

# 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: City Manager's Report for October 2, 2018  
Date: October 2, 2018

### **SanfordNet Fiber:**

The Project completed all necessary Permitting, Make Ready Estimates, and Pole Attachment Agreements as of last June. The City also signed a Notice to Proceed with Eustis Cable for construction of SanfordNet Fiber on July 16<sup>th</sup>, 2018 with a Time to Construct of four (4) months. The limiting factor is waiting for the Make Ready to be completed as projected by the Estimated Construction Completion Dates or ECCD's for each segment. Three of the seven Segments have been completed and the City has obtained Pole Attachment Agreements. Four Segments remain all previously having ECCD's of February 11, 2019, the full six months as previously allowed for Make Ready prior to PUC Rules Chapter 880 changes now in effect. Consolidated Communications responded to the City's concerns by amending the Make Ready ECCD's as below.

<b>Application</b>	<b>Original Construction Completion Date</b>	<b>New Promised Date</b>
<b>2A Wells/0771</b>	11-Feb-2019	26-Oct-2018
<b>3A Sanford/0767</b>	11-Feb-2019	15-Feb-2019
<b>4A Sanford/0768</b>	11-Feb-2019	31-Dec-2018
<b>5A Sanford/0769</b>	11-Feb-2019	16-Nov-2018

Per the response, the City will focus on Segment 3A for options to move this Segment forward closer to the other Segments as listed.

To date, Central Maine Power has not been responsive to the City's A/E Consultant, Tilson on submitting ECCD's. The City has verified certified mail receipts of the Make Ready submissions and all Segment Checks have been cashed by CMP. Administration will now focus upon CMP for a timely response and ECCD's per the PUC Rules.

Eustis Cable has set up shop and laydown area at the Airport in a secure location. The entire inventory of Fiber has been order and is due in the short term. All 87 Community Anchor Institutions have been contacted by Eustis to set a time/date for installation of the Optical Network Terminals (ONT) and fiber connections to and into their facilities; installations have started.

The Active Network Components of the Optical Network Terminals that will power/lite the Network have been order through EX2/Calix and will be housed in four (4) server racks installed in the server facilities in City Hall.

Further reporting will be centered on the progress with CMP and their associated ECCD's as well as responses from Cable and other telecommunications providers having Make Ready assignments moving their assets. Eustis Cable is querying these entities to assist in achieving their respective make ready times.

#### Public Broadcast Channels 25 & 26:

As of Wednesday, October 3<sup>rd</sup>, 2018, the WSSR-TV servers that host the City's tow public broadcast channels 25 & 26 for the School and City will be moved from the Old Sanford High School to the New Sanford High School. The two Channels will be out of service until such time as they can be reconfigured on the new network and brought back on line. I do not have an estimate of the time out of service as of this writing but expect at least a week until the New High School becomes operational on or before October 15<sup>th</sup>, 2018.

#### **Opening of the New High School:**

As of this writing, the New Sanford High School is slated to open for students on October 15<sup>th</sup>, 2018. Hutter, the General Contractor, is working diligently to complete a substantial punch list of items as well as completing the testing of the operational systems for the sprinklers, alarm systems, smoke evacuation systems, and all fire doors and egress pathways.

The City has worked with the School to adjust the traffic patterns per the original Department of Education and Maine Department of Transportation Turning Movement Permits and configuration of right out only for Alumni Drive at Maine until such time as the traffic signals can be moved to Old Mill & Alumni Drive pending arrival of the mast arms in mid-December.

Adjustments to these schedules will come through the School Department as determined.

#### **Stenton Trust – EPA Public Meeting:**

On September 26<sup>th</sup>, 2018 the Federal EPA held a Public Meeting to convey information about their pending work on demolishing Tower C and Section D of the Stenton Trust Mill. The focus of the EPA presentation, attached, was on the timing and phases of the demolition as well as ensuring that public safety and air quality standards will be met for the duration of the Project.

#### EPA summary:

October to Early November 18 – Office to be located in front parking area off River St and fencing will be installed to secure entire Site.

