

City of Sanford



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



Memo

To: City Council
Subject: Manager's Report for June 6th, 2017
Date: June 6th, 2017

Public Hearing on Housing and Property Maintenance:

The City has advertised a Public Hearing scheduled for June 20th, 2017 at 6:00PM for the following:

Amendments to Chapter 90: Building Construction Ordinance and Chapter 128: Fire prevention to add ordinance amendments to regulate rental housing, vacant property, and to provide for the remediation of necessary Properties. The ordinance amendments will provide for a rental registration and inspection program, a vacant property registration and standards program, and a Land Bank to address remediation and redevelopment. The ordinance amendments comprehensively address the housing discussions that have dominated the City's planning, budget, assessing, and now community development for the last two years.

The Public Hearing and First Read on proposed ordinance amendments culminates approximately two years of investigation, discussion, budgetary planning, and community development towards the work product that will be the subject of the Public Hearing on June 20th. The Public is encouraged to comment on the work product. Copies are available with the City Clerk and the information is posted to the City's website.

CGA Site Cleanup off New Dam Road:

The Maine Department of Environmental Protection has completed its RFP Process and has selected the apparent low Bidder of Sevee & Maher to accomplish the cleanup of circuit boards and associated contaminated soils. Bids were as follows:

RFB #63-CGA, INC.

Company	Bid
Sevee & Maher	\$307,500.00
Beacon	\$424,224.08
Acorn	\$467,030.00
CES	\$478,434.18
FGS/CMT	\$484,528.36
Credero	\$512,038.00

Sevee & Maher may start work at any time and the required waste removal action must be completed by November 3, 2017 with a Final Report submitted to MEDEP no later than December 12, 2017. The scope of work is predominantly the removal of the circuit boards on the property but to also remove the other “easily removed miscellaneous materials.” The circuit boards are the material of concern as they pose environmental contamination concerns for copper and other heavy metals. The other materials include various recyclable materials such as vinyl sidings, paper, cardboard, metals, and other.

Public works is coordinating site access, control, clearing as needed, and transport routes and traffic control as needed. It is noted that City coordinated with Sevee & Maher for access to the site to fly an aerial drone for a LIDAR survey prior to their prevailing bid.

SanfordNet Fiber:

There has been significant movement of the fiber optic project with the bulk of that work going into the copious amount of permitting that must be accomplished prior to placing the Project to Bid. SanfordNet Fiber will be a 45 mile network of non-discriminatory open access fiber optic network specifically designed as a last and middle-mile network. The system is specifically design to the meet the current and future needs of business as an economic development incentive to aid in the expansion and attraction of businesses reliant upon high speed and secure data services.

Pole Permitting: FairPoint has submitted a Draft Pole Attachment Agreement to the City. This was the critical element that will allow all other pole and conduit agreements as well as the required Certificate of Insurance (COI) to be issued. We have both pole attachment and conduit agreements now with FairPoint and Central Maine Power. We have crossing agreements for the Maine Turnpike Authority, Maine Department of Transportation, and the Boston and Maine Corp. Springfield Terminal Railway Co. Tilson has also inventoried all 1,200 poles and has the Form 3s completed in six applications of 200 poles per.

The City has negotiated directly with Maine Fiber Company for Attachment Agreements directly to the Three Ring Binder to ensure the ability to coordinate future peer to peer dark fiber lease agreements as well as obtain competitive ISP provisions as available on the TRB.

The State Historic Preservation Organization has provided signoff on the Project and there are no further environmental permits outside of permit by rule for the placement of any supplemental utility poles.

The City continues to work on the limiting factors within the timeline, one of which is the current significant lead time for fiber. There is a 30-40 week lead time for Corning Fiber. The City is considering the use of Walker fiber having a lead time of 15-20 weeks if the prevailing General Contractor does not already have an inventory or pre-ordered inventory within access.

The City is also working on a Network Operator Agreement with GWI for the operation of lit services on SanfordNet Fiber for the original 83 Community Anchor Institutions. We are also working on Last-Mile and Middle-Mile Dark Fiber Leasing agreements for use of the Network fiber. The goal of these two portions of the SanfordNet Fiber Business Plan is to make the

system operationally self-sufficient upon start up and to provide sufficient capital reserves for future operations, maintenance, and fiber overlash and expansion.

