

City of Sanford



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



Memo

To: City Council

Subject: Manager's Report for August 15th, 2017

Date: August 15th, 2017

CGA 229 New Dam Road Clean-Up:

The Maine DEP selected the Site for clean-up under the States Uncontrolled Hazardous Waste Sites and is funding 100% of the clean-up actions. Maine Department of Environmental Protection also required additional testing to be performed by the Contractor of Sevee Maher Engineering, Inc. and EPI to ensure that the circuit board materials to be removed could be disposed of as Special Waste and not Hazardous Materials. That testing has now been completed and the results confirm Special Waste, the lesser cost for disposal. This makes the material suitable for disposal at the State's Juniper Ridge Special Waste Facility just outside of Old Town.

Juniper Ridge Landfill is owned by the State of Maine and is operated by New England Waste Services of Maine, LLC, a subsidiary of Casella Waste Systems. The Landfill provides for Maine's solid waste disposal needs by accepting residues from waste-to-energy facilities, construction/demolition debris, and other wastes generated within the State.

Hauling of Materials started on August 14th, 2017 and will continue until completed. The Project Removal must be substantially completed and must issue a Final Completion Report by November 3, 2017.

Stenton Trust – EPA Actions:

Communications with EPA Responder John McKeown on August 8th, 2017 confirmed that EPA has assigned the assessment and demolition estimates to their Contractor of Record, Weston Environmental Solutions. EPA's legal counsel is working to gain access permission from the last Owner of Record, Jonathan Morse incorporator of Gateway Properties, LLC. If access permission is not gained via Mr. Morse, other avenues such as an Informed Access Agreement with the City will be pursued.

The tentative schedule is for early September for Weston to be on site to perform the testing in conjunction with Maine DEP. Mitigation funds allocation will be based upon the testing, levels of contamination, inability to access, and risk for environmental release. It is therefore not yet known to what extent the Federal EPA may be able to perform environmental remediation and demolition/removal of the former Stenton Trust Mill complex.

SanfordNet Fiber:

There continues to be significant progress on the City's pending Fiber Network development. Final Design is at 95%. Continued outreach is occurring with the 83 Community Anchor Institutions (CAIs) as well as requests to be assigned an Anchor Client. Network Design has changed to account to increased fiber counts for portions of the Network based upon current response for future attachment and use of the Network. In order to accommodate these changes, Administration conferenced with EDA to request and will be granted a 2 month extension to start construction to account for these change elements. This will push the Project Completion closer to the original time frame of May 2018, rather than an early optimistic date of February 2018. Operator Agreements are pending with last revisions anticipated for the end of the week.

FY 2017-2018 Tax Commitment and Changes in Valuation:

AS of the writing of this Report, the City's Assessor is ready to process the Tax Commitment and set the Mil Rate at \$20.74 per \$1,000 of Valuation. This is a reduction of \$2.00/\$1,000 of Valuation. Valuations did change nearly across the board this year as reflected in the prior Report on 8-1-17. The following attached sheets provide the data and what changed from last year to this year and the Average Impact by Category combining the elements of Mil Rate, Changes in Valuation, and an increased Homestead of \$20,000 at 50% reimbursement from the State.

The Tax Commitment set at \$20.74 per \$1,000 of Valuation provides a Municipal Overlay of \$245,030.39 or 0.80%. A municipality is allowed to raise up to 5.0% for Overlay. The combination of the Increased Homestead from \$15,000 to \$20,000, increased EPS Funding, Increased Valuation of approximately \$120 Million, and a \$2.00 Mil Rate Reduction on the Single Family Home with Homestead was very positive. Using the averages, 98.88% of the SFR Homes with Homestead will see a net reduction in taxes for FY 17-18.

A broader examination of the Impacts of the Commercial Revaluations is also attached. Please be reminded that these are averaging across categories and include all data, does not eliminate outliers or anomalies, and account for a broad range of variations within each category. With these disclaimers, one can observe that across all categories of Assessed Property there is a relatively low amount of change once ALL changes in valuation were incorporated, not just the New Commercial Assessments.

