

STATE OF MAINE

COUNTY OF YORK

CITY OF SACO

The following are minutes of the April 12, 2010 City Council Meeting.

I. CALL TO ORDER - On Monday April 12, 2010, at 7:00 p.m. a Council Meeting was held in the City Hall Auditorium.

II. ROLL CALL OF MEMBERS - Mayor Roland Michaud conducted a roll call of the members and determined that the Councilors present constituted a quorum. Councilors present: Margaret Mills, Leslie Smith Jr., Marie Doucette, Jeffrey Christenbury, Arthur Tardif, Eric Cote and Marston Lovell. Also in attendance, this evening, were City Administrator Rick Michaud and Lucette S. Pellerin, City Clerk.

III. PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was not recited this evening due to the fact that the flag was not visible.

IV. GENERAL:

V. APPROVAL OF MINUTES: *April 5, 2010*

Minutes were approved as printed.

VI. AGENDA:

A. (Public Hearing) Community Development Block Grant Route One – Country Village Sewer Grant Acceptance

The City Council's Housing Committee has encouraged several projects in the last two years, one of which is about to come to fruition with the assistance of a CDBG funded sewer extension.

One of the innovative housing techniques discovered by the committee is the concept of cooperative manufactured housing parks. Owners of the mobile homes own not only their buildings but the park itself, as a cooperative. Some 90 of these parks have been converted or created in New Hampshire. This technique creates a greater sense of equity and ownership while keeping costs down, thereby providing affordable housing in well-maintained parks.

The committee and staff have been working with the Genesis Housing Trust and (York County) Commons Housing Corp., a nonprofit organization dedicated to creating and maintaining affordable housing in southern Maine. These non-profit housing organizations now have under contract the Country Village Mobile Home Park, 1038 Portland Road. This 22 unit park on the Scarborough boundary has a very poor septic system and room for growth. The community septic system for the neighborhood has had numerous failures creating health and sanitation concerns. Residents meet the appropriate Department of Housing and Urban Development's income standard for this type of project.

The City Council authorized the application for a \$499,845 CDBG grant to extend sewer and water from their nearby terminus and to connect the 22 existing units which will be retained or upgraded. The sewer will later serve 82 additional households lots as the project develops in the next three years. All of the units will ultimately be connected to public water and sewer lines. The grant was approved by the state on April 19, 2009, and the project was approved by the Planning Board on January 19, 2010. The project team has nearly finalized financing and will close on the property soon.

The budget for the project includes \$103,000 for sewer hookup and impact fees. The Council voted on January 20, 2009, to eventually reimburse \$100,000 of the construction cost from the Park North TIF account to offset those fees and support the project. Additional match of \$125,000 is provided by the developer.

Tonight is a mandatory Public Hearing on acceptance of the grant and to authorize the resolution in the format suggested by the state. There are also several routine federal assurances which need Council signatures.

Councilor Cote moved, Councilor Christenbury seconded, to open the Public Hearing. The motion passed with seven (7) yeas.

There being no comments from the public Councilor Cote moved, Councilor Mills seconded to close the Public Hearing and that it be Ordered that the City Council approve the ‘SACO CITY COUNCIL RESOLUTION, STATE OF MAINE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC INFRASTRUCTURE PROGRAM – APRIL 12, 2010’, which accepts a Public Infrastructure Grant for \$499,845, and further move to approve the ‘Standards of Conduct’, ‘Fair Housing Resolution’, ‘ADA/Section 504 Certification’ and the ‘Residential Anti-Displacement and Relocation Plan’. Further move to approve the Order. The motion passed seven (7) yeas.

VII. ADJOURNMENT

Councilor Mills moved, Councilor Christenbury seconded, to adjourn. The motion passed with yeas. TIME: 7:05 p.m.

ATTEST: _____

Lucette S. Pellerin, City Clerk