

Infrastructure Committee

Minutes

May 28, 2013

ATTENDEES

Councilors:

Benjamin Sprague

James Gallant

Nelson Durgin, in for Susan Hawes

Pauline Civiello

Patricia Blanchette

David Nealley

James Gallant

Joseph Baldacci

Staff:

Brad Moore

Cathy Conlow

Art Morgan

Guests:

Consent Agenda

1. Sewer Abatement Request – 23-25 Spring Street, Account #615201

Councilor Baldacci moved, Councilor Sprague seconded without further discussion.

Vote: Unanimous

2. Sewer Abatement Request – 191 French Street, Account #14018A01

Councilor Baldacci moved, Councilor Sprague seconded without further discussion.

Vote: Unanimous

Agenda

3. Easement Request: Grant Easement to Bangor Hydro Electric to Extend Service for Energy West Resources, Inc.-City Owned Property on Maine Avenue

Art informed the Committee of the new compressed natural gas (CNG) facility that would be located on Maine Avenue. The property is City owned, and leased to the CNG facility, with potential to offer them in the future. An easement would be granted to Bangor Hydro Electric Company for service to the facility.

Councilor Sprague moved, and it was seconded.

There was further discussion about any potential issues, Art stated there wasn't any. Councilor Durgin asked about any change in the traffic pattern for this location, Art explained this location would be a right in-right out only.

Vote: Unanimous

4. Ordinance Amendment Proposal: Amend the Sewer and Drains Ordinance, Chapter 252-25, Abatements To and Discounts of Sewer Use Charge

Brad proposed streamlining the process as indicated in his memo. The sewer abatement system started in the early 90's. The requested changes to the Ordinance:

- Reduce the request time to 90 days from 120 days.

- Actual owners of properties, not tenant or property manager be required to make the request.
- Remove the \$500.00 limitation at which Brad could approve abatements.

The abatement program had been in place for years and the Council has been consistent in the practical application. It would reduce some of the activity of the Committee. The only time the Council would see abatements would be during an appeal process. Cathy explained that the Council asked if there was some way to streamline the abatement process and asked Brad to look into. Councilor Sprague was in agreement, it would put more responsibility on the owner.

Councilor Sprague moved on all three proposed changes, it was seconded.

Councilor Blanchette suggested to include as part of the amendment that Brad submit an account of the abatement to the Infrastructure Committee every quarter.

Councilor Durgin asked if a statute existed that prohibit Department Heads from rendering this type of decision. Cathy would check with the Legal Department. Councilor Durgin then concurred with the recommendations.

Councilor Baldacci suggested a disclosure of numbers and amounts to generate a one page notice form regarding the right to appeal.

Councilor Civiello questioned 90 days being sufficient time for requests to be made, example, if someone was out of town, and also asked if a check was done on current taxes, etc. for being current before considering granting. Brad stated they would take it into consideration and checks are done only on sewer accounts. Cathy said they would check with Norm in Legal.

Councilor Longo suggested that as with the taxi cab appeals, they should also take abatements to the Board of Appeals.

Councilor Blanchette wasn't certain the Board of Appeals was authorized to accept funds on behalf of the City and requested that it be looked into. She urged that if the Council relinquished power, landlords would take advantage.

Councilor Gallant agreed that the Council protects the Staff and let it rest on the Council. He suggested both parties (owner & manager) be on the request, with both original signatures.

Councilor Sprague withdrew his motion and moved the follow revised proposed amendments:

- Summary Report provided Quarterly to the Infrastructure Committee (Councilor Baldacci request it be an item on the agenda.) (Councilor Longo requested it not be on the same night as the Bangor Water District's Report.)
- Limit of \$3,000.00 (Councilor Baldacci prefers the Council maintain responsibility)
- Generic notice/appeals form.

Motion made and seconded by Councilor Durgin.

Vote: Unanimous

5. Discussion: Wastewater and Stormwater Utility Infrastructure Improvement Plans

Brad provided a chart of wastewater and stormwater collection system which shows the rating system for the rate of failure and for high risk and consequence locations. Typical budget amount of \$250,000

would be used for small projects and spot repairs. FY14 budget request was for \$450,000 for short term projects and spot repairs. Randolph Drive was identified as a location in desperate need of repair. The request for \$450,000 would not be borrowed money; it would be from the operating budget. The extra \$200,000 was a request for the West Market Square area.

Councilor Durgin asked how a priority project was determined and at what point it would reach a point of immensely that something would need to be done. Brad stated the factors as risk of loss, health, backup in homes, sewer in streams, also affordability. Art provided some consequences if there was such a failure: loss of ability to treat large areas of the City, business close, no potential for future expansion.

Councilor Durgin asked about the status of a location on Webster Avenue experiencing sewer difficulties. Brad stated they had tv'd the line and was unable to go all the way through due to a blockage, but no reports of a backup in the basement.

Councilor Baldacci was concerned about public health and safety and showed interest in a separate meeting on the systems that were over the acceptable risk. Councilor Gallant was interested from a planning standpoint and how to proceed. Cathy informed them on the City's basis of decision making and prioritizing on project repairs. Councilor Blanchette said the most troubling area was on Sidney Street, pipes gone and asked about pipe lining. Art explained it was not a good candidate as it was structurally damaged.

Councilor Gallant recognized Councilor Nealley, who joined the table.

Councilor Gallant and Councilor Durgin requested more information on the type of pipe, amounts, resources, and most critical projected projects for FY14. Brad would provide the status of the financials at the next meeting.

Councilor Gallant requested this be a topic on the next agenda.

No Action Necessary

Motion made and seconded to adjourn at approximately 6:00 p.m.