

FINANCE COMMITTEE AGENDA

January 4, 2021 @ 5:15 P.M.

1. Consent Agenda

- a. Emergency Purchase – Union Street Traffic Detection System – Coastal Traffic - \$16,775

2. Bids/Purchasing

- a. Hazardous Waste Services – City Wide – Clean Harbors Environmental Services
- b. Request to Sole Source – Wemco Pump and Motor – WWTP – Wescor Associates - \$22,490
- c. Update on Diesel Fuel Contract Process

3. Workout Agreement – 181 State Street - Butler



DEPARTMENT OF PUBLIC WORKS

CITY OF BANGOR

AARON HUOTARI
DIRECTOR

To: Finance Committee
From: Public Works, Aaron Huotari
Subject: Request for Sole-Source Purchase – (1) Gridsmart Camera Detection System
Date: December 9, 2020

On 12/3/2020 a tractor-trailer struck the traffic signal pole at the East side of the intersection of Union Street and Vermont Avenue, tearing it down and dragging it for a distance before stopping. The Public Works Electrical department was able to get the pole and signals repaired late the same day. Unfortunately the detection system was not salvageable so the lights are set on timers at this time with no vehicle detection that would allow traffic to move more quickly/efficiently through the intersection.

Our sole-source supplier for the Gridsmart detection system is Coastal Traffic Inc. One complete detection unit is priced at \$16,775, delivered. In order to expedite the full repair of this busy intersection Public Works ordered the replacement unit on 12/8/20. The Public Works Electrical department will install the detection unit upon receipt.

The cost of the repairs and installation will be billed to the business operating the tractor-trailer that struck the pole.

Public Works is respectfully requesting retroactive approval from the Finance Committee for this purchase.

To: Finance Committee
From: Ryan Kuhl, Risk and Safety Manager
Date: December 30, 2020
RE: Hazardous Waste Services

Background

The City of Bangor generates both hazardous and non-hazardous chemical waste at a various facilities throughout the City (Airport, Golf Course, Public Works, Wastewater Treatment Plant, Fleet Maintenance, School Department and Parks and Recreation). Typical hazardous waste generated are those that include some form of certain chemical or metal i.e. batteries, aerosol cans, fertilizers, pesticides, fuel or chemical based materials. The City, like most businesses, is required to ensure that hazardous waste is collected, stored, labelled, transported and disposed of in accordance with the Maine Department of Environmental Protection Hazardous Waste Management Regulations. The hazardous waste disposal industry is a highly regulated business that requires vendors working in the State of Maine to possess a license to transport hazardous waste and have access to a licensed hazardous waste disposal facility.

Responses

On December 2, 2020, the City received four responses to its Request of Proposals (RFP) – Hazardous Waste Services. The respondents were Clean Harbors, Maine Labpack, Tradebe Environmental Services, and US Ecology all of whom are licensed to transport hazardous waste in the State of Maine and have access to a licensed hazardous waste disposal facility. The proposal requested information in the following major areas:

- Capabilities, experience, resources and equipment available to dispose of hazardous and non-hazardous waste;
- Ability to assist the City of Bangor with creating and maintaining hazardous waste profiles;
- Cost of services, including: disposal costs, lab packing materials, labor rates, cost of analytical services and other associated fees;
- Number of staff available, level and years of experience and any certificates or degrees achieved;
- Other services that can be provided, including: emergency spill response, pumping out underground tanks or oil/water separators, cleaning out underground tanks, providing training to City personnel and analytical services; and

- Ability to complete recordkeeping requirements mandated by the Environmental Protection Agency, Maine Department of Environmental Protection and Maine Department of Transportation.

Recommendation

Based on the written proposals, cost of services, additional services provided and location of emergency response services and all other information presented, staff recommendation is to award the contract for Hazardous Waste Services to Clean Harbors. Clean Harbors is the City's current contractor for all hazardous and non-hazardous waste services and is familiar with the City's locations, waste streams, disposal needs and personnel. This company meets all of the City's hazardous and non-hazardous waste needs, including but not limited to: creating and maintaining electronic waste profiles, providing analytical services, pumping out underground tanks and oil/water separators, ability to lab pack hazardous waste, provide 24 hour / 7 days-a-week emergency spill response and clean-up operations, and provide resources to ensure the City is in full compliance with all recordkeeping requirements. This proposal requested a three year contract (the City reserves the right to terminate without cause in all our contracts), with the ability to renew for an additional three one-year terms. As the total cost of this contract will likely exceed \$100,000 over its term, this contract will require City Council approval.

