

City of Sanford



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



Memorandum

To: City Council

Subject: Manager's Report for October 18th, 2016

Date: October 18th, 2016

SanfordNet Fiber:

We are waiting to receive an "Awards Package" to complete to start the Federal Review process and notification of the release of funds. Our local Maine Representative Alan Brigham is working to expedite the process. Administration is holding to complete this process and have all funding secure before we may engage in pole attachment agreement applications as a next step.

Alternative Energy Projects:

I was one of four presenters at the Maine Municipal Association's Annual Convention in Bangor on October 5th and 6th, 2016. Sadie Lloyd, Asst. Planner in Belfast presented on the City's solar projects atop their Fire Station as well as a 146 KW installation on their Landfill. Travis Peaslee, Assistant Superintendent of the Lewiston-Auburn Water Pollution Control Authority, presented on their innovative implementation of an anaerobic digester that produced the multiple benefits of sludge reduction, methane gas generation, and a methane fired engine that generated electricity and cycled the waste heat back into the digestion process. And Thomas Hall, Town Manager of Scarborough, presented on their installation of a natural gas fired turbine engine that produces all of the electrical needs for City Hall as well as thermal units sufficient to heat and cool the facility as well.

I presented on the developing Sanford Airport Solar, LLC development by Ranger at the Sanford Seacoast Regional Airport. Details were presented into the evolution of the City's work starting with a small 5 Megawatt installation desired atop our closed landfill off Rushton Street to net meter the City's and School's electrical needs to now a 100 megawatt Utility-Scale Solar Farm at the Airport. The Presentation can be summarized as follows:

Economic Development Goals:

1. Increase Net-Economic Activity
2. Expand and Diversify the Taxable Base to Lower the Net- Property Tax Burden upon All Payers
3. Be Recognized as a Business Friendly City known for Public-Private Partnership Development and Implementation

4. Be Recognized as a City Leading in Innovation and Business Development

Alternative Energy as Economic Development:

1. Develop an Energy Project that would produce an Economic Benefit for the City through Energy Savings, Tax Based Expansion, or Non-Property Tax Revenue
2. Develop the Project on Non-Productive Land/s – Municipally Owned
3. Utilize a Public-Private Partnership to:
 - a. Reduce Exposure to Costs
 - b. Leverage Private Investment and Industry Expertise
 - c. Project to be Owned/Operated by Private Sector
4. Leverage the Project towards other Future Economic Development or Competitive Advantage for the City

Summary Points Learned:

1. There are multiple ways to derive an economic benefit from an Appropriately Structured Alternative Energy Project.
2. Net Metering typically produces not more than a 20% offset to Net Energy Costs as a ROI
3. Maine has the ability to grow as a Net Energy Exporter due to our Available Natural Resources
4. The State Legislature has much to learn in the areas of Alternative Energy as Economic Development
REF: Maine Public Utilities Commission – “Maine Distributed Solar Valuation Study”
5. There are Multiple Benefits to Gain from Alternative Energy Development
 - ✓ Sustainability and Long-term Energy Price Stabilization
 - ✓ Green Power Generation, offsets, marketability
 - ✓ Expansion of Taxes, Revenues, and Jobs
 - ✓ Contract for Differences (CFD’s) combining various Alternative Energy Generation with Existing Legacy Power Plants

The elements that make Sanford’s Project unique are two fold; 1) It is Utility Scale power will be sold outside of the City there by importing wealth through the act of business 2) It is the only Public-Private Partnership whereby the City will leverage economic development rather than direct or indirect cost reductions. This last point is one that most are just starting to comprehend as opposed to offset for electrical costs. Restated, “There are multiple ways to derive and economic benefit from an appropriately structured alternative energy project.”

Sanford Walk-in Care Clinic:

On October 7th, the Sanford Walk-in Care Clinic located in the Goodall Medical Office Building off June Street held an Open House and Ribbon Cutting to raise awareness of their opening. The Clinic is exceeding SMHC’s original expectations seeing in excess of 30 patients a day. SMHC Administration and Board felt strongly that the need was present in Sanford and that the Clinic would provide options to many other than using the Emergency Department when either their primary care physician was not available or for those who do not have a primary care physician. The Walk-in Clinic is open 7 days a week from 10AM to 7PM.

