

FINANCE COMMITTEE AGENDA
April 4, 2016 @ 5:15 pm

1. Bids/Purchasing

- a. Court Street Sewer Separation Project – Engineering – Lou Silver Inc - \$376,466
- b. Roof Replacement 690 Maine Avenue – Airport – this bid is due back on April 1, 2016. If a recommendation is available on Monday the bid tabulation will be presented and reviewed at the meeting.
- c. Sidewalk Blowers – Fleet Maintenance – Nortrax - \$12,000
- d. Total Station Electronic Measuring System – Police – Collision Forensic Solutions - \$19,495
- e. Authorization of Service Contract – Fire - Physio Control - \$31,374

2. Taxpayer Request – 38 Jowett Street

3. Workout Agreement – 104 Mt. Hope Avenue

4. Greater Bangor Solarize

5. Bangor Efficiency Program

6. Update on Properties with Matured Tax Liens

7. Lead Fiscal Agent Application



CITY OF BANGOR AWARD RECOMMENDATION

BID ITEMS: Court Street Sewer Separation

DEPARTMENT: Engineering

BUDGET AMOUNT: 500,000 **AMOUNT OF AWARD:** 376,466

ACCOUNT NUMBER: 8060-91008700

VENDOR(S) RECOMMENDED: Lou Silver Inc

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

Recommendation is to award contract for Court Street Sewer Separation project to the low bidder, Lou Silver, Inc. As this contract award exceeds \$100,000 it will require City Council approval.

City of Bangor Bid Tabulation
 Proposal: Court Street Sewer Separation Project
 Bid Opening: 3-30-16