November – start of asbestos abatement in Tower A, Tower A to remain intact post remediation of friable asbestos

October – February – structural assessment of Sections C & D and development of Demolition Plan and placement of Plan to Bid

Alternative Storage to be secured for Central Furniture for second floor inventory of within their adjacent Facility that is dependent upon an access around and behind the Stenton Trust Building Tower C and Section D

March 2019 – Start of Demolition actions to be completed by end of June 2019

Questions for EPA may be directed to;

Catherine Young

EPA On Scene Coordinator

(617) 918-1217

[Young.catherine@epa.gov](mailto:Young.catherine@epa.gov)

**The City presented a multi-phased plan summary of Next Steps post Demolition and Asbestos Remediation by EPA, attached, and further summarized as;**

- Use Area Wide Assessment Funds to perform a Phase II analysis of any/all remaining environmental contamination remaining of the Site and develop a Remediation Plan with cost estimates to complete
- Exercise an Option to acquire Controlling Interest in the Stenton Trust Property, with environmental liability protections, from the Owner of Record for the purpose of performing Environmental Remediation on the Site
- Seek funding through the EPA, Maine Department of Environmental Protection, and regional grants/loans through Southern Maine Planning and Development Commission for Environmental Cleanup
- Seek and obtain Environmental Protections through the Maine DEP Voluntary Response Action program (VRAP) on the Site to preclude environmental liabilities upon future developers
- Negotiate the Terms of a Letter of Intent with a known reputable Developer for the Redevelopment of the remaining portions of the Buildings and Site for commercial and workforce housing development
- Redevelop the Site upon completion and obtaining VRAP protections and transfer of the Site to the known developer

# CITY OF SANFORD & VILLAGE OF SPRINGVALE

## PRESS RELEASE

**DATE: September 27, 2018**

**DATE OF RELEASE: September 27, 2018**

**DEPARTMENT / BUREAU: Public Works Department**

**CONTACT PERSON: Matthew E. Hill (Person who will be quoted)**

**TELEPHONE: 324-9135**

**MAILING ADDRESS: 156 School Street, Sanford, Maine**

### DISPOSAL OF LEAVES

The Public Works Department wishes to announce that leaves from residents of the City of Sanford and Village of Springvale will be accepted at the Transfer Station located at 81 Rushton Street, Sanford, at no charge (Transfer Station Permit will still be required to verify residency).

The Transfer Station hours are Tuesday thru Friday 7:30 am - 4:30 pm and Saturday 8:00 am to noon. **However, between October 20, 2018 and November 17, 2018 the Transfer Station (DEBRIS AREA ONLY) will be open on Saturdays from 8:00 am to 4:00 pm.**

If leaves are brought in bags, the bags must be emptied on site as only leaves will be accepted.

No curb-side pickup of leaves will be provided.

The Department would like to also encourage on-site composting of leaves, if your property has the ability to do so in a reasonable manner. From [oldworldgardenfarms.com](http://oldworldgardenfarms.com):

Here are 4 simple steps to help you make great leaf compost:

#### 1. The Gathering Process – How To Get The Right Kind Of Leaves

Although leaves are plentiful this time of year – some are better than others. Maple, Birch, Ash, Beech and fruit tree leaves are fantastic to compost.

Oak leaves on the other hand should be composted in moderation. The leaves of Oak trees tend to be more acidic – too many in the compost pile can result in compost that is less than ideal for most vegetable gardens. A good rule of thumb – if Oak leaves make up less than 10 to 20% of your total pile – you should be good to go.

## 2. Shred – Shred – Shred!

Like anything you put into a compost pile – leaves benefit greatly from being shredded first. Whole leaves won't compost quickly if left alone on the ground – and especially in piles where they can bind together and become a soggy matted mess.

If you don't own a shredder – no worries. A regular old push mower or riding mower will do a great job of shredding your leaves into a fine chopped mix. We gather so many that we just pile them up and take care of business with a riding mower. In about 15 minutes, we can reduce 25 garbage bags of leaves into a couple wheelbarrow loads of shredded bits. However you do it – shred those leaves – the finer the better!

## 3. Add a Nitrogen Source to Your Leaf Compost Pile

A pile of leaves left on their own – even if shredded – can still take over a year to break down. So to speed up the decomposition process – you need to add a source of Nitrogen to get your pile cooking.

