



# Sanford City Council

City Council Meeting Minutes – July 9, 2019

The Sanford City Council met at 6:00 p.m. in the Chambers of the Sanford City Hall Annex on Tuesday, July 9, 2019. **Mayor:** Thomas P. Cote. **COUNCILORS:** Deputy Mayor Lucas J. Lanigan, Councilor Maura A. Herlihy, Councilor Ayn M. Hanselmann; Councilor John L. Tuttle, Jr.; Councilor Joseph R. Hanslip, Councilor Robert G. Stackpole. **CITY STAFF:** City Manager, Steven Buck; Executive Assistant, Lorisa Ricketts; Director of Community Development, Ian Houseal; Treasurer, Paula Simpson; City Clerk, Sue Cote; Code Enforcement Officer, Jamie Cole; Planning & Development Director, Beth Della Valle.

## Pledge of Allegiance

The regular City Council session began with the Pledge of Allegiance and a moment of silence.

## Moment of Silence

## Roll Call:

Mayor Cote performed the Council roll call: Councilor Stackpole, present; Councilor Tuttle, present; Councilor Hanslip, present; Councilor Herlihy, present; Deputy Mayor Lanigan, present.

Absent with notice: Councilor Hanselmann.

## Minutes

19-364-01 Ordered, to approve the minutes from the City Council meeting held on June 18, 2019.

Councilor Tuttle moved to approve. Councilor Herlihy seconded. Motion passed 6-0.

19-365-01 Ordered, to approve the minutes from the Special City Council Meeting held on June 27, 2019.

Councilor Tuttle moved to approve. Councilor Stackpole seconded. Motion passed 4-0. Councilor Hanslip and Deputy Mayor Lanigan abstained.

## **Mayor's Report/City Council Sub-Committee Reports**

Met with Cat LeDue re opioids; it was a great conversation and if any other Councilors would like to speak with her, he can send her contact info to them.

Only Property Subcommittee met last week and spoke about parking. Currently, there is no enforcement mechanism for parking.

Councilor Tuttle would like to have a Public Safety Subcommittee meeting to discuss motorcycle safety.

## **City Manager's Report**

See attached.

Councilor Tuttle asked how the delay on Stenton Trust will affect completion. Manager Buck said demolition will finish in September, at which point remediation work will begin.

## **Communications/Presentations**

None.

## **Public Participation**

None.

## **Public Hearings**

The City Council will take public comment on the following:

19-371-01 A public hearing on an ordinance amending City Code § 245-134 regarding parking control signs in the mid-town mall parking lot to allow 30-minute parking.

Public Hearing opened at 6:32 PM.

Director Houseal explained that this amendment is at the request of a business owner at the Midtown Mall, Benjamin and Sarah Meggs. They would like to change some of the two hour parking signs to be 30 minute signs.

Councilor Herlihy pointed out that there would be no enforcement of the parking signs by the City.

Councilor Tuttle said that a number of restaurants had contacted him to say that the 30 minute parking limit would negatively affect them.

Deputy Mayor Lanigan asked if it would be feasible to lease spots to Mr. Meggs and allow him to hire his own private parking enforcement. Director Houseal said that would be a large discussion that would need to be undertaken. He also pointed out that this amendment would allow 30 minute parking signs, it would not dictate that they be put up.

Manager Buck gave more background on the parking situation at Midtown Mall and said that this amendment would give more flexibility to respond to changing situations at Midtown Mall.

Public hearing closed at 6:38 PM.

### **Consent Agenda**

19-357-01 Ordered, to approve the following license requests:

1. Application to operate a Game of Chance from VFW Post 9935, 1 Hutchinson Street, Sanford, ME. Application is for Texas Hold 'Em Tournaments on 8/9/19, 9/13/19, 10/11/19, 11/8/19.
2. Application to operate a Game of Chance from American Veterans AMVETS, 169 School St, Sanford, ME. Application is for Texas Hold 'EM Tournaments on 8/23/19, 9/20/19, 10/18/19.

Mayor Cote sought questions or comments from the Council on the Consent Agenda. Seeing no questions or comments, the motion was approved.

### **Old Business**

18-553-01 Ordained, an ordinance amending City Code, Chapter 161: Marijuana and Chapter 280: Zoning regarding medical marijuana regulations. (This item must be read on two separate days. This is the second reading.).

Mayor Cote said he would like to see an amendment to strike section A.

Director Della Valle said the language had originally been developed for licensing of medical marijuana. The language was retained to have parallel language. There is no problem with removing it.