Item	Description	Qty.	Unit	R. F. Jordan & Sons Construction, Inc. Ellsworth, ME		Lou Silver, Inc.** Orono, ME		S.E. MacMillan Co., Inc. Bangor, ME		Ranger Contracting, Inc.** Winslow, ME		Sargent Corporation Stillwater, ME	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization/Demobilization	1	LS	\$15,000.00	\$15,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 5,000.00	\$ 11,329.00	\$ 11,329.00	\$ 16,500.00	\$ 16,500.00
2	Sedimentation and Erosion Control	1	LS	\$3,000.00	\$3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,452.00	\$ 1,452.00	\$ 7,500.00	\$ 7,500.00
3	Traffic Management Plan & Maintenance & Protection of Traffic	1	LS	\$7,000.00	\$7,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 7,601.00	\$ 7,601.00	\$ 17,500.00	\$ 17,500.00
4	Flaggin Hour	48	FHR	\$30.00	\$1,440.00	\$ 38.00	\$ 1,824.00	\$ 60.00	\$ 2,880.00	\$ 32.00	\$ 1,536.00	\$ 38.00	\$ 1,824.00
5	Calcium Chloride for Dust Control	500	lb	\$1.00	\$500.00	\$ 1.00	\$ 500.00	\$ 4.00	\$ 2,000.00	\$ 4.00	\$ 2,000.00	\$ 3.00	\$ 1,500.00
6	Temporary Sewer Bypass Connection & Removal	1	LS	\$33,000.00	\$33,000.00	\$ 6,000.00	\$ 6,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,934.00	\$ 12,934.00	\$ 35,000.00	\$ 35,000.00
7	<i>Constructing Storm Drains & Sanitary Sewers</i>												
7.1	6" Ø Sanitary Sewer Laterals	480	LF	\$80.00	\$38,400.00	\$ 100.00	\$ 48,000.00	\$ 100.00	\$ 48,000.00	\$ 96.00	\$ 46,080.00	\$ 120.00	\$ 57,600.00
7.2	24" Ø PVC Sewer Main	730	LF	\$135.00	\$98,550.00	\$ 130.00	\$ 94,900.00	\$ 90.00	\$ 65,700.00	\$ 142.00	\$ 103,660.00	\$ 190.00	\$138,700.00
7.3	12" Ø HDPE Storm Drain	175	LF	\$85.00	\$14,875.00	\$ 70.00	\$ 12,250.00	\$ 50.00	\$ 8,750.00	\$ 92.00	\$ 16,100.00	\$ 90.00	\$ 15,750.00
7.4	24" Ø HDPE Storm Drain	835	LF	\$120.00	\$100,200.00	\$ 110.00	\$ 91,850.00	\$ 70.00	\$ 58,450.00	\$ 122.00	\$ 101,870.00	\$ 120.00	\$100,200.00
7.5	Remove & Relay Existing 12" Ø HDPE Storm Drain	25	LF	\$85.00	\$2,125.00	\$ 70.00	\$ 1,750.00	\$ 60.00	\$ 1,500.00	\$ 182.00	\$ 4,550.00	\$ 98.00	\$ 2,450.00
8	<i>Constructing Precast Concrete Structures</i>												
8.1	4' Ø Standard Sanitary Sewer or Storm Drain Manhole	45	VF	\$650.00	\$29,250.00	\$ 500.00	\$ 22,500.00	\$ 600.00	\$ 27,000.00	\$ 1,016.00	\$ 45,720.00	\$ 600.00	\$ 27,000.00
8.2	5' Ø Standard Sanitary Sewer or Storm Drain Manhole	10	VF	\$550.00	\$5,500.00	\$ 750.00	\$ 7,500.00	\$ 800.00	\$ 8,000.00	\$ 895.00	\$ 8,950.00	\$ 1,600.00	\$ 16,000.00
8.3	Precast Concrete Catch Basin	75	VF	\$375.00	\$28,125.00	\$ 400.00	\$ 30,000.00	\$ 1.00	\$ 75.00	\$ 555.00	\$ 41,625.00	\$ 500.00	\$ 37,500.00
8.4	Abandon existing Manholes or Catch Basins	2	EA	\$1,500.00	\$3,000.00	\$ 500.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00	\$ 1,223.00	\$ 2,446.00	\$ 900.00	\$ 1,800.00
8.5	Modify Existing Catch Basins	1	EA	\$2,300.00	\$2,300.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 282.00	\$ 282.00	\$ 400.00	\$ 400.00
9	Miscellaneous Earth Excavation *-below normal depth	10	CY	\$37.00	\$370.00	\$ 25.00	\$ 250.00	\$ 1.00	\$ 10.00	\$ 36.00	\$ 360.00	\$ 24.00	\$ 240.00
10	Change in Quantity of Earth Excavation & Backfill Due to Pipe Depth Changes*	10	CY	\$23.00	\$230.00	\$ 50.00	\$ 500.00	\$ 20.00	\$ 200.00	\$ 36.00	\$ 360.00	\$ 58.00	\$ 580.00
11	<i>Test Pits</i>												
11.1	Test Pits (0-5' Depth) *	5	EA	\$500.00	\$2,500.00	\$ 1.00	\$ 5.00	\$ 1.00	\$ 5.00	\$ 502.00	\$ 2,510.00	\$ 700.00	\$ 3,500.00
11.2	Test Pits (0-5' Depth) *	5	EA	\$1,100.00	\$5,500.00	\$ 1.00	\$ 5.00	\$ 1.00	\$ 5.00	\$ 1,013.00	\$ 5,065.00	\$ 1,200.00	\$ 6,000.00
11.3	Test Pits (>10' Depth) *	2	EA	\$1,900.00	\$3,800.00	\$ 1.00	\$ 2.00	\$ 500.00	\$ 1,000.00	\$ 2,478.00	\$ 4,956.00	\$ 1,800.00	\$ 3,600.00
12	Rock Excavation & Disposal *	10	SY	\$300.00	\$3,000.00	\$ 150.00	\$ 1,500.00	\$ 100.00	\$ 1,000.00	\$ 212.00	\$ 2,120.00	\$ 200.00	\$ 2,000.00
13	Removal of Bituminous Concrete Pavement	1,200	SY	\$7.50	\$9,000.00	\$ 5.00	\$ 6,000.00	\$ 20.00	\$ 24,000.00	\$ 5.00	\$ 6,000.00	\$ 6.00	\$ 7,200.00
14	Bank Run Gravel *	10	CY	\$32.50	\$325.00	\$ 28.00	\$ 280.00	\$ 20.00	\$ 200.00	\$ 39.00	\$ 390.00	\$ 32.00	\$ 320.00
15	Crushed Stone or Screened Gravel *	10	CY	\$43.50	\$435.00	\$ 30.00	\$ 300.00	\$ 50.00	\$ 500.00	\$ 41.00	\$ 410.00	\$ 52.00	\$ 520.00
16	Select Borrow*	10	CY	\$32.50	\$325.00	\$ 15.00	\$ 150.00	\$ 20.00	\$ 200.00	\$ 47.00	\$ 470.00	\$ 24.00	\$ 240.00
17	Fine Grading of Roadway Subbase	1,200	SY	\$65.00	\$78,000.00	\$ 5.00	\$ 6,000.00	\$ 100.00	\$ 120,000.00	\$ 47.00	\$ 56,400.00	\$ 42.00	\$ 50,400.00
18	Loam and Seed	10	SY	\$7.00	\$70.00	\$ 200.00	\$ 2,000.00	\$ 100.00	\$ 1,000.00	\$ 31.00	\$ 310.00	\$ 65.00	\$ 650.00
19	<i>Controlled Low Strength Material CLSM</i>												
19.1	CLSM for Pipe Abandonment *	10	CY	\$115.00	\$1,150.00	\$ 150.00	\$ 1,500.00	\$ 80.00	\$ 800.00	\$ 471.00	\$ 4,710.00	\$ 150.00	\$ 1,500.00
19.2	CLSM for Backfill and All Other Purposes *	10	CY	\$115.00	\$1,150.00	\$ 150.00	\$ 1,500.00	\$ 80.00	\$ 800.00	\$ 233.00	\$ 2,330.00	\$ 150.00	\$ 1,500.00
20	Misc. 4,000 psi Concrete *	10	CY	\$145.00	\$1,450.00	\$ 150.00	\$ 1,500.00	\$ 150.00	\$ 1,500.00	\$ 329.00	\$ 3,290.00	\$ 450.00	\$ 4,500.00
21	<i>Constructing Special Storm Drain and Sanitary Sewer Structures</i>												
21.1	Boynton St. Sanitary Sewer Connection	1	LS	\$21,000.00	\$21,000.00	\$ 9,450.00	\$ 9,450.00	\$ 5,000.00	\$ 5,000.00	\$ 11,511.00	\$ 11,511.00	\$ 7,500.00	\$ 7,500.00
21.2	Sanitary Sewer Connection to Existing (SMH-6)	1	LS	\$18,000.00	\$18,000.00	\$ 5,950.00	\$ 5,950.00	\$ 5,000.00	\$ 5,000.00	\$ 17,954.00	\$ 17,954.00	\$ 14,500.00	\$ 14,500.00
21.3	Storm Drain Connection (DMH-1)	1	LS	\$15,000.00	\$15,000.00	\$ 11,500.00	\$ 11,500.00	\$ 5,000.00	\$ 5,000.00	\$ 9,769.00	\$ 9,769.00	\$ 3,000.00	\$ 3,000.00
	Total				\$543,570		\$376,466		\$399,575		\$537,050		\$584,974