Please Review the Attached Materials:

Attachments:

Nomination Papers from City Clerk

Citizen Petition for Overrule of Action by City Council - Amendments to Building, Fire, and Licensing pertaining to Rental Registrations and Vacant Property Registrations

2017 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: _____

Data entry fields

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

- 1. Local taxable real estate valuation 1 **REVISED 8-14-17**
- 2. Local taxable personal property valuation 2 **REVISED 8-14-17**
- 3. Total taxable valuation (Line 1 plus line 2) 3
(should agree with MVR Page 1, line 11)
- 4. Total of all homestead exempt valuation 4(a) OK
(should agree with MVR Page 1, line 14f)
- Total of all Homestead Exempt Valuation multiplied by 50% 4(b)
- 5. Total of all **BETE exempt valuation** 5(a) **REVISED 8-14-17**
(+Enhanced BETE Calc sheet!J12)
- Enhanced** total of all reimbursable BETE exempt valuation 5(b)
(+Enhanced BETE Calc sheet!J50:J50, Line 4.a)
- 6. Total valuation base (Line 3 plus line 4(b) plus line 5) 6

ASSESSMENTS

- 7. County tax 7 OK
- 8. Municipal appropriation 8 OK
- 9. TIF financing plan amount 9 AS OF 8-8-17 @ 20.74 MILL
- 10. Local education appropriation (**Local share/contribution**) 10 OK
(Adjusted to municipal fiscal year)
- 11. Total appropriations (Add lines 7 through 10) 11

ALLOWABLE DEDUCTIONS

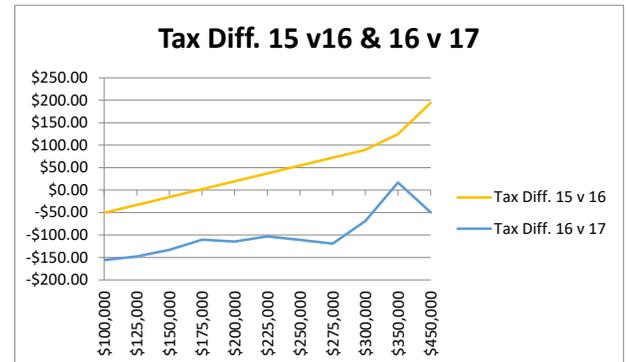
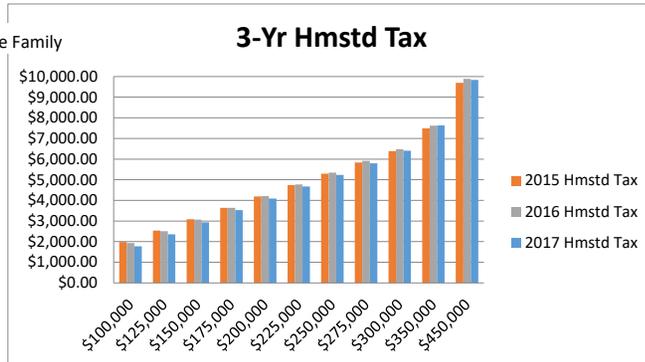
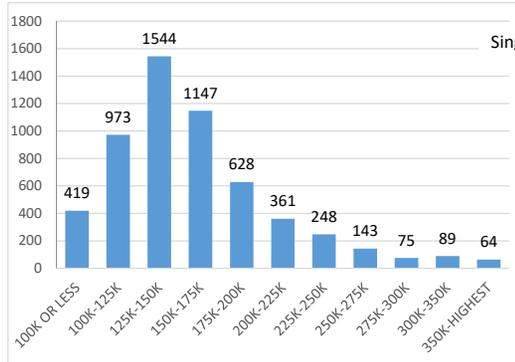
- 12. State municipal revenue sharing 12 OK
- 13. Other revenues: All other revenues that have been formally 13 OK
appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (**Do Not Include any Homestead or BETE Reimbursement**)
- 14. Total deductions (Line 12 plus line 13) 14
- 15. Net to be raised by local property tax rate (Line 11 minus line 14) 15

- 16. x 1.05 = Maximum Allowable Tax
(Amount from line 15)
- 17. ÷ = Minimum Tax Rate
(Amount from line 15) (Amount from line 6)
- 18. ÷ = Maximum Tax Rate
(Amount from line 16) (Amount from line 6)
- 19. x = Tax for Commitment
(Amount from line 3) (Selected Rate) (Enter on MVR Page 1, line 13)
- 20. x 0.05 = Maximum Overlay
(Amount from line 15)
- 21. x = Homestead Reimbursement
(Amount from line 4b.) (Selected Rate) (Enter on line 8, Assessment Warrant)
- 22. x = BETE Reimbursement
(Amount from line 5b.) (Selected Rate) (Enter on line 9, Assessment Warrant)
- 23. - = Overlay
(Line 19 plus lines 21 and 22) (Amount from line 15) (Enter on line 5, Assessment Warrant)

