

Infrastructure Committee

November 27, 2012

ATTENDEES

Councilors:

Patricia Blanchette

Ben Sprague

Susan Hawes

James Gallant

Pauline Civiello

Nelson Durgin

Staff:

Art Morgan, City Engineer

Cathy Conlow, City Manager

Keith Cyr, Instrument
Technician

Paul Nicklas, Asst. City Solicitor

Guests:

Peter Baldacci, County
Commissioner

Bill Collins, County
Administrator

Meeting convened approximately 5:00 p.m.

1. Abatement Request: 35 Eddyway Street, Account #6911301

Keith Cyr, in for Brad Moore, Superintendent of WWTP informed the Committee that this abatement was approved by the Superintendent. A transcription error of three cents was made on page one. The first page read in the amount of \$6.82, and the correct amount of \$6.85 could be found on page two.

Moved by Councilor Hawes and seconded by Councilor Sprague

Vote: Unanimous Approval

2. Presentation: Stormwater Video

Paul Nicklas noted his memo in the packet and stated the video was made possible by a grant from the Maine Air National Guard. City Staff, including Meaghan Collins, and Wynne Gulielmo, in conjunction with North East School of Communications compiled the video which was to be presented to the Committee shortly. The video would also be shown on the government channel and the City's website. The video was presented. Pauline Civiello stated that if she were home when viewing she wouldn't have been sure the video pertained to residential, only businesses. Paul responded that typically 74% of the stormwater utility would be comprised of residential. Those residences would see a flat rate increase of \$22.00 a year, which would equate to \$5.50 added to each of the sewer bills. Councilor Civiello also inquired about impervious surfaces, whether that included dirt driveways. Paul explained it was anything that wasn't vegetated, such as dirt, porous pavers, gravel road, surfaces significantly designed

to not let water through. Councilor Gallant asked if there would be an exemption if a rain barrel was used. Paul discussed there were provisions for owners with less than 500 square feet of impervious surface. He spoke about a credit system when using rain barrels, subsurface wetlands, and, impervious pavement. With a single family the administrative costs probably would outweigh the benefits received. Continued review of how much to implement would be done.

Councilor Sprague moved and Councilor Hawes seconded for Staff to proceed with posting the video to the website and the City's government channel.

Vote: Unanimous Approval

3. MDOT Agreement Request: Authorize City Manager to Execute Agreement with MDOT to Occupy Six Parking Spaces at Gallagher Place for the Joshua Chamberlain Bridge Project, MDOT #18320.00

Art explained MDOT would be starting the repainting March 2013 and would go through October 2013. Part of the work would be painting over Summer Street. Gallagher Place is City property leased to the Bangor House. MDOT was concerned about the parked vehicles and to avoid damage was requesting six spaces at a time while painting bridge segments. They would be offering a cash settlement. In the interim they could relocated the Bangor House employee vehicles to the parking garage.

Councilor Sprague moved and Councilor Hawes seconded.

Vote: Unanimous Approval

4. Public Services Director's Update: Old Police Station Status

Art stated in 2006 the Police Department moved from Court Street to Main Street and the previous building had been vacant since. The last improvements to the building were made in 1992, but none since. Recently there was a study on the structural stability of the building. From the request for proposals that were submitted, Sargent Corporation conducted the study and provided three options for the building.

1. Rehabilitation, which would cost approximately 20 to 30 million and could be on the higher side of that figure due to the structure. Figures based on a recent renovation project on the Margaret Chase Smith Building of \$340 a square foot, costing approximately 50 million totaled.

The following options would have some impact on utilities. The building acts as a retaining wall to Court Street and the hope was to not lose it into the stream.

2. Install a slope and secured with rip-rap and armored treatment. Cost would be approximately 1.2 million.

3. Install a steeper slope and construct a twenty foot retaining wall, allowing for thirty-six additional parking spaces. Cost would be at approximately 1.46 million. Estimate of \$8,000 per parking space.

No funding strategies had been laid yet.

Councilor Hawes commented that if there was a gain in parking spaces, to move forward. The longer they wait, the more it would cost and expressed the desire for closure. The site is an eye sore, dangerous, and unsafe and expressed concern for falling debris and safety of kids. Councilor Sprague asked if the structure was beyond soundness and could a third party interest develop the building. Art stated he was approached by one individual, Bangor for the Arts who asked if the City would give them the building. He advised them that the amount of the renovations were not realized and the building code was beyond reasonable to restore.

Peter Baldacci, County Commissioner and Bill Collins, County Administrator joined the discussion.

Mr. Baldacci stated they were neighbors of the property and had watched the decay and was concerned about the dangers of coming down the road toward Harlow Street. They would like to be part of the solution and stated the Red Cross and Post Office placed a demand on parking. They proposed acquiring the property at some point. Plowing “the pit” area to the right side of the stream was slippery and they could maintain, to remove some burden from Public Works in the winter. Bill Collins would work with the City, if desired.

Councilor Durgin commented that it would be a reasonable approach, as rehabilitation made no fiscal sense. He asked Art for suggestions on how to proceed.

Cathy stated there had been conversations with Bill in the past and once Staff received the okay they would sit down and hammer out the arrangements and estimates.

Councilor Gallant stated it would be to the benefit of the City and County and requested a timeline with regards to bringing this back to the Committee. Cathy responded after the first of the year they would come back with figures.

Councilor Hawes was concerned for folks who travel over the hill and asked if Public Works could do something in the interim and Art responded they would.

Vote: None Necessary, Informational Only

Meeting was adjourned at approximately 5:38 p.m.