Councilor Hanslip moved to amend by striking section A and re-lettering the other sections. Deputy Mayor Lanigan seconded. Motion passed 6-0.

Deputy Mayor Lanigan said that in future, perhaps next year when licensing happens, the issue of fees should be revisited.

Mayor Cote said he will not be voting to approve this item. He feels that this would be moving towards retail sales. Councilor Tuttle agreed.

Deputy Mayor Lanigan said these activities are already happening in the community. He feels the task force has worked diligently on this and he believes that what is currently happening would occur at the same level if this is passed.

Councilor Stackpole said that this is about safety for all concerned. It is currently an all-cash business and taking place in parking lots.

Manager Buck said that an extensive amount of work went in to the definitions of office space to differentiate it from a retail space, by size, by appointment only, at existing properties, and no external signage allowed. The reason that work went into it is because State Law says the growers are allowed to have it but local moratorium says no retail.

Deputy Mayor Lanigan moved to approve. Councilor Herlihy seconded. Motion passed 4-2. Cote and Tuttle dissented.

### **New Business**

19-369-01      Ordered, to review and approve the Sanford City Council Goals for Fiscal Year 2019/2020.

Councilor Tuttle moved to approve. Deputy Mayor Lanigan seconded.

City Manager Buck presented a diagram illustrating the Council Priorities developed by the City Council, and discussed the specific items within each of the identified priority areas. The goals will be posted on the City's website and updated quarterly.

Councilor Tuttle said he would like to see a focus on helping those graduates who don't go on to higher education.

Deputy Mayor Lanigan would like to see metrics incorporated into the goals so there is some sort of return on investment shown.

Motion passed 6-0.

19-361-01      Ordered, to review and approve a Planning Partnership Initiative (PPI) Agreement with the State of Maine Department of Transportation (MaineDOT).

Councilor Tuttle moved to approve. Councilor Stackpole seconded.

Matt Hill, Department of Public Works, gave a presentation explaining the PPI application process, the details of the PPI agreement, expectations

going forward and anticipated schedule. This is the story of Sanford and it is up to us as leaders to get the story out there.

Mayor Cote thanked Director Hill for the work and said the collection of the work was very impressive.

All of the work that the administrative team and the City Council have put in over the last few years went in to this application. City was prepared to pay for all of this at 100%, but with this partnership, will save the City either 80% or 50% of the cost. He thanked Director Hill very much for all of his work on this.

Councilor Stackpole said it is so nice to sit here after being an observer, then a Councilor, in Sanford, to see the progressive nature of the work here in Sanford.

Deputy Mayor Lanigan: we move at the speed of government, but we are going as fast as we can.

Motion passed 6-0.

- 19-362-01 Ordered, to review and approve execution of a lease with Walden Solar NE LLC, to allow the tenant to install, own, maintain and operate a solar power facility on the Rushton Street Landfill Site.

Councilor Tuttle moved to approve. Councilor Stackpole seconded.

City Manager Buck presented on the background for this item and commented that moving forward on the CGA site is delayed at the State level. He strongly recommended that the Council approve.

Motion passed 6-0.

- 19-363-01 Ordered, to review and approve a Memorandum of Understanding between the City of Sanford and Walden Renewables Development, LLC for development of Solar Facilities on the Rushton Street landfill site and the former CGA site located on New Dam Road.

Councilor Tuttle moved to approve. Deputy Mayor Lanigan seconded.

Deputy Mayor Lanigan asked if the Maine Turnpike Authority property would be included. Manager Buck explained that MTA has 97 acres that they may be willing to have included on the CGA project if DEP allows that to take place.

Motion passed 6-0.

19-356-01 Ordained, amendments to City Code § 245-134 regarding parking control signs in the mid-town mall parking lot to allow 30-minute parking. (This item must be read at two separate meetings; this is a first reading.)

Mayor Cote asked for comments on this item; he said more work could be done at Property Subcommittee. Deputy Mayor Lanigan said he doesn't think it needs to come back quickly; he doesn't think this is a high priority and a parking management plan needs to be discussed before making changes that are unenforceable. Councilor Stackpole asked if the amendment has to specify a specific length of time. Perhaps Property Subcommittee could look at that when they discuss this.

Manager Buck pointed out again that this amendment would make it easier to adapt to the changes in business type etc. that happen over time in the Midtown Mall.

Councilor Hanslip is concerned about ability to change direction down the line and agrees that he does not want to vote for anything that is not enforceable.

Councilor Tuttle said he would like to avoid something similar to what Biddeford is going through with parking.

