

City of Sanford



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



Memo

To: City Council
Subject: Manager's Report for September 5th, 2017
Date: September 5, 2017

Dangerous and Hazardous Buildings:

City Administration continues to act upon Council actions to correct a number of dangerous and or blighted buildings in Sanford. The more prominent of the list are as follows:

9 Kirk Street – City Council made a Dangerous and Hazardous Building determination. Owner appealed the determination which was subsequently denied by the Court. The Owner has been issued a Notice to remove personal property and has been given the required 20 days to complete. A Demolition Bid is being readied for Council acceptance by October 3rd and Demolition to be complete by November 1st, 2017.

2 Sherburne Street – City-owned by tax acquisition that has been slated for demolition. Administration is working on demolition in exchange for redevelopment plan and will be working with interested parties towards that end. The goal is to remove the existing structure and replace it with a new one or two unit residential structure.

32 River Street – Notification of Violations have been issued to Owner. There is the ability for the Owner to implement an Action Plan with time constraints. If not, then Administration will move forward to Council for consideration under Title 17 §2851 for determination within the definition of Dangerous and Hazardous Building and actions as deemed necessary.

5 & 7 Allen Street – Notice of Violations have been issued to the Owner. There is the ability for the Owner to implement an Action Plan with time constraints. If not, then Administration will move forward to Council for consideration under Title 17 §2851 for determination within the definition of Dangerous and Hazardous Building and actions as deemed necessary.

13 Deering Neighborhood Road - Notice of Violations have been issued to the Owner. There is the ability for the Owner to implement an Action Plan with time constraints. If not, then Administration will move forward to Council for consideration under Title 17 §2851 for determination within the definition of Dangerous and Hazardous Building and actions as deemed necessary.

The City Council and Housing Subcommittee will continue bi-weekly actions on these and other Properties throughout Sanford in a concerted series of actions to correct significantly blighted and or dangerous properties within our Community.

Streets and Roads: Concerns have been expressed that there has not been significant paving taking place yet this year. The crews have been working on reconstructive activities as well as preparations for the pending pavement applications. A listing of streets to be paved this season are as follows:

- Roberts Street: Completion of full reconstruction efforts as well as improvements associated with Goodall Brook;
- Gavel Road: Completion of full reconstruction efforts utilizing participating funds and efforts from the Sanford Sewerage District and the Traffic Impact Fee funds;
- River Street: Light Capital Paving (LCP) overlay on portions to address deteriorated pavement conditions;
- Horace Mills Road: Pavement overlay to address deteriorated pavement conditions;
- High Street: A combination of Light Capital Paving (LCP) overlay and Full-Depth Reclamation on portions to address deteriorated pavement conditions;
- Grammar Road: Light Capital Paving (LCP) overlay on portions to address deteriorated pavement conditions;
- Roosevelt Street, Springvale: Full pavement reconstruction;
- Grant Street, Springvale: Problem portions removed and paved back in.

SanfordNet Fiber:

The City has applied to EDA for Change Elements to the original Fiber Network Design that would include a significant increase in the strand counts for various segments of the Network. The increased stand counts stem from requested future use of the Network as well as a cost analysis to accomplish the needed system capacities through a balance of fiber strands and Optical Network Terminal (ONT) equipment and installations.

Tilson also continues to work with all Community Anchor Institutions (CAIs) on the final design of the fiber connections, entrances, and ONT installations. The CAI's have been given a deadline of September 22nd to reply to the request to enter facilities for entrance design. To date 85% have responded for the design with the Growth Council facilitating the remaining Businesses.

The Network Operator Agreement is in its Third and hopefully last Draft between the City and GWI. As we have found and since this specific public-private partnership has not yet been done to this scale, the finalization of the operational details has been very consuming. In the end, there will be an Operations Agreement for GWI to manage, operate, and maintain the Network to include billing and service calls. There will also be a Non-Discriminatory Fiber Lease Agreement for ISP Providers to lease fiber for use as Dark Fiber, Fiber Access, Ethernet Dedicated Internet Access (EDIA), Ethernet Private Line (EPL), Ethernet Virtual Private Line (EVPL), Ethernet Local Area Network (ELAN), and Ethernet Virtual Local Area Network (EVLAN). The "traditional Lit Services" will fall under the Network Operator Agreement for

the individuals and businesses that want to purchase a lit broadband service with internet at a scalable price structure suitable for their needs as opposed to a one-size-fits-all approach.

The request to EDA further requests a 6 month Extension to the Start of Construction to ensure that these design elements are fully addressed in the Final Design. The City is also waiting for the determination of the Make Ready Costs pending from FairPoint to clear poles to allow for attachment. Brett Steinberg, EDA Project Manager, is in receipt of the request, has reviewed as being compliant, and has submitted for authorization.

