

City of Sanford



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



Memo

To: City Council

Subject: Manager's Report for November 20th, 2018

Date: November 20th, 2018

Downtown Meeting:

On November 15th, 2018 a Downtown Meeting was held after notice was sent to 85 Properties, translating into 35 Notifications, to hold an open forum on work within Sanford's Downtown. There was an engaged group of 10 business/owners/operators from the Downtown and 6 City Officials including the Mayor present. The materials presented and areas of concentration were;

- Past Studies – But NO more – Time for Actions
- Infrastructure Needs – Streets, Drainage, Lighting, Amenities
- Design and Engineering Considerations
- Management of Shared Assets – Parking, Streetscapes, Public Spaces – how best to Fund
- Wayfinding Signage – How to fund and implement
- Market Analysis, Marketing, and Management
- Finance Options for both Public and Private Investments – Public-Private Partnerships
- Timing – Why Now?

Post presentation of summary materials and concepts, business and operators were asked to comment on the following areas;

- What are your Business Priorities?
- What is driving your Business Decisions?
- How can the City best Partner for Economic Development?
- What's your Level of Engagement?

A majority of the discussions centered on past and current parking arrangements and how parking has and continues to change in the Downtown. The City emphasized the need for flexibility and to better manage the assets of shared parking through their involvement. Funding mechanisms were also discussed such as paid parking and management as well as implementing a Downtown Maintenance District whereby an assessment upon the Properties within the District would pay for maintenance as governed by those within the District.

City Administration will meet to debrief on December 5th, 2018 to summarize the response as well as communicate to the Downtown Owners/Businesses next steps, times and structure for their continued input into developments in the Downtown.

Property Sale of Note:

Riverbank St., Winter St, and Main St., Sanford/Springvale: 106 apartment units in 21 different buildings sold to White Bark Properties LLC by George Sleeper for \$4 million. Thomas Gadbois and David Jones of F.O. Bailey Real Estate brokered the deal, which closed November 5th, 2018. The 106 apartment units were amongst the last to file for and become licensed pursuant to the City's Rental Housing License implemented under Chapter 149-5.4. Community Development Director Houseal has been in communication with the New Owner who expresses an understanding of Sanford's requirements and has the financial capacity to address any deficiencies within said Units.

Engineering and Survey Work:

Preparations are ongoing for next year's roadway capital construction programs as well as the infrastructure design and assessments in the Downtown. Titcomb Associates is performing survey work for multiple locations and would have been seen in the Downtown for the past couple of weeks. Gorrill Palmer is performing street design for the Downtown for pending work on Routes 109 and Washington St. The City further seek to engage Gorrill Palmer for engineering on the storm drains system in the Downtown. Geoprobng has also been conducted in the Downtown as well as along Schools Street and Route 109 for future work.

Administration has also begun review of Intersection Engineering under the VHB contract, the first of which is the Route 109 & 99 Intersection. The design considerations are to account for future development in South Sanford District and to prevent the traffic flow to progress lower than a Service Level E with State expectations of Service Level C and or D for intersections in this area along 109 and 99.

SanfordNet Fiber:

The last of the Make Ready quotes are in with Atlantic Broadband being the last to respond. Atlantic Broadband, formerly MetroCast, has not yet provide the estimated time of construction completion but started that process with the City. Construction on the Charter Communications Make Ready started on the Wells to Sanford Section this week by the City's Contractor Eustis Cable. The Fiber inventory has arrived. GWI has started Marketing and a Service Agreement has been completed in anticipation of Community Anchor Institutions signing on for broadband and other services via SanfordNet Fiber. Mapping of the progress made is pending and will be provided in subsequent Reports.