One easy remedy – freshly cut green grass. Fresh cut green grass is a great source of nitrogen and mixes easily with shredded leaves. Chicken, rabbit or horse manure also are great sources to get that pile of leaves heated up and cooking. If you have no access to grass or manure – you can always purchase a ready-made off the shelf compost activator – but good old natural green grass or manure works perfect for us.

As for how much of each to add – just use another good rule of thumb – the 5 to 1 ratio. For every 5 wheelbarrows, buckets or bags of shredded leaves you add to the pile – mix in 1 wheelbarrow, bucket or bag of cut grass clippings or manure.

## 4. Keep It Together, Keep it Turned, And Keep It Moist

If you don't have compost bins or a large enough composting area – make a temporary one in the middle of your garden. It's important to keep your pile together to allow it to heat up and decompose. An inexpensive 3 foot wire fence section, made into a circle can become a perfect temporary composting bin for the winter time. The best part is that you're making your compost right where you're going to need it – in your garden! And while that pile is “cooking” – don't be afraid to add some of your normal compost pile trimmings to it. Coffee grounds, fruit peels and

scraps and grass clipping can be added while you're turning to make your finished compost even better.

If you want that pile to get heated up and compost even quicker – go out a few times a week and take a shovel or pitchfork and turn your pile. It doesn't take great effort – especially with the light make-up of a leaf compost pile. However – turning that pile and mixing in oxygen gets it to heat up and break down quickly.

Last, make sure to keep the pile moist. You want it to be like the consistency of a damp sponge – if you get too many consecutive dry days – add a little water to your pile to keep it cooking strong.

So there you have it – some simple hints to composting all of those falling leaves.

**Distribute to:**

**Journal Tribune – T. Wells  
Copy to all Staff and Council  
The Legends Radio Station  
Town Square Media Radio Station**

# JOHN T. GORMAN FOUNDATION

*Advancing Ideas. Promoting opportunities.  
Improving lives in Maine.*

John T. Gorman, Jr., *Founder, 1930-2010*  
Tony Cipollone, *President & CEO*

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September 26, 2018

Mr. Steven Buck, City Manager  
City of Sanford  
919 Main Street  
Sanford, Maine 04073

Re: Grant number 2018-125

Dear Mr. Buck:

We are pleased to inform you that the John T. Gorman Foundation (the "Foundation") has decided to provide the City of Sanford with a grant in the amount of \$5,000.00 for the period beginning September 1, 2018 through December 31, 2018. Lauralee Raymond is the Foundation staff person responsible for the management of this grant and will answer any questions or assist you in any way necessary throughout the grant period. We appreciate the great work you are doing and the opportunity to provide support for it.

### Description of Work and Products

As specified in the proposal submitted to us, we understand that the City of Sanford will use Foundation funds to study the feasibility of expanding broadband internet service to every household in Sanford, Maine. The study will evaluate innovative ways of integrating broadband internet with other utility infrastructure to promote digital inclusion, sustainable resource management, and economic development.

### Performance Measures

As specified in the proposal submitted to us, we understand that the City of Sanford will report back to us with:

- The final report produced from the study – sharing infrastructure mix, social benefits, cash flow forecasts, corporate structure, financing options, risks and mitigation strategies, and next steps; and
- A brief overview of program successes and challenges.

### Payment Provisions

Based on the budget submitted along with the proposal, the Foundation agrees to pay the City of

Sanford \$5,000.00 in one lump sum upon receipt and approval of this fully executed original Letter of Agreement. Our understanding is that these funds will be spent over the course of the time period articulated herein according to the budget provided to the Foundation. Any changes to this budget that exceed 15% of any line item, as well as any changes in key personnel, must be approved in advance by the Foundation.

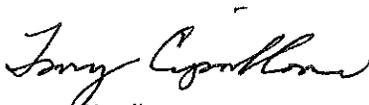
Reporting Requirements

The City of Sanford will submit final Progress and Expenditure reports to the Foundation by February 11, 2019 for the period of September 1, 2018 through December 31, 2018. You will be able to submit final Progress and Expenditure Reports online through the Requirements tab in your applicant account, which can be accessed at [https://www.grantrequest.com/SID\\_2097/?SA=AM](https://www.grantrequest.com/SID_2097/?SA=AM) using the user ID and password you created when you initially submitted your grant application. We will also email you a reminder one month before the report is due with a link to your account. Further specific provisions of this grant are described in the enclosed John T. Gorman Foundation Grant Terms and Conditions.