City of Bangor Bid Tabulation
 Bid: Hazardous Waste Services
 Proposal No. P21-09

Bid Opening: December 2, 2020

Description	Clean Harbors Environmental Services Hamden, ME						Maine Labpack Scarborough, ME					Tradebe Environmental Services, LLC. Merrillville, IN					EQ Northeast, Inc. Wrentham, MA						
	Cost per						Cost per					Cost per					Cost per						
	≤ 1 Gallon	5 Gal	10 Gal	20 Gal	30 Gal	55 Gal	≤ 1 Gallon	5 Gal	15 Gal** Bidder changed unit	30 Gal	55 Gal	≤ 1 Gallon	5 Gal	10 Gal	20 Gal	30 Gal	55 Gal	≤ 1 Gallon	5 Gal	15 Gal** Bidder changed unit	30 Gal	55 Gal	
Flammable Liquids		43.00	43.00	43.00	48.00	68.00		55.00	70.00	85.00	100.00		25.00	43.00			50.00	71.00	No Bid	70.00	90.00	115.00	125.00
Flammable Solids		65.00	131.00	131.00	164.00	219.00		60.00	80.00	150.00	175.00		70.00	119.00			139.00	199.00	No Bid	80.00	123.00	255.00	277.00
Acids		65.00	131.00	131.00	164.00	219.00		70.00	112.00	125.00	145.00		93.00	159.00			186.00	265.00	No Bid	80.00	106.00	150.00	175.00
Bases		65.00	131.00	131.00	164.00	219.00		70.00	112.00	125.00	145.00		93.00	159.00			186.00	265.00	No Bid	80.00	106.00	150.00	175.00
Oxidizers		65.00	131.00	131.00	164.00	219.00		90.00	225.00	365.00	405.00		89.00	194.00			348.00	454.00	No Bid	80.00	107.00	281.00	305.00
Toxic		65.00	131.00	131.00	164.00	219.00		90.00	208.00	265.00	295.00		89.00	194.00			295.00	395.00	No Bid	80.00	106.00	150.00	175.00
Acutely Toxic, listed waste		65.00	131.00	131.00	164.00	219.00		90.00	case - by - case				195.00	245.00			295.00	395.00	No Bid	175.00	Case by Case		
Reactive		164.00						150.00	case - by - case				195.00						No Bid	100.00	148.00	Case by Case	
Aerosols		65.00	120.00	120.00	150.00	200.00		67.00	120.00	158.00	225.00		87.00	149.00			174.00	248.00	No Bid	70.00	80.00	200.00	225.00
Gasoline Fuel Filters		60.00	111.00	111.00	140.00	185.00		80.00	120.00	165.00	225.00		56.00	96.00			112.00	160.00	No Bid	177.00	207.00	253.00	274.00
Solvent wipers		60.00	111.00	111.00	140.00	185.00		60.00	90.00	150.00	165.00		56.00	96.00			112.00	160.00	No Bid	177.00	207.00	253.00	274.00
1 gallon propane tanks	25.00								\$10/each				30.00						No Bid	30.00	30.00	30.00	30.00
Waste Flammable Liquids & absorbents		140.00	210.00	210.00	263.00	350.00		60.00	80.00	150.00	175.00		56.00	96.00			112.00	160.00	No Bid	177.00	207.00	253.00	274.00
Elemental Mercury		300.00							\$10/lb min \$140				265.00						No Bid	215.00	295.00	Case by Case	
Pesticides		65.00	131.00	131.00	164.00	219.00		120.00	195.00	275.00	395.00		167.00	286.00			333.00	476.00	No Bid	125.00	147.00	\$1.85 per lb \$323 minimum	\$1.85 per lb \$525 minimum
Accidental Crushed Fluorescent Lamps		65.00	120.00	120.00	150.00	200.00			\$20/lb				85.00	145.00			169.00	242.00	No Bid	90.00	100.00	150.00	175.00
Non-hazardous Wastes	≤ 1 Gallon	5 Gal	10 Gal	20 Gal	30 Gal	55 Gal	≤ 1 Gallon	5 Gal	15 Gal** Bidder changed unit	30 Gal	55 Gal	≤ 1 Gallon	5 Gal	10 Gal	20 Gal	30 Gal	55 Gal	≤ 1 Gallon	5 Gal	15 Gal** Bidder changed unit	30 Gal	55 Gal	
Oily Solids (pads, absorbents, soil, etc...)		43.00	43.00	43.00	43.00	50.00		30.00	45.00	60.00	95.00		29.00	50.00			59.00	84.00	No Bid	76.00	86.00	100.00	105.00
Waste Anti-freeze (propylene & ethylene glycol)		43.00	51.00	51.00	64.00	85.00		45.00	65.00	100.00	120.00		39.00	66.00			77.00	110.00	No Bid	80.00	90.00	105.00	110.00
