

FINANCE COMMITTEE AGENDA

November 18, 2019 @ 5:15 pm

1. Consent Agenda

- a. Resolve, Ratifying Application for FY 2020 – FY 2022 Law Enforcement Officer (LEO) Reimbursement Agreement between the Transportation Security Administration and the City of Bangor
- b. Quitclaim Deed – 84 Cedar Street – Merchant and Tuller

2. Bids/Purchasing

- a. Arc Flash Study – WWTP – Harriman - \$11,500
- b. Parking and Revenue Control System – Airport – Cincinnati Time Recorder of Maine - \$178,592
- c. Solar Photovoltaic System – City Wide – Revision Energy

3. Disposition of City Owned Property – 48 Charles Street

4. Write off of Property Taxes

5. Executive Session -36 MSRA Section 841 (2) – Hardship Abatement

6. Open Session – Hardship Abatement Decision



CITY COUNCIL ACTION

11/25/2019

Council Meeting Date: 11/25/2019

Item No:

Responsible Dept: Airport

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Ratifying Execution of an Application for the FY 2020-FY 2022 Law Enforcement Officer (LEO) Reimbursement Agreement program, Other Transactional Agreement (OTA) between the Transportation Security Administration and the City of Bangor.

Summary

This Resolve will ratify an application with the Transportation Security Administration (TSA) for funding a Law Enforcement Officer (LEO) from FY 2020 through FY 2022. If approved, this program reimburses Bangor International Airport for using Bangor Law Enforcement personnel support at the airport in accordance with current Security Directives as mandated by TSA. The average annual reimbursement for the last three years was \$88,375/per year. Reimbursements are limited to actual costs not to exceed a rate of \$20 per hour and total reimbursement for each defined fiscal year.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 11/18/2019

For:

Against:

Staff Comments & Approvals

Staff recommends approval.

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR RESOLVE

11/25/2019

Date: 11/25/2019

Item No:

Assigned to Councilor:

Ratifying Execution of an Application for the FY 2020-FY 2022 Law Enforcement Officer (LEO) Reimbursement Agreement program, Other Transactional Agreement (OTA) between the Transportation Security Administration and the City of Bangor.

WHEREAS, the City of Bangor, Maine is the owner of an airport located in Bangor, County of Penobscot, State of Maine, commonly known as Bangor International Airport; and

WHEREAS, the City of Bangor provides security services at Bangor International Airport using its Law Enforcement personnel; and

WHEREAS, The Transportation Security Administration (TSA) requires formal applications for the award of funding for the LEO project periods of FY 2020 through FY 2022, to reimburse Bangor International Airport for using Bangor Law Enforcement personnel; and

WHEREAS, The City of Bangor agrees to provide Law Enforcement Officer (LEO) support on site at the airport in accordance with current Security Directives as mandated by TSA; and

WHEREAS, the City Staff has executed this LEO reimbursement application.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BANGOR, THAT

The actions of the City Manager, executing an application for the FY 2020-FY 2022 Law Enforcement Officer (LEO) Reimbursement Agreement program, Other Transactional Agreement (OTA) between the Transportation Security Administration and the City of Bangor, are hereby ratified.



CITY OF BANGOR

TREASURY DIVISION

To: Members of the Finance Committee
From: David Little, Deputy Finance Director
Date: November 18, 2019
Re: Quitclaim – 84 Cedar Street – Clarence Merchant and Michael Tuller

The property located at 84 Cedar Street has three years of outstanding taxes as well as past due utility charges including two matured liens. The total due is approximately \$4,900.

Clarence Merchant II and Michael Tuller recently purchased the property and the City received payment in full which is being held pending approval.

The City had concerns regarding Code Issues with the property, particularly the foundation and the prior owner's ability to correct them. The new owners have been in contact with Code Enforcement and are moving forward with making the necessary repairs. Code is satisfied that the new owners will complete the necessary work to bring the property back into compliance.

As such, staff is recommending that the City accept payment and issue a quitclaim deed to the new owners.



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: Arc Flash Study

DEPARTMENT: WWTP

BUDGET AMOUNT: 13,220 **AMOUNT OF AWARD:** 11,500

ACCOUNT NUMBER: 8056-73040000

VENDOR(S) RECOMMENDED: Harriman

Past Experience with Vendor : Excellent Good Fair
 Poor None
References were verified

OTHER COMMENTS:

An Arc flash study is required in workplace activities related to electrical energy and equipment. The WWTP has a high-voltage power system. The study is the starting point to determine risk, tag equipment appropriately, identify personal protective equipment levels, etc. The recommendation is to award the bid to the low bidder, Harriman, in the amount of \$11,500. This is the first step in the overall process to identify, map and label all WWTP electrical systems.