I hope you find the terms of this grant acceptable. Please indicate this by signing below and returning the signed original Letter of Agreement to the John T. Gorman Foundation.

On behalf of the John T. Gorman Foundation, I look forward to a productive relationship.

Sincerely,



Tony Cipollone  
President and CEO

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Mr. Steven Buck (or Authorized Representative)

Date



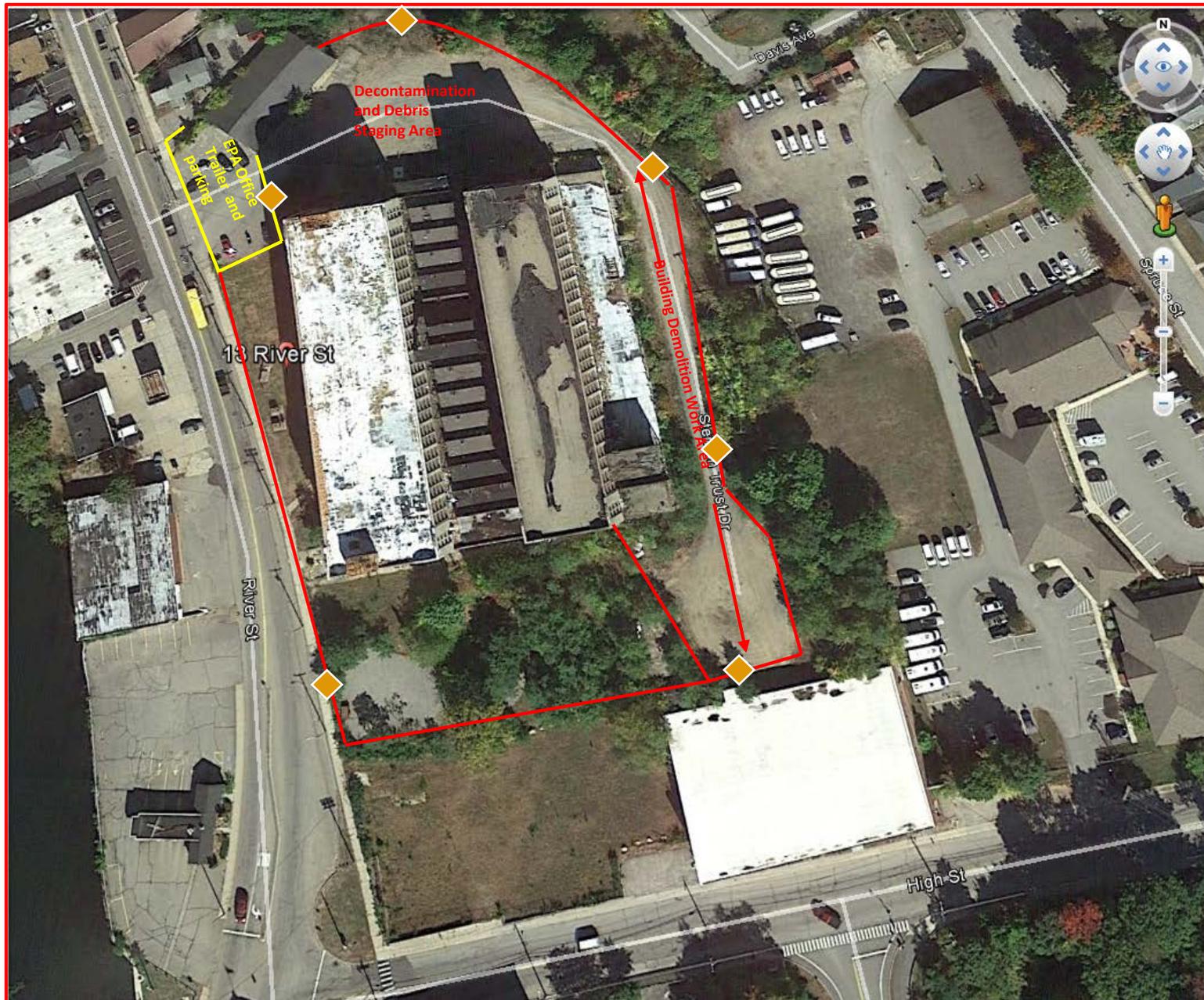
# U.S. Environmental Protection Agency Stenton Trust Mills Removal Action