* Indicates indeterminate quantity for bidding purposes
 ** Math Error Found on Proposal & Corrected



530 MAINE AVE.
BANGOR, MAINE 04401
TEL: 207/992-4501

PUBLIC SERVICES DEPARTMENT – OPERATION and MAINTENANCE
Dana R. Wardwell, Director

To: Finance Committee
From: Dana Wardwell
Subject: Sidewalk Blowers
Date: April 4, 2016

We use 5 Municipal Tractors with plow blades and blowers to keep sidewalks clear. Overall these have proven to be very dependable units, however, three of the blowers have had problems breaking chains. The dealer admits there is a problem and has given us 2 options.

Option 1, we can keep the blowers and they will replace broken chains at no charge. This option is undesirable because the time in the motor pool replacing chains is time we cannot be clearing sidewalks.

Option 2, they will take our blowers in trade for the newer hydraulic drive model and we pay the difference between the new cost of the two models, \$6,000 each. Staff recommends we keep one of these blowers that is on a machine that is due to be replaced soon and trade in 2 of the blowers for newer hydraulic drive blowers at a cost of \$12,000. There is \$16,226 remaining in account # 7718 as the asphalt reclaimer came in under budget and I propose using money in this account to pay for the blower upgrade.



BANGOR POLICE DEPARTMENT

240 Main Street
Bangor, Maine 04401
207-947-7382
Fax 207-945-6824

TO: Finance Committee

FR: Mark Hathaway

RE: Request to Purchase a Total Station Electronic Measuring System

DT: March 15, 2016

The police department is seeking permission to purchase a Total Station Electronic Measuring System (TSEMS). A TSEMS is an electronic/optical instrument used in modern surveying, electronic measuring and position calculation. Law enforcement utilizes this technology to measure and recreate automobile crash scenes and large scale or outdoor crime scenes. The final product allows the reader(s) the ability to reconstruct the scene of the crash or crime scene, either during the investigation or, potentially much later, when necessary for court proceedings.

The police department currently owns a TSEMS. That unit was purchased 12 years ago and used extensively by the Accident Reconstruction Unit and the Evidence Collection Team. The current unit is no longer supported by the manufacturer, cannot be upgraded (software), has damaged equipment that cannot be replaced and is essentially inoperative.

Our requests for quotes included support and software subscription (upgrade) and training for our accident investigation and evidence collection personnel. We received three quotes ranging from a cost of \$26,825.00 to \$30,510.00.

One of the vendors, Collision Forensic Solutions offered to sell us the product at a cost of \$19,495.00 instead of \$26,825.00, if we agreed to host a two week statewide training seminar at our police station. The State Police recently purchased two units from this vendor at full price. They currently have them in use and have been pleased with the performance of the product.

This purchase request is part of a two year focus on improving our evidence identification and collection by adding technicians to our Evidence Response Team, improving the quality of our equipment and expanding training opportunities. The purchase of this piece of equipment will benefit us as we continue our emphasis on enhanced evidence collection and crime scene management.

If this request is approved we will agree to host the training at the police station. The funding for this equipment will come from combination of our current equipment budget and Homeland Security funding. We would appreciate consideration of our request.

TO: Finance Committee
FR: Tom Higgins, Fire Chief
DT: March 30, 2016
RE: LifePak 15 Service Contract

The Fire Department uses eight (8) Physio Control model LifePak 15 defibrillators within the scope of providing emergency medical services. Today's defibrillators are highly technical pieces of equipment used for more than cardiac events. They monitor heart rhythm, blood pressure, CO2 levels, pacing, 12 lead monitoring and other items. To assure their reliability the FD held a service contract with Physio Control for a yearly maintenance review. This contract allowed for onsite service to avoid loss of a machine that otherwise would be shipped back to the factory.

Since the previous contract which ran from 2012 to 2105 has expired, the FD is seeking approval of a new contract with Physio Control for \$31,374 over a three year period. The cost of the contract is included in a FD budget line item.

FD personnel will be in attendance of the Finance Committee to answer any questions.



73 Harlow Street
Bangor, Maine 04401

Treasury Department
David W. Little
Tax Collector/Deputy Treasurer

Tel: (207) 992-4290
Fax: (207) 945-4422
Email: david.little@bangormaine.gov

To: Members of the Finance Committee
From: David Little, Tax Collector/Deputy Treasurer
Date: April 4, 2016
Re: Taxpayer Request – Robert Staples – 38 Jowett Street – RE 2861 / UT 5612801

Mr. Staples would like to make a proposal to the Committee for payment of the outstanding taxes for the property located at 38 Jowett Street. There are currently 18 years of outstanding taxes totaling just over \$39,700.