City of Bangor Bid Tabulation
 Bid: Arc Flash Study - RFP
 Bid No. P20-10

Bid Opening: October 30, 2019

Item	Description	Qty.	GL PwrSolutions, Inc. Dallas, TX	WESCO Distribution Inc. Bangor, ME	Mid-South Engineering Co Orono, ME	Harriman Auburn, ME	Hallam-ICS Mansfield, MA
			Total Price	Total Price	Total Price	Total Price	Total Price
1	Arc Flash Study down to Motor Control Center (MCC) Level	Lump Sum	\$ 31,500.00	\$ 16,800.00	\$ 16,950.00	\$ 8,300.00	\$ 18,285.00
2	Arc Flash Study Software and Training:	Lump Sum	Option 1: \$400 Video Training Option 2: \$400/person, in-person training Option 3: \$3,900, On-Site training, up to 40 attendees	\$ 3,900.00		\$ 3,200.00	\$ 3,550.00

Memorandum

To: Finance Committee

From: Tony Caruso, Airport Director

Re: Revenue Control Equipment – Airport Parking

Date: November 13, 2019

On October 16, 2019, the City received five (5) responses for the acquisition and installation of parking revenue control equipment to be installed at Bangor International Airport. The current revenue control equipment is 10 years old and has reached the end of its useful life. The equipment requested included new parking software, gates, ticket dispensers, parking ticket validators, 1 full self-serve payment kiosk at the exit lanes, 1 credit card only payment kiosk at the exit lanes and a cashier fee computer for the 1 staffed exit lane.

The proposals were reviewed by the General Manager for Reef Parking, Airport Director, Manager of Operations and Accounting Manager. In addition, Parke Clemons, of Reef Parking visited at least one site of each respondent either in the Portland or Boston area. Due to our climate it was important to gain an understanding of the performance of the equipment in colder temperatures. During this process, it was also noted by operators, that the bar code tickets can fade in sunlight which made tickets unreadable at the exit devices. Three respondents proposed bar coded ticket systems, one respondent proposed mag stripe tickets and one respondent provided both a bar coded and mag stripe ticket option.

The following is a brief overview of each system submitted.

HUB/Datapark

This proposal required the Pay-in-Lane machines be placed under a shelter. The major concern is the equipment's reliability in inclement weather. This vendor also required new pads to be placed under the Pay-in-Lane equipment at the Airport's expense.

ITS/WPS

There is only one installation of the proposed equipment in the Boston area. Neither a cashier station nor a functioning ticket dispenser was seen during the site visit. The equipment appeared simple in design but not robust enough for the volume of traffic seen during heavily traveled time periods. The reference provided was an airport smaller than BGR. The system also requires that all validation stations be on-line. We specified an off-line solution as this allows customers to validate when there is a system connection issue.

SKIDATA

This was the most expensive proposal received. Nearly the entire difference in the bid price was due to installation costs. There is a requirement to run new fiber throughout the system as well as install all new concrete pads. This was not a requirement in any other proposals. This system appears very robust but we do not feel it justifies the large difference in cost.

Wescor/DESIGNA

This equipment performed well at the warehouse as well as on a lot located at South Station. But, a reference provided by the respondent was contacted with unfavorable results. The reference was another Reef/Republic operated airport. The facility reported having long-term issues with validations and ticket reads. In addition, we were informed that repairs had to be done in a sheltered environment. Many of the sensitive electronic components of the equipment are exposed to the elements when opened. We feel this obviously poses a problem considering BGR's location and the amount of inclement weather we receive.

Cincinnati Time Recorder of Maine

CTR/Amano is the company and vendor currently used in Bangor. They are the only vendor located in Maine, making their travel costs much less than vendors located in the Boston area. The current relationship with CTR is positive. They have been responsive to our needs in Bangor for many years. The Parking Operator at the Portland Jetport provided a favorable recommendation of the new Amano hardware and service. However, the new system being used was the proposed bar coded ticket type as opposed to the magnetic stripe ticket type. Portland has had some issues with thermal ticket stock fading in the sun making the tickets unreadable at the exit devices. In addition, the off-line ticket validators used by Airport Reception and the Four Points Sheraton for off-line transactions are expensive and large in size.