**13 River Street, Sanford, ME**



# Stenton Trust Mills: EPA Site Layout During the Removal Action



- EPA Office Area and Clean Zone
- EPA Work Area/Contamination Zone
- ◆ EPA Air Monitoring and Sampling Locations



# Stenton Trust Mills: Area of Demolition and Building Detail

## Section D and Tower C

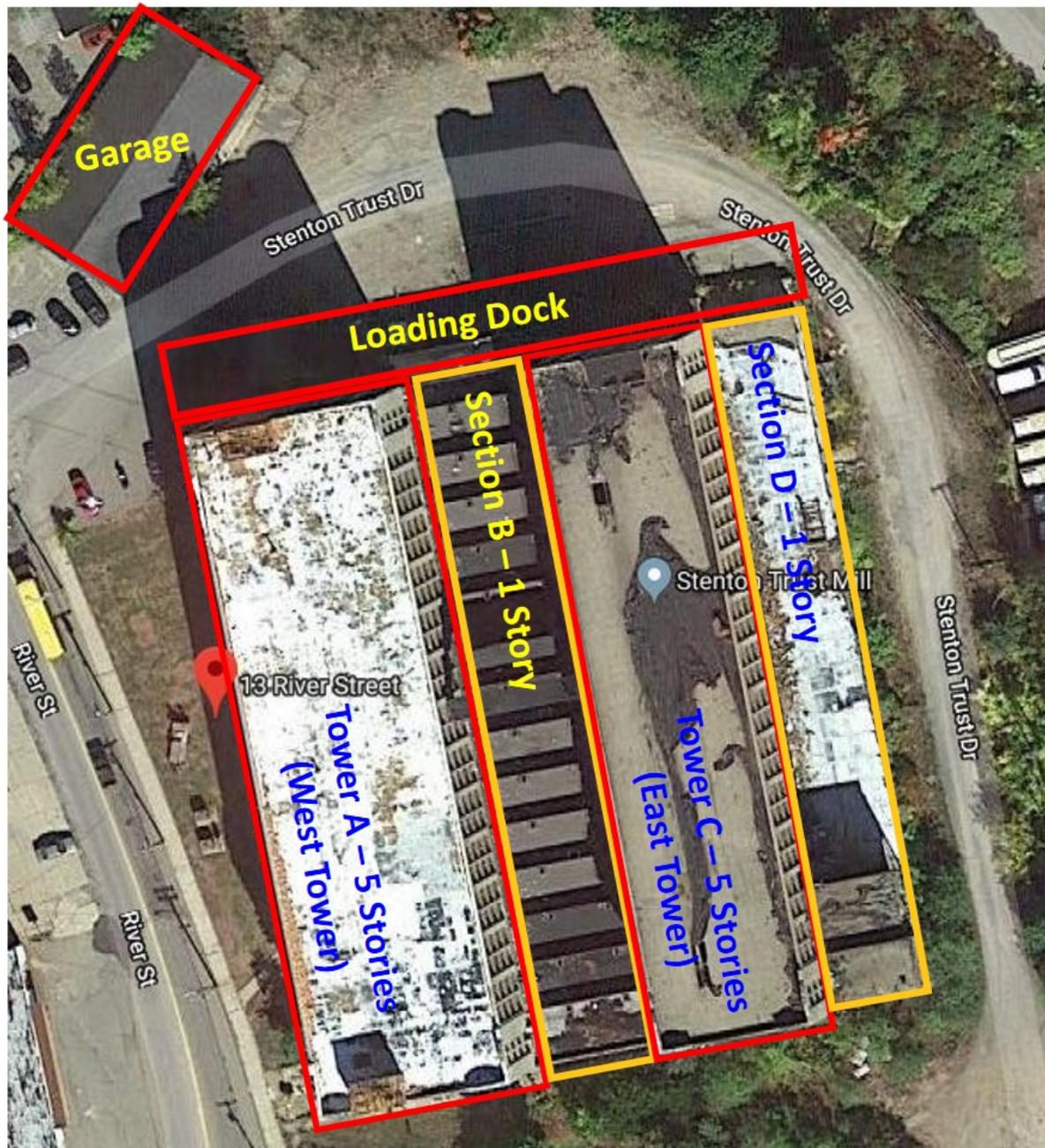
Building areas to be demolished

## Section B

Historic building-No demolition

## Tower A

Asbestos removal – No demolition





# Stenton Trust Mills

## Anticipated Removal Action Timeline

- Anticipated start date – EPA will set up a work trailer, some equipment and fencing in late October/early November 2018.
- The asbestos reassessment and removal in Tower A will be conducted during the Fall and Winter 2018.
- Demolition of Tower C and Section D is planned to begin in March 2019. Construction equipment will begin to be staged at the site at this time.
- Air monitoring will be conducted continuously during working hours throughout the demolition activities.



# Stenton Trust Mills

## Anticipated Removal Action Timeline

- Air sampling for asbestos will be conducted at the beginning of the removal action and as outlined in the EPA Air Monitoring and Sampling Plan for the Site.
- EPA is working with Federal Public Health officials to develop action levels during air monitoring for particulates and asbestos which will be protective of the public.
- The removal action is expected to take approximately 9-10 months to complete.

# Questions?

## **Contact Information**

Catherine Young

EPA On Scene Coordinator

(617) 918-1217

[young.catherine@epa.gov](mailto:young.catherine@epa.gov)



# Stenton Trust Redevelopment The Future

Next Steps

# Stenton Trust Redevelopment

- The City has been working for a number of years for the redevelopment of the Stenton Trust Mill complex
- A Multi-Phased approach to work through Ownership Conflicts, Environmental Remediation, and Viable Reuse have been the major impediments
- The Multi-Phased Concept changed dramatically after the Fire of June 23<sup>rd</sup>, 2017

# Stenton Trust Redevelopment

- The Fire caused extensive damage to previously developable Sections of the Mill Complex
- The City explored various means of assistance to demolish/remove the damaged Sections – Preserving the remainder for Redevelopment