This item will be revisited by the Property Subcommittee.

### **Council Member Comments**

Councilor Hanselmann: None.

Councilor Stackpole: Had a great time in the 4<sup>th</sup> of July parade with his fellow Councilors.

Councilor Tuttle: Folks on June Street have been calling re natural gas going in there.

Councilor Hanslip: From the beginning of the July 4 holiday through the weekend, had a great deal of activity, and the police, fire and other first responders did a stellar job – hats off to all of them.

Councilor Herlihy: None.

Deputy Mayor Lanigan: Fireworks display was top notch; signage at the July 3 festivities worked. Was proud to be from Sanford. In 24 hours, fire department answered three structure fire calls, and in extreme heat. They are worth every dollar of investment that the City makes.

Mayor Cote: Shout-outs to Councilor Hanselmann for organizing the Councilors for the parade and thank you to Councilor Herlihy for providing the candy to hand out.

### **Future Agenda Items**

Land Bank Authority: upkeep and maintenance of properties.

Would like 12 Proulx Court on the Land Bank agenda.

**Adjournment**

Mayor Cote moved to adjourn regular meeting at 7:50 PM.

Respectfully submitted by Lorisa Ricketts, Executive Assistant.

# City of Sanford



**From the Desk of  
Steven R. Buck  
City Manager**



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## Memo

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To: City Council  
Subject: Manager's Report for July 9<sup>th</sup>, 2019  
Date: July 9<sup>th</sup>, 2019

### **Stenton Trust Update:**

As of July 1, 2019, the EPA blocked off all access to the Stenton Mill Trust Site in preparation for the pending demolition Contractor and Equipment arriving.

EPA has completed discussions with the State Historic Preservation Organization (SHPO) and concluded that portions of the saw-toothed roof will be salvage as may be viable, stored, and can then be used for later inclusion in the redevelopment of the Site. Historic pictures have been taken to document and preserve the images of the Structures and will be store in the State Archives.

EPA indicated on 7/9/19 that the Demolition Contractor has been selected, Costello Dismantling out of Exeter, New Hampshire. Costello will mobilize to the Site on July 22, 2019 with demolition to start immediately thereafter. Demolition is expected to be completed by the end of September 2019.

EPA issues a two-page Fact Sheet, attached, on June 25, 2019 and now indicates that the Fact Sheet will be updated and redistributed each 30 days during demolition and at least once after demolition is completed.

Tower A has been abated by EPA of asbestos as well as the underground tunnel from Tower A to the Storage Garage. State of Maine Asbestos Coordinator John Bucci has inspected and signed off on the work as performed to date.

EPA will fully occupy the Site starting July 22, 2019 until the demolition is completed. The U.S. Coast Guard will provide on Site safety inspection and control throughout the work and will further coordinate with the Sanford Police Department for increase surveillance and patrols.

See Attached Information at the end of the Report.

**Pending Trust Grant:**

The City has received news from Spinnaker Trust that David and Linda Pence, longtime Springvale Residents, have bequeathed a Charitable Trust to the long term benefit of Springvale. The Trust Fund is approximately \$500,000 with Spinnaker Trust named as Trustee of the Trust. Details are to be disclosed to the City on Friday, July 12, 2019 of a beautification Trust for the Village of Springvale. The Trust indicates it is to work with the City Manager and President of the Sanford/Springvale Chamber of Commerce to allocate the funds according to David and Linda Pence's wishes. We will report out further details of this generous donation and of the Pence's desires for the beautification of Springvale.

**Local Option Sales Tax:**

By way of the Mayor's Coalition, the Legislature voted unanimously to continue work on the Local Option Sales Tax supporting economic growth with LD 1254 being referred to the Taxation Committee being held over to the next Session. The Bill passed the Maine House of Representatives for the first time ever this year and is therefore being held over for further consideration in any Special Session or the Short Session next year. Although the topic of a Local Option Sales Tax continues to be controversial for some, the fact remains that Maine's property tax burden is excessive and not balanced in the realm of overall taxation burden. There are currently 38 States that collect and distribute local sales taxes with Maine remaining one of the few who do not. The State Legislature expressed interest in continuing to examine the Tax and potentially acting in the next Session.

**State Municipal Revenue Sharing:**

The State Officer of the Treasurer has affirmed their Projections for State Municipal Revenue Sharing based upon the adopted Biennial Budget. Based upon the State adopted 3%, and increase from the Governor's Budget at 2.5%, and an increase over the prior year's receipts of 2%, the now revised Projection for Sanford is \$2,014,969.98. This is an increase over the currently adopted city Budget of \$101,506.98, the same as earlier projected by Maine Municipal Association. The City Council may consider further actions with this increased Revenue in the future.