After all site reviews were completed, it was determined that the City should consider mag stripe options. Based on the site reviews and reference checks, CTR/Amano was approached to determine if a mag stripe system was an option, based on the concerns noted in Portland. At this point in time, Amano has no plans to reintroduce the mag-stripe technology. However, CTR/Amano did offer another option. This option was to refurbish 2 of the current mag stripe ticket dispensers and replace the other 2 with dispensers that were installed at a new location, but never put into service. This alternative approach provides the airport with a like new system including all gates and exit devices. Also, included in this alternative approach is an additional full self-service payment kiosk so all exit lanes can accept cash and/or credit cards.

We respectfully ask Committee approval to award this project to CTR/Amano. This proposal to retain the magnetic stripe ticket type is in the amount of \$178,592.42. We feel this is the best approach at this time. The airport budgeted \$425,000.00 in the current budget year for this project.

City of Bangor Bid Tabulation
Bid: BIA - Parking and Revenue Control System
Bid No. P20-14

Bid Opening: October 16, 2019

	CTR-AMANO	WESCOR-DESIGNA	WESCOR-DESIGNA	ITS-WPS	HUB-DATAPARK	SKIDATA
TICKET TYPE	SMART BAR CODE	SMART BAR CODE	MAG-STRIPE	SMART BAR CODE	MAG-STRIPE	SMART BAR CODE
BASE PRICE	194,724.32	179,848.88	185,523.88	194,862.00	179,343.54	349,514.85
ANNUAL LICENCE		6,300.00	6,300.00			6,697.00
SPARE PARTS KIT	5,680.00	5,950.00	5,950.00	21,572.00	7,861.45	6,697.00
ADDITIONAL TERMINAL	12,467.00	8,088.00	8,898.00	7,915.00	7,590.00	5,666.00
ADDITIONAL LANE	16,964.00	13,318.00	14,128.00	10,935.00	11,954.00	8,386.00
ADDITIONAL 2 VALIDATORS	5,610.00	2,295.00	2,295.00	2,920.00	1,700.00	1,690.00
OTHER OPTIONS OFFERED						
MOBIL APPS FUNCTION	6,080.00	3,500.00	3,500.00	3,500.00	Not Included	
QR READERS TO ALL	Included w/Apps func	6,400.00	6,400.00		Not Included	
WEB VALIDATIONS OPTION		Included w/ Proposal	Included w/ Proposal	Included	Not Included	
ZIPBY TICKETLESS		8,375.00	8,375.00		Not Included	
DESKTOP MULT VALIDATOR	8,730.00	4,400.00	NO NEED W/ MAG STRIPE	1,350.00	Not Included	2,506.00
TIME TO INSTALL	45 DAYS	90 DAYS	90 DAYS	90 Days	Not Specified	150 Days
PARTS AND LABOR YEAR 2	14,290.00	15,413.00	15,413.00	N/A	19,200.00	19,259.00
YEAR 3	14,290.00	15,875.00	15,875.00	N/A	19,776.00	19,836.77
YEAR 4	14,290.00	16,351.00	16,351.00	N/A	20,364.00	20,431.87
YEAR 5	14,290.00	16,842.00	16,842.00	N/A	20,976.00	21,044.83
PARTS YEAR 2	9,475.00	9,518.00	9,518.00	8,600.00	14,400.00	14,423.00
YEAR 3	9,475.00	9,804.00	9,804.00	8,600.00	14,832.00	14,855.69
YEAR 4	9,475.00	10,098.00	10,098.00	8,600.00	15,276.00	15,301.36
YEAR 5	9,475.00	10,401.00	10,401.00	8,600.00	15,732.00	15,760.40
MIN. SERVICE CALL	440.00	1,080.00	1,080.00	820.00	Not Submitted	Not Submitted
LABOR PER HOUR	110.00	120.00	120.00	145.00	Not Submitted	195.00-225.00
LABOR PER HOUR/EM	165.00	180.00	180.00	217.50	Not Submitted	2X
WARRANTY	1 YEAR P&L	1 YEAR P&L	1 YEAR P&L	1 YEAR P&L	2 YEARS P&L ???	
OTHER DETAILS						

To: Finance Committee

From: Debbie Laurie

Tanya Emery

Date: November 12, 2019

RE: Solar Photovoltaic System

Earlier this year, based on the results of a Solar Feasibility Study, the City issued a Request for Proposals for the design and installation of a solar photovoltaic system at 611 Maine Avenue (a City-owned parcel, site of the former Energy West compressed natural gas operation). The goal is to reduce the City's carbon footprint and optimize rates for electricity through the generation of solar power.