He has proposed paying the entire balance in full. However, he would like the Committee to consider waiving 50% of the interest and fee charges.

Of the total amount due \$16,529.25 represents interest charges on past due principal balances as allowed by State Statute and authorized by Council Resolve. The annual interest rate, established by the State, ranges from 6.5% to 12% depending on the tax year. Another \$1,077.61 of the total due represents lien costs the City has had to pay to secure our interest in the property.

It is staff's recommendation that no adjustment be made to the amounts due. To fund the services the City provides to its citizens it depends upon timely payment of the annual property taxes. When these taxes are not paid it places a burden on the City and the other taxpayers. Interest and liens are imposed as both penalties as well as deterrents for non-payment.

To avoid setting a precedent for other accounts in which multiple years of taxes and interest are due there should be a specific and defensible reason to waive interest in this situation. We do not believe such a reason exists.



73 Harlow Street
Bangor, Maine 04401

Treasury Department
David W. Little
Tax Collector/Deputy Treasurer

Tel: (207) 992-4290
Fax: (207) 945-4422
Email: david.little@bangormaine.gov

To: Members of the Finance Committee
From: David Little, Tax Collector/Deputy Treasurer
Date: April 4, 2016
Re: Workout Agreement – Michael & Gayla Cassidy – 104 Mount Hope – RE 284 / UT 2001101

Mr. Cassidy would like to enter into a workout agreement to pay the outstanding taxes and utility charges for the property located at 104 Mount Hope Avenue. There are currently 14 years of outstanding taxes along with multiple years of outstanding utility charges totaling over \$58,300.

Mr. Cassidy's proposal is to make an \$8,000 down payment and pay \$500 per month until the charges are paid and stay current with all billings going forward. This proposed schedule would take approximately 13 years to repay the outstanding balances plus the additional interest.

While not typical, the City has entered into potentially long term agreements with other taxpayers. If approved, per current practice, the agreement would be set up for no more than a 12 month period with the option for the City to extend an additional 12 months if all terms are met; including paying all current tax and utility charges as they come due and not missing more than three payments. Payments will be applied in the best interest of the City but typically would pay utility charges first and then pay the most recent tax year working backwards.

Mr. Cassidy also requested that the City consider making a reduction in the amount of interest due. Of the \$58,300 total due, approximately \$20,000 represents interest and fees. Mr. Cassidy was informed that staff would not recommend any reduction as there was no basis in regards to this account.

Staff is not opposed to the work out agreement but is seeking feedback and or approval on the proposed terms of the workout agreement due to the length of the term.

Staff recommendation is to deny the request to waive interest and fees.



Additional Information for Municipalities, March, 2016

Submitted by Karen Marysdaughter

Greater Bangor Solarize Advisors (a few others may be added - suggestions welcome!):

Josh Plourde, Bangor City Council, Sharon Klein, University of Maine Department of Economics, & Rick Reardon, EMCC Electrical Technology program.

National Solarize Support: [Department of Energy SunShot Initiative](#), [Solarize Guidebook](#)

Regional Solarize Support: [Clean Energy States Alliance](#), [CESA Solarize Guide](#)

Potential partners:

- Bangor, Brewer, Hampden, Veazie, Orono municipalities
- Eastern Maine Development Corporation

(I am in contact with D'arcy Main-Boyington in Brewer, Angus Jennings in Hampden, Mark Leonard in Veazie, Geoff Gordon in Orono, and Jeff Whelan at EMDC)

Coordination:

I am willing to serve as a volunteer coordinator for the project. References for my community organizing experience:

[Malcolm Burson](#), Public Policy Advisor at the Conservation Law Foundation and former Maine DEP Associate Policy Director - mburson@clf.org

[Dan Dixon](#), University of Maine Sustainability Coordinator - daniel.dixon@maine.edu

[Vaughan Woodruff](#), owner, InSource Renewables, member ME Association of Building Energy Professionals, and Chair of their Committee on Renewable Energy - vwoodruff@insourcerenewables.com

Contacts for Maine Solarize projects that I have talked with, and are willing to talk to municipal contacts:

Solarize Freeport - Donna Larson, Town Planner, dlarson@freeportmaine.com

Solarize MidMaine - John Reuthe, consultant for City of Waterville,
jreuthe@waterville-me.gov

Solarize Midcoast Maine - Jeff Kobrock & Bill Najpauer, Eastern Maine Development District, jkobrock@mceddme.org & bnajpauer@mceddme.org

Sample Solarize documents, including RFP's:

Available through SunShot Initiative, CESA, and the other Maine Solarize projects.

Draft timeline:

March - April, 2016 - Recruit partners

May - September - Do outreach and create list of interested home & business owners
(Note: I am in conversation with Bangor Greendrinks about featuring Solarize at one of their summer events, and with Bangor Rotary about doing a presentation at one of their Breakfasts)

Mid May - Send out RFP

Late June - Select installer(s)

July - mid September - Solar 101 informational session(s)

September 30 - Deadline to enter into contract with Greater Bangor Solarize project

Greater Bangor Solarize

% Karen Marysdaughter

21 Mt. Desert Dr.

Bangor, ME 04401

karenmd@myfairpoint.net

262-3706 (home)

930-5440 (cell)

Greater Bangor Solarize

A Proposal for Municipalities

March, 2016

What is [Solarize](#)?