**SanfordNet Fiber:**

SanfordNet construction has reached over 95% complete. Eustis Cable has completed construction and is in the Testing Phase. Installation of the Optical Network Terminal equipment in the City Hall Annex Server Room is scheduled for the third week in July. The Equipment installation was delayed by two weeks due to fiber mapping and splice report coordination due to the software system used for the mapping. Tilson has corrected the splicing reports and mapping now allowing Eustis Cable to resume and complete the network testing. All fiber is being tested end to end bidirectionally to ensure all fibers and splices fall within the tolerances for decibel losses.

The 10-gigabit secondary connection to the Three Ring Binder (TRB) at Goodwin's Mills via the GWI link has been complete and is now active. The primary 10-gigabit connection to the TRB at Route 1 in Wells will be active by July 14<sup>th</sup>, 2019. These links provide the redundant connections to the TRB and the GWI Operator Agreement also provides for redundant interconnect links as well as 24/7 ability to upscale the bandwidth as SanfordNet will be

continuously monitored for needed bandwidth. SanfordNet Fiber is scheduled to light the last week in July.

**Business Models:**

SanfordNet Fiber currently has negotiated a Network Operator Agreement for GWI to provide operations and management for SanfordNet to include the gigabit internet connections for the CAIs, secondary TRB connection, fiber mapping, monthly billing, network monitoring, and 24/7 call response and network repairs. There is also a Dark Fiber Agreement for managed dark fiber services for any entity wanting to lease dark fiber by the mile as SanfordNet is an open access non-discriminatory middle-mile Network.

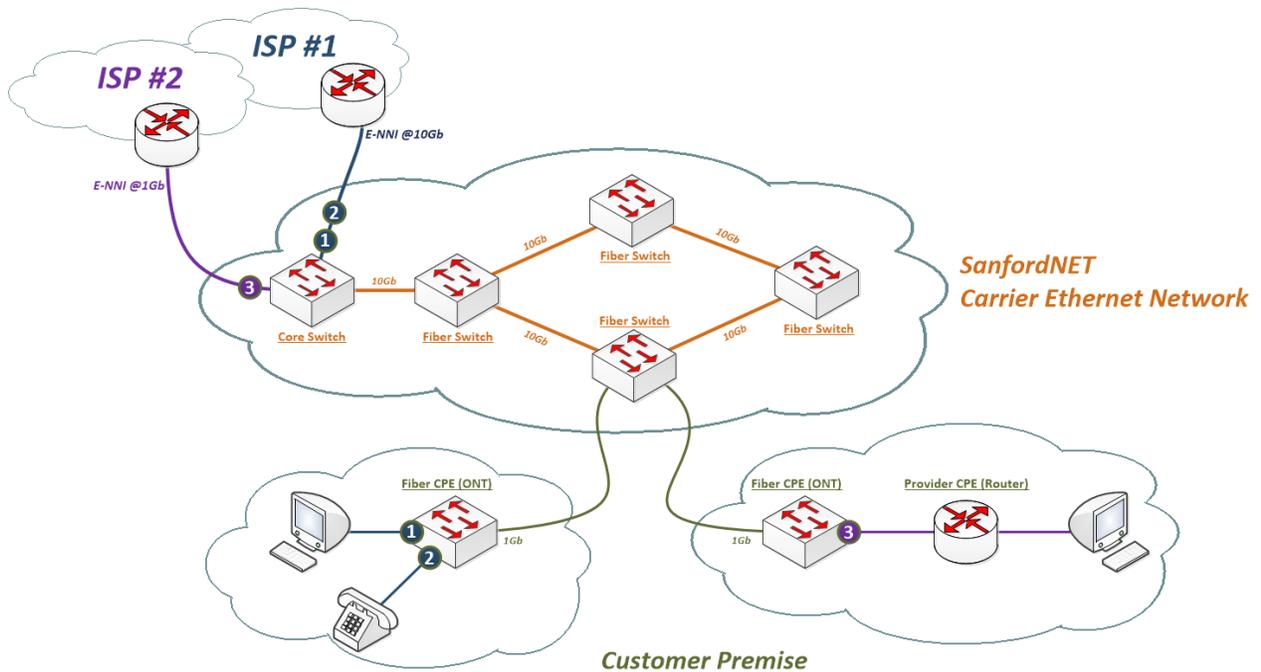
Current amendments to the Network Operator Agreement are being analyzed to amend to a more traditional Electronic Network to Network Interface Agreement or eNNI Agreement, used as an industry standard. Administration is working on the pricing schedules mirrored from industry and in accordance with Network operational needs. A White Paper is attached illustrating how an eNNI Network Arrangement operates.