Three bids received were from Borrego Solar Systems, Inc. ("Borrego"), ReVision Energy ("ReVision") and Sundog Solar, LLC ("Sundog"). It should be noted that during the time the RFP was issued, the Maine Legislature was considering a variety of solar energy related bills that, if enacted, would change in material ways how solar energy systems would be sized and the relationships between solar energy developers and customers that contracted with such developers for some or all of the outputs of those systems. Due to the highly specialized and technical nature of the proposals, in addition to the changing legislative landscape, staff sought assistance from an independent third-party consultant, Competitive Energy Services ("CES"), to review the responses in detail.

CES developed follow-up questions to respondents after the initial review, and each respondent was asked whether it would like to modify their initial response to reflect the new law. Both ReVision and Sundog took advantage of this opportunity by submitting revised bids for larger sized solar projects. Borrego also provided additional clarifying information following up on questions from the City.

Based on a number of criteria, staff recommend selection of the ReVision proposal.

1. The size (970.2 kW DC) of the project is well-designed and does not place any panels above the fuel pipeline area.
2. There is no upfront cost to the City – we do a down payment when we sign the letter of intent (not to exceed \$67,125.00) to cover items such as the Emera system impact study and deposit on the equipment, as there are long lead times. The down payment is reimbursed to the City within 30 days of us signing a power purchase agreement.
3. Highest savings per kwh of generation of the proposals we received.

To move the project forward, staff recommend entering into a letter of intent with ReVision Energy, with a down payment not to exceed \$67,125.00. In addition, staff recommend entering into a contract for \$2,500 with Competitive Energy Services to negotiate the contract on behalf of the City, given their expertise in solar development and energy regulations.

City of Bangor Bid Tabulation
 Bid: Solar Photovoltaic System

Bid Opening: June 20, 2019

Item	Description	Sundog Solar Option #1 Searsport, ME		ReVision Energy Liberty, ME		Sundog Solar Option #2 Searsport, ME		Borrego Solar Systems, Inc. Lowell, MA	
		Response		Response		Response		Response	
Photovoltaic Module									
1.a	Manufacturer or equivalent	Vikram		REC		Vikram		JA Solar	
1.b	Model or equivalent	Somera Grand Ultima 370W		350TP2S		Somera Grand Ultima 370W		JAM72S09-385/PR	
1.c	Quantity (panels)	654		2,772		2,570		4,293	
Inverter									
2.a	Manufacturer or equivalent	SMA		Chint Power Systems		SMA		Chint Power Systems	
2.b	Model or equivalent	Sunny Tripower CORE1		CPS60KTL		Sunny Tripower CORE1		CPS SCA 125KTL - DO/US - 600	
2.c	Quantity (inverters)	3		11		13		10	
		Cost	\$/kilowatt	Cost	\$/kilowatt	Cost	\$/kilowatt	Cost	\$/kilowatt
3	Generating Equipment	245,729.27	1,018.36	710,576.00	732.40	884,151.00	929.80	986,355.39	597.00
4	Balance of System	97,000.00	401.99	224,673.00	231.57	247,000.00	259.75	823,499.20	498.00
5	Engineering and Permitting	26,000.00	107.74	51,000.00	52.57	40,000.00	42.07	353,367.20	214.00
6	Construction and Installation	138,514.00	574.03	742,083.00	764.88	499,246.00	525.02	909,536.44	550.00
7	Operations and Maintenance (annual)	*Purchase Depending*	*Purchase Depending*	4,330.00	4.46	*Purchase Depending*	*Purchase Depending*	9,600.00	6.00
8	Removal Cost	0	0	25,000.00	25.76	0	0	Not Applicable	Not Applicable
	Total	\$ 525,122.63	\$ 2.17	\$ 1,757,662.00	\$ 1,811.64	\$ 1,738,465.00	\$ 1,829.00	\$ 3,072,758.23	\$ 1,859.00
9	KW Capacity	241.90		241.90		950.90		950.90	
9.a	KW (STC)	241.90		970.20		950.90		1,652.80	
9.b	KW (PTC)	180,635.00		880.20		709,834.00		1,536.46	
9.c	Kwh at the meter	304,500.00		1,194,144.00		1,213,873.00		0	
10	Projected Annual AC Production	186 kW		186 kW		650 kW		650 kW	
	Operation Year	Price Schedule		Price Schedule		Price Schedule		Price Schedule	
		Price per kwh		Price per kwh		Price per kwh		Price per kwh	
	Year 1	\$	0.1090	\$	0.0795	\$	0.0775	15% Discount to Net Energy Billing Rate - Pricing applies to all years within term (1-20)	
	Year 2	\$	0.1090	\$	0.0795	\$	0.0775		
	Year 3	\$	0.1090	\$	0.0811	\$	0.0775		
	Year 4	\$	0.1090	\$	0.0827	\$	0.0775		
	Year 5	\$	0.1090	\$	0.0844	\$	0.0775		
	Year 6	\$	0.1100	\$	0.0861	\$	0.0776		
	Year 7	\$	0.1110	\$	0.0878	\$	0.0777		
	Year 8	\$	0.1120	\$	0.0895	\$	0.0777		
	Year 9	\$	0.1130	\$	0.0913	\$	0.0778		
	Year 10	\$	0.1150	\$	0.0931	\$	0.0779		
	Year 11	\$	0.1160	\$	0.0950	\$	0.0801		
	Year 12	\$	0.1170	\$	0.0969	\$	0.0801		
	Year 13	\$	0.1180	\$	0.0988	\$	0.0811		
	Year 14	\$	0.1190	\$	0.1008	\$	0.0821		
	Year 15	\$	0.1200	\$	0.1028	\$	0.0831		
	Year 16	\$	0.1220	\$	0.1049	\$	0.0841		
	Year 17	\$	0.1230	\$	0.1070	\$	0.0851		
	Year 18	\$	0.1240	\$	0.1091	\$	0.0851		
	Year 19	\$	0.1250	\$	0.1113	\$	0.0861		
	Year 20	\$	0.1270	\$	0.1135	\$	0.0871		