Initiated in Portland, Oregon in 2009, Solarize is a collective purchasing program for homes, small businesses, farms, and community solar projects. The Solarize process has spread across the country - in Maine there are projects in [Freeport](#), [Mid Maine](#), and [Midcoast Maine](#).

The idea for a Solarize project for the Bangor area grew out of a “Solar Powering your Community” workshop sponsored by the cities of Bangor and Brewer and the Bangor Region Chamber of Commerce, held at the Cross Center in May of 2015.

The goal of Solarize is to promote the installation of distributed solar power by bringing together interested home and business owners to contract for solar installation at a reduced rate. Purchasers have been shown to save up to 10% of their installation costs. Coupled with the 30% federal tax credit and other possible financing options, solar can become very affordable.

What role would municipalities play in a Solarize project in the Greater Bangor area?

- Provide the community with a trusted emissary by adding their name as a partner.
- Assist with outreach to potential solar purchasers through established municipal networks and outreach tools.

We expect this project would easily piggyback on already existing municipal activities, and therefore not require much staff time. We are not requesting any funds.

Greater Bangor Solarize
% Karen Marysdaughter
21 Mt. Desert Dr.
Bangor, ME 04401
karenmd@myfairpoint.net
262-3706 (home)
930-5440 (cell)

To: Finance Committee
From: Debbie Cyr
Date: March 29, 2016
RE: Bangor Efficiency Program

At the Finance Committee meeting of March 21st, the Committee approved moving forward with a Bangor Efficiency Program. As a result of the meeting the following questions were identified.

- How would the City determine the project cost to calculate incentive, would the rebate be to the taxpayer or the vendor, are rebates taxable to recipients? *Working with Efficiency Maine on the best option, one possibility is that Efficiency Maine would process the Bangor incentive and bill Bangor.*
- Are participants limited to the number of rebates per year or type? *Program as proposed would follow Efficiency Maine limitations if any.*
- Would Efficiency Maine be able to confirm a request for verification from the City – or potentially initiate the rebate process to the City in lieu of the homeowner? *If Efficiency Maine is able to process the Bangor incentive this would not be an issue.*
- Would Efficiency Maine be willing to incorporate the Bangor program into notices to Bangor applicants, what support would Bangor be required to provide in support of an Energy Event in Bangor, would Efficiency Maine be willing develop some Bangor specific materials? *Efficiency Maine would consider this approach, but the City needs to adopt and then work to with them to address any concerns.*
- Would the account lapse at the end of the year - *the attached program is written to fund a non lapsing account, so the funds would remain until fully spent.*
- Can an ROI calculation be done for the program. – *I believe this could be done based on information EM obtains as part of the project – perhaps an annual report.*
- Both residential and commercial properties are eligible for EM rebates. All discussion to date has been on homeowners assume this program will be limited to homeowners? Is to be limited to owner occupied homes only?
- Should there be income limits?
- The proposal assumes we will follow EM rules – no income limits, but limits on what projects will be rebated (i.e. 1 heat pump).
- Should the City subsidize actions people are already taking?

A revised program is attached. A final revision will be made based on Councilor input on the above questions.

In addition, please find a resolve appropriating \$140,000 from FY 2016 savings for review as requested by the Finance Committee.

Memorandum

To: Finance Committee
Debbie Cyr, Finance Director
From: Sean Faircloth, Council Chair
Date: March 30, 2016
RE: Bangor Efficiency Program

Following Committee discussion, I thought I'd offer these comments on questions brought up at the last Finance Committee meeting.

Should there be income limits?

No. The proposal assumes Bangor will follow Efficiency Maine's rules of no income limits, but the Efficiency Maine criteria for what will receive a rebate will be followed. The goal of modernizing the housing stock of the City, overall, will be served regardless of income of any given participant. The minimum rebate regarding the audit/air-sealing would be beneficial to all, but would be particularly helpful to people of modest means.

This program is part of Efficiency Maine rebates. All previous discussion have been focused on homeowners. Will this program be limited to owner-occupied homes, only?

Yes. This pilot program focuses on owner-occupied homes. One goal is for a significant number of homeowners to feel the impact in their pocketbook and so the funding is focused on having an impact on that demographic. If the pilot program is successful, the Council and staff can assess the results and consider further options.

Should the City subsidize actions people are already taking?

There is no feasible way to increase the participation in Efficiency Maine, thus modernizing the housing stock, unless we treat Efficiency Maine users equally. Thus, there is no way to determine who would have utilized Efficiency Maine without further incentive, and those who would do so only with the incentive. That said, the further incentive is designed to increase participation among City residents overall. After the pilot program is implemented we will then be able to determine if we have increased participation. Indeed University of Maine Economics Professor Sharon Klein has offered to focus her students on applying their skills of quantitative analysis and community outreach to help the combined Energy Efficiency & Solarize campaign succeed and analyze participation.

