

FINANCE COMMITTEE
January 6, 2014 @ 5:15 pm
MINUTES

Council Members: Durgin, Gallant, Civiello, Graham, Baldacci, Nealley

Staff Members: Cyr, Bird, Willette, Caruso, Dawes, Nelson

1. Consent Agenda

- a. Report of Bids Awarded by Staff – December 2013

Finance Director Cyr stated the 35 Ton Self Lifting Detachable Trailer for Public Works was awarded to Beauregard Equipment for the amount of \$48,175.

- b. Airport Lease Renewal – Transportation Security Administration

Director Cyr explained that the City currently has a lease with TSA for approximately 32,000 sq. ft. of space. We are in the process of negotiating a new lease. This would go to full Council for approval. They pay \$169,000 a year and they are looking for a 5 year renewal with the option of 5, 1 year renewals.

Councilor Baldacci moved, Councilor Durgin seconded, recommended to full Council.

2. Bids/Purchasing

- a. Portable Air Compressor – Sewer Maintenance – JIMAR Construction Products - \$16,193

Director Cyr stated that 6 bids were received. Staff recommendation was to award the bid to JIMAR who was the second lowest bidder. There was such a small dollar amount difference (\$293.00) between the low bidder and JIMAR but the low bidder operates out of New York State and JIMAR is able to provide immediate access to repair and replacement issues.

Councilor Gallant stated that the budgeted amount for this was \$14,000 and Director Cyr stated that we will scale down the purchase of flow through plugs so the budget is not exceeded.

Councilor Durgin moved, Councilor Baldacci seconded, approved.

- b. Small Front End Loader – Public Works – Central Equipment Company - \$64,400

Councilor Durgin moved, Councilor Baldacci seconded, approved.

c. Escalator Refurbishment – Airport – Otis - \$331,860

Staff recommendation is to award the contract to Otis who was the one and only bidder. The funds are coming from PFC funds that are collected from each passenger.

Councilor Nealley asked if we looked into a brand new unit since the cost of the refurbishment seems to be so expensive. Director Caruso stated that even though he doesn't have specific costs, we are looking at doubling the low bidder's amount for a brand new escalator.

Councilor Baldacci moved, Councilor Nealley seconded, recommended to full Council.

d. West Market Square Revitalization Project – Engineering

Tabled to be returned to at a later date.

e. Ice Resurfacers – Parks & Recreation – Frank J Zamboni Company - \$111,970

Finance Director Cyr explained that we received 2 bids and staff recommendation is to award to Frank J Zamboni Company who was low bidder in the amount of \$111,970.

We budgeted a little over \$110,000 so the additional funding is available due to savings realized from the cost of the chiller repairs from Sawyer Arena.

Councilor Baldacci moved, Councilor Durgin seconded, recommended to full Council.

3. Order, Authorizing a \$400,000 EPA Grant Application – Brownfield's Assessment Program

Jason Bird explained that we are looking for authorization of a grant application that would be used to voluntarily test sites in Bangor for known or potentially known contaminated sites due to past industrial use or building material. This is seen as an economic development tool from our perspective for potential buyers who won't touch a site to redevelop it due to possible contamination and the potential unknown costs for clean up, etc. This funding would be used to assess City owned property as well as privately owned property and we would work with private developers.

Councilor Baldacci moved, Councilor Durgin seconded, Committee discussion...

Jason Bird explained that there have been a number of sites that were tested and results showed contamination. Some of these sites were tested 10+ years ago with no steps taken to decontaminate the properties nor has the EPA fined the City of Bangor nor were there plans for redevelopment at that time. But there is always potential that the EPA would just show up and fine the City for violations.

Finance Director Cyr explained that this order is to seek the Committee's recommendation to send to the full Council authorizing the grant application.

We would have up to 3 years to spend these funds and it is better for us to expend them sooner than later for future grant possibilities. We would issue a Request for Proposals (RFP) to hire a consultant to do the testing, etc. Some funding would go to pay for staff time, not a new hire.

Councilor Gallant had issues with this for a few reasons. One is having an agency of the EPA's stature involved in our City is unnerving. Just because the EPA hasn't done anything about contaminated sites in the past, doesn't mean they won't pop up and decide to fine the City at any point in time.

Jason Bird explained that it could stave off potential fines in the future.

Councilor Baldacci doesn't think it's smart to decide to do testing here and there just in case the EPA possibly decides to fine the City for any property that tests positive for contamination. He felt that the testing should be done strategically and for community and economic development reasons.

The motion had been moved, seconded and after committee discussion it was recommended to move forward to the full Council to authorize the grant application.

Jason Bird will be getting more information together for Councilors to look over.

Adjourned at 5:50 PM.