CITY OF BANGOR

Memo

To: Finance Committee

From: Jeff LaBree, Housing Rehabilitation Coordinator

Date: November 18, 2019

Re: Disposition of City Owned Property – 48 Charles Street **MAP 032 LOT 074**

The City took possession of the substandard property located at 48 Charles Street due to matured liens in July, 2019, Council Order 15-018. The blighted property is scheduled for demolition by the end of November.

The City has written off back taxes and utilities in excess of \$8,700 and with environmental study, abatement, and demolition, the City will have spent an additional \$15,500 to date.

The abutting, multifamily property located at 50 Charles Street is under contract to be sold to Nathaniel Seekins. Mr. Seekins has contacted the City and wishes to purchase the City owned property located at 48 Charles, once the dwelling has been removed. Mr. Seekins would have up to three years in which to develop the lot of record for housing and is looking into the possibility of constructing a single family home on the property, but for now intends to use the vacant lot for parking. Mr. Seekins has submitted an offer of \$6,000 for the vacant lot.

The abutter residing at 44 Charles was contacted and has no interest in the property.

Staff recommends approval of the sale of the City owned lot located at 48 Charles Street to Nathaniel Seekins for \$6,000.

The House at 48 Charles is scheduled to be removed.





CITY OF BANGOR

TREASURY DIVISION

To: Members of the Finance Committee
From: David Little, Deputy Finance Director
Date: November 4, 2019
Re: Write-off and Quitclaim – 14 B Street, Birch Hill Estates, Kathryn Allan and Lot 17 Martel's Mobile Home Park, Jesse Kelly

As part of the City's ongoing project of reviewing property with matured tax liens staff has also reviewed mobile homes located within the City's various mobile home parks. Historically, taking possession of these properties has not been a practice of the City for several factors; namely their value, their age and unless moved out of the park, the City would be responsible for lot rent. The City could also be potentially held liable 60 days after a mobile home becomes abandoned.

Earlier this year, staff recommended and the Committee approved writing off all prior taxes for any mobile home which is currently exempt due to the Homestead Exemption. Whereas, these properties no longer receive a tax bill it both cleaned up the City's tax rolls and removed any potential liability the City may have for the older unpaid taxes that matured.

I also reached out to several mobile home owners that were not receiving the homestead exemption, explaining the program and providing the application along with a self-addressed stamped returned envelope. To date, only the two owners referenced above have replied. Their applications have been provided to the Assessing Department and both will be fully exempt beginning next year.

Whereas these two properties now meet the same criteria used previously, staff is recommending that all prior year unpaid taxes be written off.

The total write-off would be \$2,843.51, consisting of seven years of taxes totaling \$2,471.00 for 14 B Street, Birch Hill Estates and four years of taxes totaling \$372.51 for Lot 17 in Martel's Mobile Home Park.