Traffic Light at Old Mill Road:

On August 24th, 2017 Administration met with the Maine Department of Transportation and the City's and MDOT's Consultant Firm VHB on the future reconfiguration and relocation of the traffic light to the Old Mill, Route 109, and Alumni Drive location. A series of possible lane and traffic light configurations and sequencing was reviewed. Concurrence was found between the City and MDOT providing VHB with the guidance necessary to start the design and construction planning. The scope is to have the New Traffic Light operational prior to the opening of the New High School in September of 2018. The City will be making geometric and lane improvements to Old Mill as well as constructing a circumferential road to service the properties of Burger King, KFC, and O'Reilly's.

The City Council had previously approved a sole source contract with VHB for the Traffic Light design as VHB is under contract with MDOT for the Traffic Light Improvements to be performed by MDOT starting in 2019 across the entire City. As concurrence has been reached with MDOT, Director Hill will now initiate the Council approved sole source contact with Sebago Technics to design and permit the circumferential road as Sebago did all of the civil engineering and permitting on the adjoining property for the High School.

Workforce Housing Charrette:

The City has engaged the Workforce Housing Coalition of the Greater Seacoast to administer a Workforce Housing Charrette focused on developing "a range of housing options for the diverse workforce of the greater seacoast region" to include Sanford. The Brochure is attached. **The Public is invited to attend and participate in the Revitalization Workshops that will be hosted in the City Council Chambers on September 26th and 28th, 2017 from 6:00PM to 8:00PM each night.**

The goal of the Sessions is to both listen to the needs of the Community as well as educate municipal officials, developers, and community members "about benefits of a balanced supply of quality housing options for the area's diverse workforce."

Please review the attached materials and consider attending and lending your input into Sanford's Future.

Thank you for participating in the Workforce Housing Coalition's
9th Annual Workforce Housing Charrette



OUR MISSION

To be a catalyst through a united coalition of business, government, and community groups for the development of a range of housing options for the diverse workforce of the greater seacoast region of New Hampshire and Maine.

ABOUT US

We build support for workforce housing by educating municipal officials, developers, and community members about the benefits of a balanced supply of quality housing options for the area's diverse workforce.

We envision an adequate supply of affordable, desirable housing throughout the greater seacoast region, that provides opportunities for the workforce to put down roots, and create a more diverse community that benefits us all.

Since our inception in 2001, we've helped 25 communities in the greater seacoast region of NH and ME improve their housing regulations, zoning and land use, and regulations to insure middle-market housing exists in the community.



*The Workforce Housing Coalition of the Greater Seacoast
is a 501c3 nonprofit organization.*



McConnell Center, Suite 302A | Dover, New Hampshire 03820
www.seacoastwhc.org



AGENDA

Stenton Mill Area Revitalization Workshop

September 26 and 28, 2017
6:00 p.m. to 8:00 p.m. | Sanford City Hall

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REVITALIZATION WORKSHOP

This is an intensive planning session where designers, property owners, municipal representatives, and other stakeholders collaborate to create a conceptual visual for the possible development of a neighborhood or mixed-use development that includes affordable homes for people who work in the community (also known as workforce housing). This charrette process plans to look at the Stenton Trust Mill on 13 River Street in Sanford, Maine.

STENTON TRUST MILL

"From the fifth floor of the old Stenton Trust Mill, with Number One Pond below and the hills of western York County beyond, makes it easy to see the appeal. Urban-style loft condos in the vast, vacant textile mill, the kind that have been created or are under way elsewhere in Maine and New Hampshire seem like a perfect match for Sanford's needs."

It is hoped the fire on June 23, 2017 that wiped out this historic downtown landmark, that played a key role in Sanford's industrial past, can become a place to work and live in the 21st century. The anticipation in Sanford has been experienced over the past 30 years, in almost every Maine downtown that has a river running through it. The brick factories that began sprouting up along the water's edge during the 19th and early 20th centuries—first for textiles, then for shoes—were at the heart of their communities. As those industries faded away, business and community leaders have searched for ways to keep these work places vital.

The Stenton Trust Mill complex, first named for the Goodall Worsted Co., was built in 1922, when Sanford was a textile giant. Its workers produced the popular Palm Beach cloth, a lightweight fabric used in suits and sold worldwide. It later became known as the Stenton Trust building, following the collapse of New England's textile industry. A succession of tenants have come and gone under its current ownership, a New Hampshire development company. The building now stands abandoned, without heat, power or water.

So the question for resident and community leaders of today, is what does this historic site, devastated by recent fire, mean for Sanford's future? What opportunities exist, what are the contemporary needs and interests, how can this site, and the surrounding area be revitalized to serve the Sanford of today, while propelling it into a bright future for tomorrow.

*(Part of the above information was excerpted from
Portland Press Herald/Maine Sunday Telegram - Tux Turkel, Nov.8, 2009)*



Stenton Mill Area Revitalization Workshop

AGENDA

SEPTEMBER 26, 2017

6:00-8:00 p.m.

Public Conversation

Community Listening Session

City Hall Chamber

SEPTEMBER 28, 2017

6:00-8:00 p.m.

Public Conversation

Community Reveal Report

City Hall Chamber



**Please join us to explore revitalization
of the Stenton Mill,
and the surrounding area.**