School of Economics
www.umaine.edu/soe
Phone: 207-581-3154



5782 Winslow Hall
Orono, Maine 04469-5782
Fax: 207-581-4278

Dear Bangor City Council Members,

It is with great pleasure that I write to support the Bangor City Council's Energy Program proposal. As a researcher of community-based renewable energy and energy efficiency initiatives, I am seeing a growing momentum in local, municipal support for energy improvements across the country. These initiatives break down barriers to residential energy improvements by providing additional financial support beyond what is available at the state and federal levels, educating the community about the importance and benefits of energy efficiency and renewable energy, and encouraging peer effects to help accelerate city-wide adoption of energy efficiency and renewable energy. These initiatives save energy, emissions, and money, improving economic, social and environmental aspects of the community. Widespread annual monetary savings over time may contribute to more disposable income for the citizenry, contributing to economic growth in the community.

I am pleased to be advising the Bangor Solarize campaign, based on extensive research I have conducted over the last few years on similar campaigns around the country. It will be especially beneficial to coincide the Council's Energy Efficiency Program with the Solarize campaign because the Solarize campaign can help recruit participants for the Energy Efficiency Program and vice versa, increasing the greater community awareness of both programs beyond what may be accomplished by implementing just one of these programs or implementing them at different times. Energy efficiency and renewable energy are great complements to one another. Many people do not appreciate the cost savings that can be achieved with energy efficiency, not only in terms of fossil fuel reductions, but also in reducing the size of a renewable energy system needed to meet a consumer's energy demand. In addition, energy efficiency and renewable energy often work as "gateways" to adoption of one another. People may want to install solar through the Solarize campaign because it is exciting and visual, but the Energy Efficiency program will encourage them to also learn about and adopt important energy efficiency measures, increasing overall energy sustainability for the community. Likewise, participants in the Energy Efficiency program will become more educated about energy savings and may be more

March 30, 2016

apt to consider taking part in a Solarize campaign. Offering both programs in tandem will likely boost the effectiveness well beyond the sum of the individual parts.

In addition, offering both of these programs at the same time, and approving them now rather than waiting until a later date will enable me to provide student power to help with project development, data analysis and outreach. I teach 2 courses on energy sustainability at the University of Maine in Fall 2016. I am dedicated to including practical and worthwhile real-world experiences in my courses so students can put their knowledge into action in meaningful ways for the surrounding communities. I would be very excited to partner with the Bangor City Council on a project that would allow my students to apply their skills of quantitative analysis and community outreach to help the Energy Efficiency program and Solarize campaign succeed. The semester starts at the end of August though and these projects need time to plan ahead, so I would need to begin planning as soon as possible for how my students can be involved in a way that would help advance the Bangor City Council's goals. I typically have about 30 students in the upper level class (mixed undergraduate and graduate) that would be excited to work on this project. I also have another class of typically 90 first- and second-year undergraduate students who may be able to help with the project in smaller ways.

This combined energy efficiency & solar initiative is innovative and timely and addresses a crucial need in our community. I offer my support as a Bangor citizen and also as a professor at the University of Maine, dedicated to sustainable energy education and research, coupled with serving Maine communities. I look forward to partnering with the Bangor City Council to explore ways my students can help promote this program and analyze its effectiveness starting in the Fall 2016 semester.

Sincerely,



Dr. Sharon Klein
Assistant Professor, School of Economics
University of Maine, Orono, ME
207-581-3174, sharon.klein@maine.edu

Bangor Efficiency Pilot Program

Background

The City of Bangor has created an incentive to increase participation in homeowner energy efficiency measures, thus achieving three goals: 1) help Bangor residents lower their winter heating bills; 2) modernize Bangor's old housing stock thus making Bangor a more attractive place to live; 3) help decrease Bangor's carbon footprint in the face of global warming.

Selected housing data for Bangor, Maine and the US are presented below (data from American Fact Finder, 2010-2014 American Community Survey 5-Year Estimates):

	Bangor	Maine	US
Housing Units			
Built 1990 or later	19.06%	25.28%	29.86%
Built Pre 1990	80.94%	74.72%	70.14%
Owner Occupied	51.83%	71.43%	64.35%
Renter Occupied	48.17%	28.57%	35.65%
Monthly Housing Costs as % of Household Income			
Less than 25%	57.87%	54.52%	54.07%
25% or More	42.13%	45.48%	45.93%
Gross Rent as % of Household Income			
Less than 25%	29.65%	34.76%	36.22%
25% or More	70.35%	65.24%	63.78%

According to American Council for an Energy-Efficient Economy, "energy efficient initiatives can improve community self-reliance, save consumers and citizens money, create local 'main street' jobs, catalyze local economic investment, and protect the environment."

Energy efficient projects can take numerous forms; weatherization, heating, water heating, lighting and renewable (i.e. pellets, wood, solar, geothermal). Individuals may be interested in specific projects based on their own personal choice. Often, however, the project that will provide the most benefit is weatherization which typically includes an energy assessment.

There are a number of existing Energy Efficiency Programs that provide financing and/or rebates for investments in energy efficient and alternative energy systems.

- Efficiency Maine offers a variety of loan types to finance energy efficiency in homes. The PACE loans, which are available in Bangor with a rate of 4.99%, are unsecured and have no associated closing costs or appraisal fees. Rates, however, are tied to credit scores.

