget pursuant to title 30-A § 2528. Mayor Cote declared the public hearing open at 6:56pm. City Manager Buck presented on the City budget. Gwen Bedell, School Business Manager explained the School Budget. There was no one else to speak in favor or against. The public hearing was declared closed at 7:06pm.
6. A public hearing to approve a School Revolving Renovation Fund General Obligation Bond Project for: Mayor Cote declared the public hearing open at 7:06pm. Gwen Bedell-Gadbois, School Business Manager spoke of the project. Dianne Connolly asked for clarification of the 1.5 million bond for roof repair. Mrs. Gadbois addressed her question. There was no one else to speak for or against. The public hearing was declared closed at 7:13pm.
 - 1) To approve asbestos abatement for sections of Sanford High School, including all design construction and equipment relating to such capital improvement work "Project";
 - 2) To appropriate a sum not to exceed \$488,456 to fund the cost of the Project;
 - 3) To fund the appropriation, issue a general obligation bond through the Maine Department of Education School Revolving Renovation Fund for which it is expected that the Maine Department of Education will forgive 65.74% (up to \$321,111) of the total \$488,456 loan and the City of Sanford would be responsible to repay 34.26% (up to \$167,345) of the total loan amount over 10 years at zero interest.
7. A public hearing to approve a School Revolving Renovation Fund General Obligation Bond Project for: Mayor Cote declared the public hearing open at 7:14pm. Gwen Bedell-Gadbois explained the project. There was no one else to speak for or against. The public hearing was declared closed at 7:16pm.
 - 1) To approve asbestos abatement for sections of Sanford Junior High School, including all design construction and equipment relating to such capital improvement work "Project";
 - 2) To appropriate a sum not to exceed \$117,257 to fund the cost of the Project;
 - 3) To fund the appropriation, issue a general obligation bond through the Maine Department of Education School Revolving Renovation Fund for which it is expected that the Maine Department of Education will forgive 65.74% (up to \$77,085) of the total \$117,257 loan and the City of Sanford would be responsible to repay 34.26% (up to \$40,172) of the total loan amount over 10 years at zero interest.
8. A public hearing on the proposed creation of School Reserve accounts: Shall the School Committee be authorized to establish reserve funds under the authority of 20-A M.R.S. section 15008 for the following purposes: Mayor Cote declared the public hearing open at 7:16pm. Gwen Bedell-Gadbois explained the purpose of the reserve accounts. There was no one else to speak for or against.

The public hearing was declared closed at 7:23pm.

- A. Fuel Cost Stabilization Fund
- B. Generic Capital Reserve Fund
- C. Special Education Reserve Fund
- D. Health Insurance Reserve Fund

9. A public hearing to receive comment on a proposed \$42,999,125 general obligation bond issue for an elementary school consolidation project, which will be the subject of a referendum election on June 13, 2017. The project will renovate and expand the existing Margaret Chase Smith elementary school and renovate and repurpose the existing junior high school, high school, and regional technical center facilities to consolidate the City's elementary schools at a project cost not to exceed \$42,999,125. Mayor Cote declared the public hearing open at 7:24pm. Gwen Bedell-Gadbois spoke in favor of this general obligation bond. There was no one else to speak for or against. The public hearing was declared closed at 7:28pm.

Consent Agenda

Mayor Cote sought comments or concerns regarding the following item. There were none. The consent agenda item was approved.

17-65.01 Ordered, to approve the following license requests:

1. An application for liquor license renewal for Sopher Corp., 457 Main Street, Springvale, ME
2. An application for new malt and liquor license for Pho Saigon Restaurant LLC., D/B/A: Pho Saigon Restaurant, 6 Lebanon Street, Sanford, ME.
3. An application for blanket letter for approval for extension of alcohol consumption area for the Lafayette Social Club, 48 Winter Street, Sanford, ME.
4. An application for liquor license renewal for Emily's Wood Fired Pizza LLC., 489 Main Street, Springvale, ME.

Old Business

17-29.05 The City Council of the City of Sanford hereby ordains amendments to the following proposed zone change from Residential Development (RD) to Single Family Residential (SFR), for a future subdivision, on property owned by Kiwanis Club of Sanford Maine Charity Fund and located on Hanson's Ridge Road in Sanford (Tax Map R8, Lot 69, Residential Development zone). (This item must be read on two separate days. This is

the second reading). Deputy Mayor Herlihy moved to approve, seconded by Councilor Tuttle. Mark Patterson, Sanford Kiwanis Charity Fund spoke of the project and rezoning the land to SFR to build 3 houses with septic systems and wells. Proceeds from the sale of the land will be going to the Kiwanis Charity Fund. Beth Della-Valle, Director of Planning gave background on the process of a zone change explaining that the planning board unanimously voted against the project. Hazen Carpenter of the Kiwanis Club. He stated that he has attended approximately 7 meetings and every time they have agreed it is not the correct zone. He would like to see the zone changed. Councilor Smith reported from the Zoning Sub-Committee and the recommendation was not to allow the zone change. Ann Whitten, President of Bauneg Beg Lake and concerned regarding the head waters of Goodall Brook. She hopes that the City Council will adhere to the objections of the public. Dana Peterson lived on Bauneg Beg Pond, he spoke against and voiced his concerned about the head waters of Goodall Brook and pollution if this project moves forward. Phillip Desitalls, owner of a property on the ridge, feels that the City needs to protect this resource. There was no one else to speak for or against. The City Council voted 3-3. Motion Dies for lack of majority.

New Business

- 17-66.02 Ordered, to authorize the St. Thomas 9th Annual Run for Our School 5K Walk/ Run & Fun Run on Saturday, October 14th at 9:00 a.m. beginning at St. Thomas School. Councilor Tuttle moved to approve, seconded by Councilor Lanigan. The City Council voted 6-0 to approve.
- 17-67.03 Ordered, to approve a resolution to submit an application to the State of Maine CDBG program for an Economic Development Program Grant in the amount of \$450,000 on behalf of F.E. Wood Natural Energy LLC, now T&D Wood Energy, LLC., and to accept said funds, and to authorize the City Manager to execute associated documents. Councilor Smith moved to approve, seconded by Councilor Lanigan. The City Council voted 6-0 to approve.
- 17-68.04 Ordered, to authorize capital projects for the renovation of Elementary and Secondary Schools and the issuance of Bonds to finance said capital projects. Councilor Smith moved to approve, seconded by Councilor Lanigan. The City Council voted 6-0 to approve.
- 17-69.05 Ordered, to set the due dates for the 2017 real estate and personal property tax commitment as follows: first installment due by September 15, 2017 and second installment due by March 15, 2018 with a delinquent interest rate of 7% as determined by the State Treasurer. Interest will begin to accrue on the first installment on September 16, 2017 and on the second installment on March 16, 2018. Councilor Smith moved to approve, seconded by Councilor Tuttle. The City Council voted 6-0 to approve.

Council Member Comments

Councilor Stackpole: None

Councilor Lanigan: Congratulated Sherry Lord on her graduation from YCCC.

Councilor Tuttle: Congratulated Sherry Lord on her graduation. Events for the Memorial Day weekend.

Councilor Smith: None

Councilor Hanslip: absent

Deputy Mayor Herlihy: None

Mayor Cote: Marc Motors project, Unitil Pipeline, Broadband, Solar Project and many more projects under way. All of these projects relate to jobs here in Sanford. He appreciates everyone's hard work to make things happen.

Future Agenda Items

Adjournment

Mayor Cote moved to adjourn regular meeting at 8:09pm

Respectfully submitted by Sherry Lord, Executive Assistant