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

	100K OR LESS	100K-125K	125K-150K	150K-175K	175K-200K	200K-225K	225K-250K	250K-275K	275K-300K	300K-350K	350K-HIGHEST	COUNT	Homestead
	419	973	1544	1147	628	361	248	143	75	89	64	5691	3795
% of Homes	7.36%	17.10%	27.13%	20.15%	11.03%	6.34%	4.36%	2.51%	1.32%	1.56%	1.12%	100.00%	66.68%
\$0.00	\$100,000	\$125,000	\$150,000	\$175,000	\$200,000	\$225,000	\$250,000	\$275,000	\$300,000	\$350,000	\$450,000		
2015 Tax	\$1,983.60	\$2,534.60	\$3,085.60	\$3,636.60	\$4,187.60	\$4,738.60	\$5,289.60	\$5,840.60	\$6,391.60	\$7,493.60	\$9,697.60		
2016 Tax	\$1,932.90	\$2,501.40	\$3,069.90	\$3,638.40	\$4,206.90	\$4,775.40	\$5,343.90	\$5,912.40	\$6,480.90	\$7,617.90	\$9,891.90		
	-\$50.70	-\$33.20	-\$15.70	\$1.80	\$19.30	\$36.80	\$54.30	\$71.80	\$89.30	\$124.30	\$194.30		
2017 Tax	\$1,777.00	\$2,353.47	\$2,936.68	\$3,527.93	\$4,092.00	\$4,672.15	\$5,232.70	\$5,792.89	\$6,411.98	\$7,634.71	\$9,842.17		
2017 Reductions	-\$155.90	-\$147.93	-\$133.22	-\$110.47	-\$114.90	-\$103.25	-\$111.20	-\$119.51	-\$68.92	\$16.81	-\$49.73		