**eNNI Business Model Approach and Amendments:**

In telecommunications, a network-to-network interface (NNI) is an interface that is dedicated to exchanging information between two networks. An NNI circuit can be used for interconnection of signalling (e.g., [SS7](#)), Internet Protocol (IP) (e.g., [MPLS](#)), and Layer 2 Ethernet services (e.g., [VLAN](#)).

The **External Network-to-Network Interface (ENNI)** is a reference point representing the boundary between two Carrier Ethernet Network (CENs) that are operated as separate administrative domains.

NNIs are important in the situation where a subscriber for Ethernet Services has locations that can not be served by a single Carrier Ethernet Network (CEN). In order for the subscriber to contract for an end-to-end service, multiple CEN's must pass the subscriber traffic through the previously established ENNIs.



From the diagram it can be seen that there are two service providers utilizing an ENNI to offer connectivity to subscribers using the SanfordNET Carrier Ethernet Network (CEN). In this model, SanfordNET owns the CEN, fiber optic drop cables and the ONT (Optical Network Terminal). Service providers are effectively “renting” access to customers via the SanfordNET owned fiber delivery system and electronics.



REMOVAL

# Stenton Trust Mill Sanford, Maine

U.S. EPA | HAZARDOUS WASTE PROGRAM AT EPA NEW ENGLAND

## THE EMERGENCY RESPONSE AND REMOVAL PROGRAM

*responds to chemical, biological and radiological releases and large-scale national emergencies, including homeland security incidents. EPA*

*conducts short term cleanups in the removal program when necessary to protect human health and the environment by either funding response actions directly or overseeing and enforcing actions conducted by potentially responsible parties.*



### SITE DESCRIPTION:

The Stenton Trust Mill Site is an abandoned former textile manufacturing facility built in the 1920's. In 2008, EPA completed a removal action that included consolidating and removing hazardous materials stored in drums from the site. At the time of the removal action, EPA noted that portions of the facility were constructed with asbestos containing building materials. The asbestos-containing building materials were part of the occupied and actively leased properties and did not pose a threat to human health or the environment. In June of 2017, a large fire engulfed and badly damaged significant sections of the Mill Building. The Maine Department of Environmental Protection and the City of Sanford requested EPA's assistance in conducting a site investigation to evaluate the damage caused by the fire. EPA conducted a site investigation in September 2017 and determined that a potential for release of asbestos was present due to the condition of the buildings.

### NEXT STEPS

EPA, working with the Maine Department of Environmental Protection and the Town of Sanford, has developed a plan to dismantle and dispose of portions of the mill building (identified as Tower C and Sections B and D on the included map), removal of friable and potentially friable asbestos in Tower A and the removal of some soils located around the building that contain hazardous materials.

### WHAT TO EXPECT

EPA will begin the removal of asbestos in Tower A during the week of June 3, 2019. Demolition of Tower C and Sections B and D will begin after asbestos removal in Tower A is completed, which is anticipated for early July. EPA expects the building demolition activities to be completed by late September/early October. During the demolition activities, EPA will need to close down Stenton Trust Drive, requiring the installation of a temporary road which was installed during the week of May 27 to provide continued

### KEY CONTACTS:

#### CATHERINE YOUNG

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#### KATE MELANSON

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#### JOHN A. BUCCI

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### GENERAL INFO:

**TOLL-FREE  
CUSTOMER SERVICE**  
1-888-EPA-7341

### LEARN MORE AT:

[response.epa.gov](http://response.epa.gov)

continued >

access to an adjacent business. EPA will establish a temporary staging area on the property to store debris and soil that is removed from the building area, pending transportation and disposal to an appropriate disposal location. Any soil left waiting for transportation at the staging area will be properly secured during

non-working hours. To prevent asbestos material from becoming airborne, EPA will be using dust suppression techniques, such as keeping all material worked on wet through continuous misting. Real time air monitors will be set up along the perimeter of the site to confirm the effectiveness of the dust suppression techniques. Residents

should expect to see workers in protective suits designed to reduce exposure to the materials they are handling. Work will occur during the hours of 7am-5pm Monday - Friday throughout the removal action. During the month of June, asbestos removal in Tower A will also occur on Saturdays.