Recognition is granted to Tilson Technology on their expertise and very aggressive management of the Project. Provided the lead time for fiber can be accommodated within EDA regulations, the Project will go to construction several months earlier than originally anticipated. However, the City remains focused on a startup date of not later than May of 2018 as our original goal.

Legislative Updates:

The following is a summary submitted to the Mayor's Coalition as of 6/4/17 on the major elements of the pending Biennial State Budget as reported out of the Appropriations Committee on 6/2/17:

The major unbridgeable differences are over school funding and tax policy. Here's where each of the 3 reports are on those topics:

- Democrats - Add \$320M to K-12 school funding using the full amount of the 3% income tax surcharge approved by voters in November.
- Senate Republicans - Add \$110M over 2 years, most in year 2. No discussion of tax policy.
- House Republicans - Add \$0 (zero) for K-12 over Governor's Budget. Set income tax brackets with highest rate of 7.15% (similar to present). Also raise lodging tax from 9-10%.

None of these reports is going to get the necessary 2/3rds vote. By voting now, the Appropriations Committee allows the budget bill to move up to the House and Senate. Ultimately, a floor amendment will be required to get the 2/3rds vote needed to immediately implement the budget. There will be a state shutdown if they don't get there by midnight on June 30.

Committee members said they will come back on Monday and start working on how to get to 2/3rds.

Here's the status of key items of concern to the Coalition:

- **School funding:** the different parties moved in proposals as outlined in my e-mail from Tuesday. The Democratic proposal includes the Title 1 fix, 75% of admin costs restored, and additional funding for low-income students. The House Rs retain the Governor's changes to EPS to make current funding equal 55% of costs. Both House and Senate Rs would retain the Governors School Management and Leadership Centers.
- **Revenue Sharing** – Democrats reject the changes in the Governor's budget, but that still leaves revenue sharing at 2% for the coming biennium (returning to 5% thereafter). We need to continue to push for an increase. Both House and Senate Rs supported the Governor's position (2% cap in law)
- **Repeal GA Program-** Ds and Senate Rs opposed, House Rs supported.
- **Homestead Exemption** – All rejected Governor's proposal to only cover seniors. Ds support current law which will raise the Exemption to \$20,000 next year, 62.5% state reimbursement. Rs will keep at current level of \$15,000 with 50% reimbursement.
- **County Jails** – Ds and Senate Rs approve amendment to jail tax cap proposed by the Criminal Justice Committee (allowing the base to grow). House Rs opposed, but it became clear later they were not aware these ideas came from CRJ. They may move.

The needed new funding for jails was not added, but will be considered when a final version of the budget is put together.

- **County Jails – Governor’s Reform Proposal** – Rejected by Ds, approved by both R caucuses.
- **BETE/BETR Change** – Rejected by the Ds, approved by both R caucuses.
- **Telecommunications Tax change** – unanimously rejected by the Committee

Airport Solar LLC:

Pending to come before the Property Maintenance Subcommittee and City subsequently the City Council for June 20th are several documents for the continued development of the 50 megawatt Airport Solar LLC project.

Administration has continued working with Nexterra on the environmental permitting. As part of the environmental agreements, the Project will purchase specific property for conservation as offsets and will seek the City to hold these assets as well as manage the covenants for conservation.

The Project also seeks to Lease, under the same conditions as the 490 acres currently under lease with the Airport, an additional 50 acres of City-owned land adjacent to the Airport as part of the overall Project development. A Land Lease is pending for consideration.

Election Reminder:

Please remember to vote on June 13th, 2017 from 8AM to 8PM in the three voting locations of Nasson Gym, St. Ignatius Gym, and Curtis Lake Church on the City and School Budgets, Elementary School rehabilitation and construction bonding, two asbestos remediation bonds, and for the establishment of several School Department Reserve Funds for possible encumbrance pursuant to the Budgeting Process and Referendum Approval process in subsequent years. Strong Voter turnout produces the best reflection of the Community’s voice on the work product that has been overseen and produced by the elected, appointed, and administrative staff of the City on each of these critical budgetary items. Please remember to vote on June 13th or by absentee ballot by contacting the City Clerk’s Office.