Emergency Management Table Top Exercise:

EMA Director Alex Hammerle held an Emergency Management Table Top Exercise in coordination with the Maine Emergency Management Authority for the Emery Mills Dam. Emery Mills Dam is considered a “high hazard” dam not for structural reasons, but due to a number of houses that lie within the flood zone should there be a catastrophic failure. This is the third Table Top Exercise in 4 years.

Administrations representing the Public Safety Departments were present to run an exercise whereby the Dam overtops during spring runoff. The City maintains a Emergency Preparedness Plan for the Dam and the Plan is utilized to document how the City would respond. The Exercise allows for practice with the Plan and for an immediate assessment of any weaknesses that might otherwise not be identified. Director Hammerle has documented a number of revisions stemming from the Exercise and will make the needed amendments for future adoption into the Plan.

Parks and Recreation Master Plan:

The kickoff meeting was conducted by Regina Lenard of Milone and MacBroom of Portland on October 12th, 2016. The purpose of the Study is to develop a 25 year Plan for the existing parks and facilities, a maintenance plan with capitalization, and study of the City’s needs relating to the use of current facilities and or shortfalls between needs and facilities.

The scope of the meeting covered the Critical Tasks of;
Critical Tasks

- A. Stakeholders
 - 1. Define stakeholders for Focus Groups
 - 2. Coordination & scheduling for Focus Group meetings
 - 3. Email addresses for primary contacts

- B. Website
 - 1. Preview webpage
 - 2. Advertising
 - i. Info card distribution places
 - ii. Links to other sites
 - iii. Contacts & coordination

- C. User Survey
 - 1. Review samples (handouts)
 - 2. Prioritize questions
 - 3. Coordination of hard copy surveys: drop boxes & collection

- D. Outreach
 - 1. Event tables – What events and when?
 - 2. Event table staffing & coordination

- E. Prioritization of Parks & Recreation Facilities
 - 1. Prioritize assessment sites
 - 2. Coordinate field assessment dates

- F. Needs Assessment / Community Benchmarks (PRORAGIS)

1. Coordination of information with City staff

Significant discussion centered on the development of the Survey tool/s that will be utilized as well as the timing and structure of the public forums that will be used to gauge the public's use and interest in current and future facilities. Both electronic and paper survey tools will be made available.

A Website has already been established as one of the communication links to disseminate the work and scope of the Study while ongoing. It will later be used to post the Study. The Website is located at www.sanfordparks.com. The Site is still under construction and more information will be added as the work product is developed.

Civilian Response to Active Shooter Training:

The evening of October 12th, 2016 three of Sanford's Police Officers Sargent Jason Champlin, Detective Rick Bucklin, and Officer Sarah Howe presented on how best to react and what to do in the advent of an active shooter in your business or facility. The training was well advertised with approximately 75 persons in attendance from City Staff, Teachers, Business Owners, Residents, and Non-Profits present. The training went for over two and one half hours and left those in attendance with a much better understanding of their options and how to react should they ever be placed in the type of scenarios that have become all too prevalent in the United States and around the World. Our Sanford Officers have taken the time to become trained in this area and they are now extending that training not only to City and School, but to the general public as well.

I will note that the presentation by all three Officers was excellent as was the information. At a time when there is no time to think, such training helps dictate your initial reactions, reactions that can make the difference.

Elections:

A reminder that Elections for Federal, State, and Local Offices will be held on November 8th, 2016 from 8AM to 8PM. There are also a number of six State Referendum Questions on the Ballot. Elections will be at the same three locations as in recent years:

WARD #1 VOTES AT:

NASSON COMMUNITY CENTER GYM, 457 MAIN STREET, SPRINGVALE

WARD #2 VOTES AT:

ST. IGNATIUS PARISH HALL/GYM, 25 RIVERSIDE AVENUE, SANFORD

WARD #3 VOTES AT:

CURTIS LAKE CHRISTIAN CHURCH, 38 WESTVIEW DRIVE, SANFORD

(BEHIND OCEAN STATE JOB LOTS ALSO KNOWN AS THE 'OLD' WALMART)