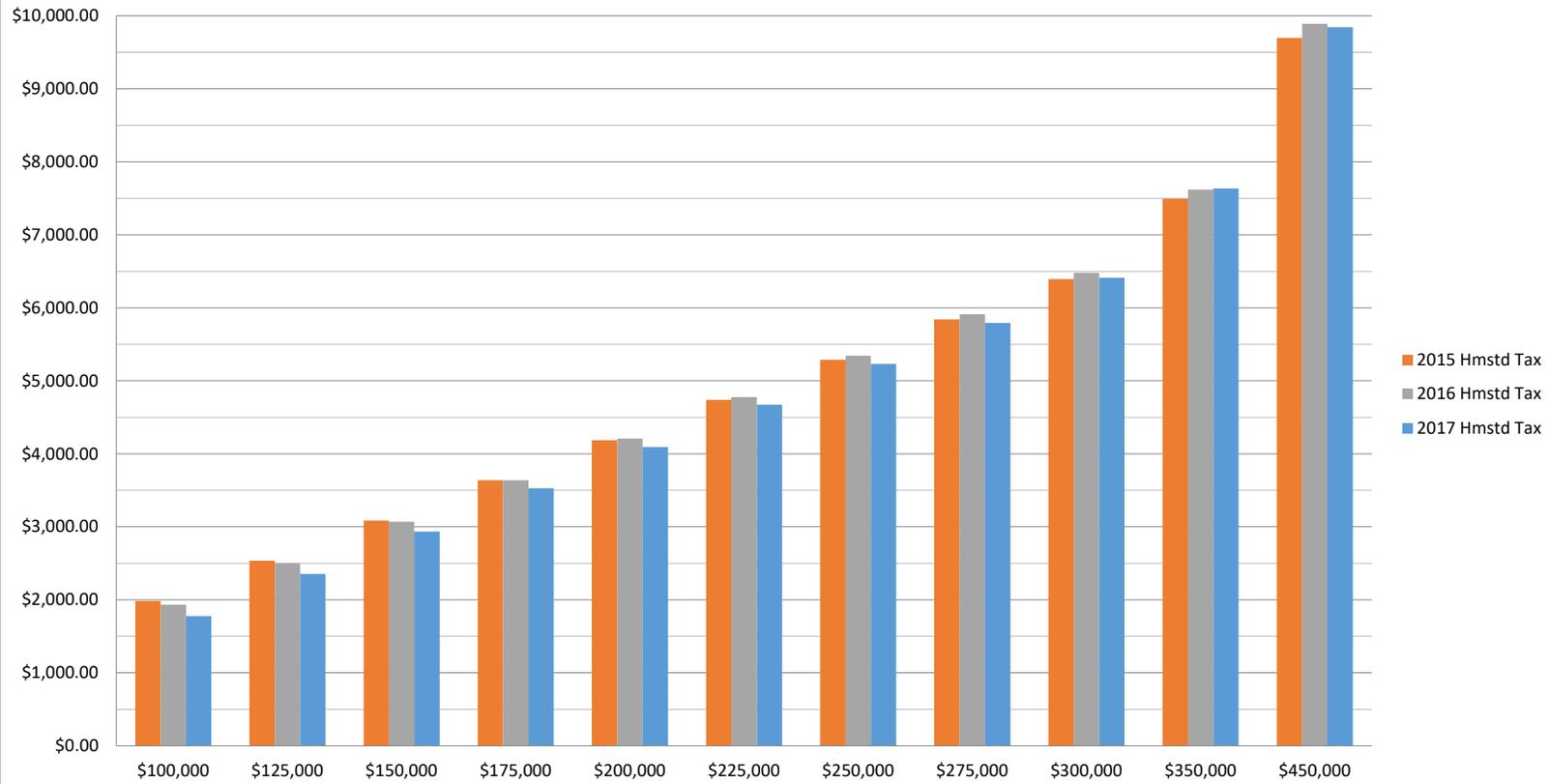


	SFR	MEAN	Ranges	Percent of Total	Count
CONDO	\$797,328,000	5,424	\$147,000	0-150K	2936
MH	\$13,625,040	156	\$87,340	0-175K	4083
	\$26,335,000	500	\$52,670	0-200K	4711
				0-225K	5072
				0-350K	5627
MEAN	\$837,288,040	6,080	\$137,712	225-350+K	371
	\$137,711.85			Total Count	5424

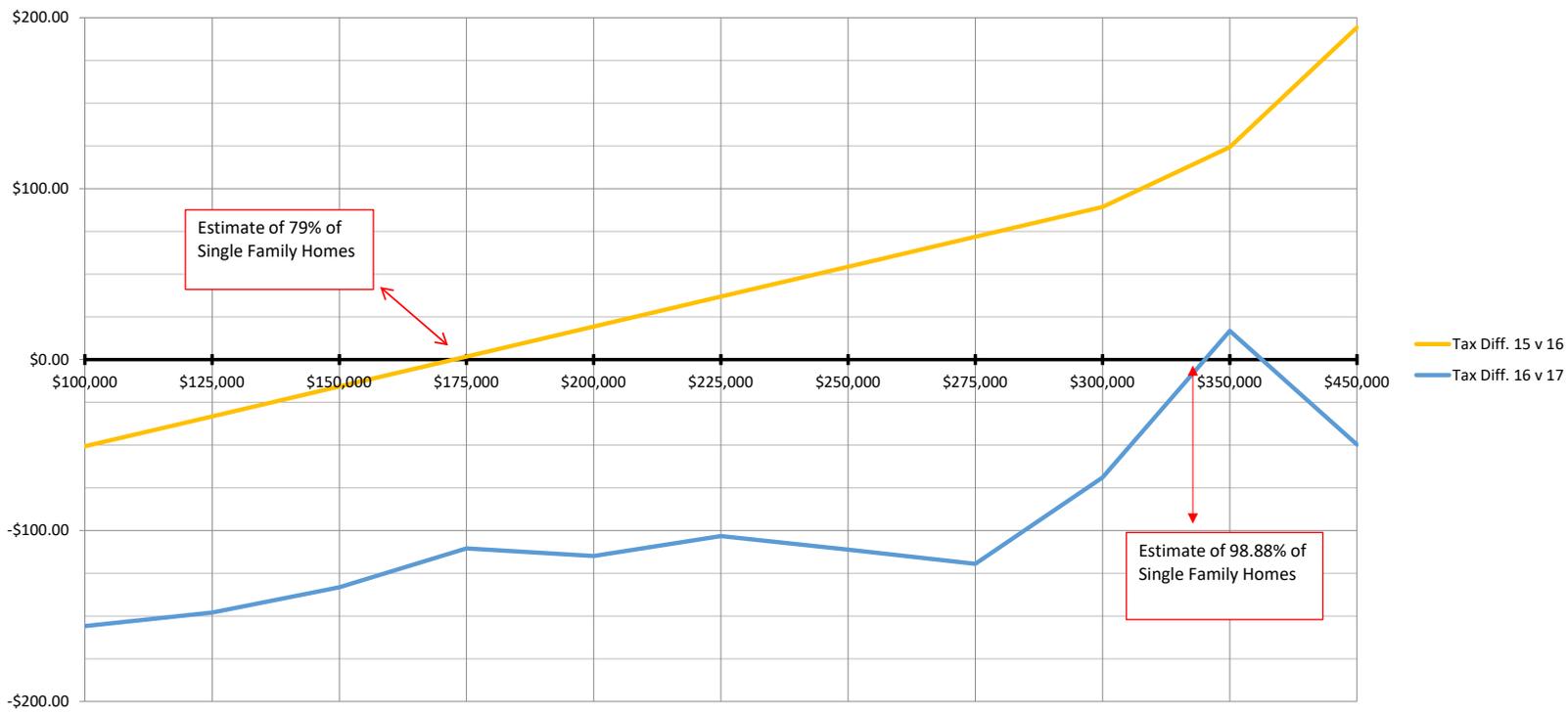
Tax Information	
2015 Mil Rate/\$1,000	\$22.04
2015 Homestead	\$10,000.00
2016 Mil Rate/\$1,000	\$22.74
2016 Homestead	\$15,000.00
2017 Mil Rate/\$1,000	20.74
2017 Homestead	\$20,000.00
% Valuation Inc.	8.33%