- Penquis offers two programs to assist with typical energy efficiency improvements to LiHEAP eligible low-income households. The Central Heating Improvement Program (CHIP) funded by Maine Housing, provides grants to repair or replace central heating systems that serve low-income households. CHIP funds may only be used to repair or replace dangerous, malfunctioning, or inoperable heating systems that pose a threat to health and safety. Only the primary heating source for the home is eligible for this funding. In addition, the Weatherization program helps low-income homeowners and renters reduce energy costs by improving home energy efficiency. The process begins with an energy audit to identify any improvements needed. Improvements may include insulation, weather-stripping, caulking, and some safety-related repairs.
- City of Bangor offers CDBG Residential Rehabilitation loans which provide low interest financial assistance for improvements to residential property owned or occupied by low/moderate income persons. The implementation and encouragement of energy efficient improvements is an allowable use of these funds. Interest rates range from 3% to prime for investor owned properties rented to income eligible tenants and flexible repayment terms that range from 10 years until sale or transfer of property.

Over the last 2 years, 440 Bangor homes have participated in an Efficiency Maine program resulting in \$280,000 of rebates being received and 36 loans totaling \$336,000.

Program Overview

This program would leverage participation within the Efficiency Maine program, thereby reducing the administrative costs to the City, provide greater incentives for energy efficiency programs, as well as access to Efficiency Maine unsecured loan opportunities.

- The City would take a lead role in marketing the programs through on-line media, print, and potentially providing space for an energy event. Efficiency Maine would provide the materials and presenters for an energy event.
- The City will provide a financial incentive homeowners to undertake projects by providing a direct incentive by measure.

Incentives

The City will rebate 10 percent of the project cost up to a maximum of \$500 with the exception of the Energy Assessment as all efficiency improvements should require some form of home owner investment. The City incentive for the Efficiency Maine's Energy Assessment with 6 hours of air sealing will be 50% of the balance after the Efficiency Maine rebate not to exceed \$200.

Funding

Initial funding for this program was provided from FY 2016 savings due to mild winter conditions, resulting in lower fuel usage and lower than anticipated fuel prices. These funds will be placed in a non-lapsing account. Additional funding to fully implement or continue the program beyond the initial investment will require Council approval.

COUNCIL ACTION

Item No. _____

Date: April 11, 2016

Item/Subject: Order, Authorizing the Transfer of \$140,000 in FY 2016 Savings to Fund a Bangor Efficiency Pilot Program

Responsible Department: Finance

Commentary: Over the past few months, the Finance Committee has been reviewing a potential program to provide incentives to homeowners to invest in energy efficient measures. To increase participation in homeowner energy efficiency, thus achieving three goals: 1) help Bangor residents lower their winter heating bills; 2) modernize Bangor's old housing stock thus making Bangor a more attractive place to live; 3) help decrease Bangor's carbon footprint in the face of global warming.

On March 21st, the Finance Committee reviewed the program to create an incentive to save homeowners money and modernize our housing stock, by piggyback onto existing programs offered through Efficiency Maine. This would lower administrative costs and allow for Bangor homeowners to receive even greater incentives for energy efficiency programs and provide access to unsecured loans.

The attached order would authorize the Finance Director to transfer FY 2016 in the amount of \$140,000 to a non lapsing account to fund the Bangor Efficiency Pilot Program.

Department Head

Manager's Comments:

City Manager

Associated Information:

Budget Approval:

Finance Director

Legal Approval:

City Solicitor

Introduced for

Passage
 First Reading
 Referral

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73 Harlow Street
Bangor, Maine 04401

Treasury Department
David W. Little
Tax Collector/Deputy Treasurer

Tel: (207) 992-4290
Fax: (207) 945-4422
Email: david.little@bangormaine.gov

To: Members of the Finance Committee
From: David Little, Tax Collector/Deputy Treasurer
Date: April 4, 2016
Re: Update on Properties with Matured Tax Liens

Below is a summary of real estate liens by tax year comparing the balances as of June 2015 and March 2016. This listing indicates the outstanding principal balances as well as a percentage of the commitment outstanding and the related collection rate by year. The Related Accounts columns represent the number of accounts outstanding for each particular tax year (the same account can be included in multiple lines). The June 2015 columns includes accounts that were lienied in that month, the March 2016 column indicates how liens are paid off throughout the year. Overall there are 383 individual accounts currently lienied and outstanding. Of those, 145 accounts have at least one matured tax lien.