- EPA will now perform abatement and demolition actions ultimately removed Sections C & D as described

# Stenton Trust Redevelopment

- Post Demolition by EPA, the City will utilize Area Wide Assessment Funds to identify any remaining environmental impediments
- A Remediation Plan will be developed with engineered Cost Estimates
- Funding and City Control/Ownership of the Site will be perfected

# Stenton Trust Redevelopment

- The City will seek to obtain Ownership and Control of a portion of the Site from the current Owner of Record
- Owner of Record has demonstrated the lack of fiscal resources and aptitude to address environmental impacts and redevelopment
- City will acquire after Assessment to assure protections from Environmental Liabilities

# Stenton Trust Redevelopment

- The City will seek Funding through EPA, Maine DEP, and SMPDC to Remediate the Site and obtain a Voluntary Response Action Program (VRAP)
- IN 1993, THE MAINE LEGISLATURE ESTABLISHED THE VOLUNTARY RESPONSE ACTION PROGRAM (VRAP). THE VRAP ALLOWS APPLICANTS TO VOLUNTARILY INVESTIGATE AND CLEANUP PROPERTIES TO THE DEPARTMENT'S SATISFACTION, IN EXCHANGE FOR PROTECTIONS FROM DEPARTMENT ENFORCEMENT ACTIONS. THE VRAP IS INTENDED TO ENCOURAGE THE CLEANUP AND REDEVELOPMENT OF CONTAMINATED PROPERTIES WITHIN THE STATE
- the Site may then be redeveloped with limits on environmental liability for the Developer.

# Stenton Trust Redevelopment

- The City and the Sanford Regional Economic Growth Council are working with a Reputable Developer, that has perform a large number of mill complex redevelopments
- A Letter of Intent with a Developer is currently under development
- The terms of the LOI are being negotiated based upon the remedial actions being performed by EPA and as defined by the pending Assessment and Remediation Plan post demolition

# Stenton Trust Redevelopment

- The Redevelopment aligns with the 2017 work on the Stenton Mill Area Revitalization Plan as compiled by the Seacoast Workforce Housing Alliance
- The Redevelopment is further compliant with the City's Comprehensive Plan
- Redevelopment is focused on a mixed use of Commercial and Workforce Housing to address Sanford's growing needs

# City of Sanford Maine Stenton Trust: QUESTIONS?