This cell can be changed to reflect the Committee's Vote. The Charts will correct.

3-Yr Hmstd Tax FY15-16 FY 16-17 FY 17-18



Homestead Properties Tax Diff. 15 v16 & 16 v 17



FY 17 vs. FY18 Changes in Valuation by Categories

IN-HOUSE RESIDENTIAL ADJUSTMENT	TOTAL VALUE EXCLUDING EXEMPTIONS	Percent Change 17 v 18 By Category	Percent Change 17 v 18 As a Whole	Average Dollar Change 17 v 18 by Category
SFR FY'18 PROJECTED (RANCH, CAPE, COLONIAL, ETC)	\$925,211,050			
SFR FY'17	<u>\$856,490,450</u>			
TOTAL SFR ADJUSTMENT	<u>\$68,720,600</u>	8.02%	56.99%	\$ (76.08)
COMMERCIAL REVAL:				
COMM/INDUST/MIXED FY'18 PROJECTED	\$289,631,500			
COMM/INDUST/MIXED FY'17	<u>\$261,075,620</u>			
DIFFERENCE	\$28,555,880	10.94%	23.68%	
Commercial		11.76%		\$ 169.56
Industrial		10.22%		\$ 102.50
2 FAMILY FY'18 PROJECTED	\$84,624,300			
2 FAMILY FY'17	<u>\$71,067,480</u>			
DIFFERENCE	\$13,556,820	19.08%	11.24%	\$ 251.34
3 FAMILY FY'18 PROJECTED	\$20,015,800			
3 FAMILY FY'17	<u>\$16,462,700</u>			
DIFFERENCE	\$3,553,100	21.58%	2.95%	\$ 408.76
4 OR MORE UNITS FY'18 PROJECTED	\$47,632,800			
4 OR MORE UNITS FY'17	<u>\$41,438,900</u>			
DIFFERENCE	\$6,193,900	10.94%	5.14%	\$ 29.09
Apartment Over 8		17.23%		\$ 1,022.22
TOTAL COMM/INDUST & MULTI-FAMILY ADJUSTMENTS	<u>\$51,859,700</u>	13.30%	43.01%	
TOTAL TAXABLE RE ADJUSTMENTS	<u>\$120,580,300</u>	9.67%	100.00%	
ROUGHLY A 9.6 % INCREASE IN TAXABLE REAL ESTATE				

CITY OF SANFORD/VILLAGE OF SPRINGVALE

PRESS RELEASE

Date of Release: 8/14/2017
Department/Bureau: City Clerk
Contact Person: Sue Cote
Telephone Number: 207-324-9125
Mailing Address: City Clerk
919 Main Street
Sanford, ME 04073

Availability of Nomination Papers for Municipal Offices

Nomination papers for Municipal Offices will be available in the City Clerk's Office Monday, August 14, 2017 through Friday September 22, 2017. Positions available are as follows:

- City Council Member for three years (2 positions)
(Incumbents: Joseph Hanslip & Maura Herlihy)
- School Committee Member for three years (2 positions)
(Incumbents: Thomas Miscio & Kendra Williams)
- Trustee, Sanford Water District for three years (1 position)
(Incumbent: Roland Cote)
- Trustee, Sanford Sewerage District for three years (2 positions)
(Incumbents: Andrew Marby & Keith Patterson)

Municipal Office candidates must be residents and registered voters of the City. Nomination for City Council and School Committee requires a minimum of fifty (50) signatures of registered voters in Sanford/Springvale. Trustees for the Water and Sewer District only require twenty-five (25) signatures. The deadline to file nomination papers for all offices is Friday, September 22, at 4:30 PM. Questions regarding the nomination process can be answered by calling the City Clerk's office at 324-9125.

Distribute to:
Journal Tribune, Sanford News (via email)
Copy to:
City Staff, School Dept. & City Council