Real Estate Analysis - Lienied Years

Tax Year	As of June 11, 2015		As of March 30, 2016		As of June 11, 2015		As of March 30, 2016			
	Total Commitment	Total Accounts	Remaining Commitment	Related Accounts	Remaining Commitment	Related Accounts	% of Commitment Outstanding	% of Total Collected	% of Commitment Outstanding	% of Total Collected
1996	27,896,917.15	unknown	239.48	1	239.48	1	0.001%	99.999%	0.001%	99.999%
1997	27,740,223.61	unknown	485.48	1	485.48	1	0.002%	99.998%	0.002%	99.998%
1998	28,417,400.47	unknown	445.89	1	445.99	1	0.002%	99.998%	0.002%	99.998%
1999	28,165,133.82	10075	1,344.70	2	1,344.70	2	0.005%	99.995%	0.005%	99.995%
2000	29,125,228.06	10315	1,327.20	2	1,327.20	2	0.005%	99.995%	0.005%	99.995%
2001	30,046,792.11	10303	3,146.23	4	3,146.23	4	0.010%	99.990%	0.010%	99.990%
2002	31,138,945.36	10300	5,203.08	5	5,203.08	5	0.017%	99.983%	0.017%	99.983%
2003	32,543,336.30	10331	7,714.16	8	6,608.02	7	0.024%	99.976%	0.020%	99.980%
2004	33,596,763.39	10356	11,492.89	9	8,978.09	8	0.034%	99.966%	0.027%	99.973%
2005	34,787,650.37	10367	12,162.79	9	9,565.30	8	0.035%	99.965%	0.027%	99.973%
2006	35,881,617.25	10429	13,059.13	11	10,849.81	10	0.036%	99.964%	0.030%	99.970%
2007	36,935,709.88	10591	12,069.84	9	9,968.82	8	0.033%	99.967%	0.027%	99.973%
2008	39,330,666.65	10757	17,217.60	17	15,089.44	16	0.044%	99.956%	0.038%	99.962%
2009	42,604,215.27	10868	30,995.89	29	24,708.43	23	0.073%	99.927%	0.058%	99.942%
2010	43,876,632.08	10921	72,580.32	40	64,624.24	32	0.165%	99.835%	0.147%	99.853%
2011	43,495,070.09	10954	52,025.10	63	41,657.97	54	0.120%	99.880%	0.096%	99.904%
2012	43,796,316.30	10970	73,158.49	81	59,969.07	70	0.167%	99.833%	0.137%	99.863%
2013	44,939,997.27	11015	87,068.33	106	64,939.58	84	0.194%	99.806%	0.145%	99.855%
2014	48,050,752.04	11036	451,983.06	314	107,095.63	128	0.941%	99.059%	0.223%	99.777%
2015	50,748,367.05	11012	1,814,150.86	966	551,896.29	354	3.575%	96.425%	1.088%	98.912%
	733,117,734.52		2,667,870.52		988,142.85		0.364%	99.636%	0.135%	99.865%

Over the last three fiscal years, staff has identified a total of 81 properties most of which have at least five years of past due taxes. The collection efforts for these properties were phased focusing initially on vacant land and vacant buildings. The current and future phases include occupied homes.

A summary of the current status of these properties is as follows:

- 14 accounts have been paid in full
- 6 have been making payments
- 16 properties the City took possession of (5 of which have been resold)
- 14 are currently in process of obtaining payment or taking possession (see below)
- 16 are identified for the next phase
- 1 mobile home was no longer in Bangor and the taxes were written off
- 14 mobile homes which are being reviewed by the Legal Department for small claims action

Below is update on the status of the fourteen properties currently in process. The two timeframes discussed are based on what notices the City had received in the past to its lien notices.

The following seven properties were allowed 30 days or until March 28, 2016 to reply:

- Mill Street - Vacant Land - Map 031 Lot 090 - No response - Staff recommendation is to take possession of this property.
- Finson Road - Vacant Land - Map R21 Lot 008 - No response - Staff recommendation it to take possession of this property.
- 1569 Union Street - Map R15 Lot 023 - Building only - No response - Staff recommendation is to take possession of this property (as the building is located on land owner by another, this will require some additional Legal input.)
- 42 Winter Street - Map 030-058 - A proposed workout agreement has been approved.
- 104 Mount Hope Avenue - Map 052-075 - A proposed workout agreement is on this evening's agenda.
- 38 Jowett Street - Map R42 Lot 173 - A request from the taxpayer is on this evening's agenda.
- 419 Essex Street - Map 046 Lot 070-A - Staff has met and is working with the taxpayer regarding the best course of action.

The remaining seven properties were given 90 days or until May 27, 2016. If staff is not contacted before that date all seven properties will be brought forth with a recommendation to take possession.

- Odlin Road - Vacant Land - Map R18 Lot 036
- Hayford Road - Vacant Land - Map 022 Lot 012-C
- Stillwater Avenue - Vacant Land - Map R69 Lot 001-X
- Highland Avenue - Vacant Land - Map 032 Lot 181
- Chase Road - Vacant Land - Map R69 Lot 029
- Kittredge Road - Vacant Land - Map R59 Lot 005
- Nowell Road - Vacant Land - Map 029 Lot 034-A

To: Finance Committee

From: Patty Hamilton, Public Health and Community Services Director

Subject: Healthy Maine Partnership-District Coordinating Council Funding

Date: March 30, 2016

Maine CDC recently released the statewide Fund for Healthy Maine RFP, signaling a new approach to public health delivery in Maine. In a separate announcement the state is investing in public health infrastructure at the District level, providing \$1.45 million annually (approximately \$160,000 per district) for leadership, guidance and administrative support to the already established District Coordinating Councils known as the DCC's.

The funding of the DCC's is intended to strengthen the leadership at the district level and further solidify the role of the DCCs and their leadership authority. Requirements of the funding include applying to become the Lead Fiscal Agent (LFA), and if chosen to be the LFA, to hire a district Coordinator.

The City of Bangor is currently the lead Healthy Maine Partnership (HMP) for our district, the Penquis District, comprising Penobscot and Piscataquis Counties. Our work currently involves those counties. Current staff would be reassigned the grant management and district level work. The City has extensive experience with federal grants and state bid processes and is well positioned to apply for and receive this award.

The District level competitive bid is due April 11th with the expectation that the LFA would be chosen by a steering committee of the DCC and would begin work by June 1. Funding to the districts is expected by June 30th. As the application deadline is April 11th, if the Committee recommends approval, the application will be submitted and a Council Order ratifying this action will be placed on the next Council agenda.