

City of Sanford



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



Memorandum

To: City Council
Subject: Manager's Report for August 19th, 2014
Date: August 19th, 2014

Solar Array:

The City has met with a second Solar Company to discuss opportunities and economies of scale. The Company is working with another potential business and became aware of the City's solar array initiative. We will be providing utilization information for the School and City electrical use, information on the topography and closed landfill design, as well as information on the CGA Brownfield location of New Dam Road. The City continues to express that there are multiple opportunities to obtain an economic benefit from the design of the solar array, to include but not limited to:

- Increase tax base on the Solar Farm
- Lease revenue for the use of the property/ies
- Reduced electrical energy generation
- Long-term (20 years plus) Power Purchase Agreement providing stability of the utility
- Net-metering of a portion to all of the City and School's electrical use
- Bundled Power Purchase Agreements to benefit existing and potential Sanford Businesses
- Any combination of the above elements

School Construction:

On August 12th, 2014 members of the Core Building Committee (CBC) traveled to Auburn for the State of Maine Department of Education Board meeting. The CBC, via our architect Lance Whitehead, presented Sanford's Site Selection process and resulting analysis for the proposed School Site off Route 109 and Route 4 behind the Burger King restaurant. The CBC presented to the DOE Construction Subcommittee the prior week and was granted their unanimous recommendation for the Site selection. After less than a 30 minute presentation of the pertinent information with questions, the DOE Board unanimously approved Sanford's School Site.

Next steps are for the CBC to meet again this week on Thursday to review the final costs analysis as greatly reviewed and amended under the guidance of both the State and CBC to reduce the overall Project costs, the costs to the State, and the local costs. The CBC will again review this week in preparation for a presentation of the Conceptual Design to the DOE Construction Subcommittee again on August 21st, 2014 with tentative Review for approval by the DOE Board on September 4th, 2014. If the State Board approves the Concept Design on

that date, the CBC will immediately post a Public Hearing for Concept Design Approval for Sanford Residents. The Public Education campaign will go into full swing to accommodate either a December 2nd or corresponding date in January timeframe for Referendum Vote.

Interlocal Agreement:

All three entities, the Sanford Water District, Sanford Sewer District, and the City assembled and signed three copies of the Council approved Interlocal Agreement for the perfection of liens against those properties jointly having liens from any combination of the three entities. The Agreement has been filed and our Treasurer will be responsible for the oversight during the sale of properties that all lines are accounted for and made part of the sale process.

Road Impact Fees, Code Chapter 136:

The Planning Board, Sanford Regional Economic Development Council, and the City Council have all expressed either concerns or the needs for review of the current Road Impact Fee ordinance. Administration has worked over the last month with our traffic consultant, William Bray, to examine the Ordinance, evaluate its current applicability, and to make recommendations for future preservation of or amendments to the current Chapter 136. The Growth Council discussed earlier today. It is timely now to present this information to the Economic Development Subcommittee as well as to the Planning Board. Newly hired Public Works Director Matt Hill will also be asked to participate in the further review and asked for recommendations.

Real Estate Transactions:

Pursuant to Council authorized action, Administration closed on Tax Map R11 Lot 52 being sold to abutting property owners.

Roosevelt School: The current Contract is asking for a 30-day extension to close on the property that Administration has indicated would be acceptable.

Administration will attend two closings on Wednesday. One closing on 30 acres of land off County Club 3 being sold by the City, and

Administration will also close on a deed for a triangular portion of land off the southwest corner of the Gateway Park to an abutting property to address a secondary egress issue. This transfer was a stipulation for the acquisition of the former Service Station adjacent to Washington Street.

FY 2015-16 Capital Improvements Plan:

City Departments have been provide a new analysis of the City's rolling and non-rolling stock capital equipment items as delineated within the Asset Management Module of Munis. Departments are working to redefine the extended useful life cycles of the assets as well as a measurement of estimated future replacement costs rather than tracking depreciation on acquisition costs. The analysis will compared the updated useful life cycles and estimated future replacement costs against current age to provide a measurement of resources necessary to fund the program as well as the annualized expense to fund the future acquisition costs.

Next elements to be added to the program are hard assets such as playgrounds and other ancillary facilities as well as a Pavement Condition assessment of the City's streets and roads to complete the full CIP analysis. The new Program will be presented to the Budget Committee as early as this fall in preparation for the FT 15-16 Budget.

New Position Hires:

Public Works Director Hill is now in his second week and has conducted two departmental meetings with all Staff. I participated in the last staff meeting and gained further insight from the crew on equipment needs and ongoing projects.

Assistant Chief Stephen Cutter also started on Monday as introduced this evening.

Negotiations:

The City has begun first negotiations with the Sanford Firefighters Association for a proposed three-year successor Agreement. Both sides have presented first proposals with analysis ongoing. The next negotiation session is scheduled for September 3rd.

Negotiations with the Sanford Regional Dispatch Unit are also continuing with the City having made a post fact fining proposal. The Unit has just responded and the review of the response will take place this week.