Non-hazardous waste		43.00	43.00	43.00	43.00	53.00		45.00	60.00	85.00	100.00		39.00	66.00			77.00	110.00	No Bid	\$76 solid / \$80 liquid	\$86 solid / \$90 liquid	\$100 solid / \$105 liquid	\$105 solid / \$110 liquid
Bulk Waste	Cost Per Gallon						Cost Per Gallon					Cost Per Gallon					Cost Per Gallon						
Oil/water Separator Tanks	\$0.54 if < 1% solids or \$1.60 if solids ≥ 1% Minimum Charge \$350/load						Bidder altered Proposal Form, and this information does not appear to be available. Some pricing above had altered descriptions, and may not reflect the pricing requested.					\$0.54/gal plus surcharges					\$0.51 per gallon // Plus Energy, Insurance and Recovery Fee on Disposal 11% // \$450.00 per pickup event transportation fee // Surcharges - Greater than 50% oil - \$0.10 per gallon // Greater than 75% oil - \$0.20 surcharge per gallon // Price if < 1% solids: \$0.54 per gallon // Price if 1% or more solids: \$1.60 per gallon // 1,000 gallon minimum charge/load // \$175 tank wash per load Oil Surcharges – Per Gallon Each 1% to 1.99% - \$0.055 10% to 29.99% - \$0.155 30% to 69.99% - \$0.255 70% to 100% - \$0.355 COD Surcharges – Per Gallon 10,000 to 19,999 ppm - \$0.05 20,000 to 29,999 ppm - \$0.10 30,000 to 39,999 ppm - \$0.15 1-hour loading, 2 hours offloading, demurrage thereafter \$100.00 per hour // Recycling // Prices and services are contingent upon credit approval and waste acceptance approval from the receiving facility. Approval of waste materials will be based on a completed and signed waste profile, an MSDS or analytical report and an evaluation of a representative sample (if required) for a treatability study. Surcharges may apply if waste varies from its original profile or is recharacterized or reclassified on site at the TSDF. Additional fees may apply at the time of delivery for assistance with off-loading or due to non-conforming waste. Improperly classified and/or rejected waste will be returned to the customer, or managed in an alternative manner, at customer's expense.						
FFFF Foam Suppression System Rinsate Waste	\$3.35 Minimum Charge \$1,000/load											\$4.50/ gal.					\$3.02 per gallon // 4,500 gallon minimum charge per load on transportation // 1-hour loading, 2 hours offloading, demurrage thereafter \$100.00 per hour // Treatment to Sub C Landfill Prices and services are contingent upon credit approval and waste acceptance approval from the receiving facility. Approval of waste materials will be based on a completed and signed waste profile, an MSDS or analytical report and an evaluation of a representative sample (if required) for a treatability study. Surcharges may apply if waste varies from its original profile or is recharacterized or reclassified on site at the TSDF. Additional fees may apply at the time of delivery for assistance with off-loading or due to non-conforming waste. Improperly classified and/or rejected waste will be returned to the customer, or managed in an alternative manner, at customer's expense.						



CITY OF BANGOR

Memo

To: Finance Committee

From: Amanda Smith, Director of Water Quality

cc: Debbie Laurie, Finance Director
David Little, Assistant Finance Director

Date: January 4, 2021

Re: Request to Sole Source - Wemco Type C Replacement Pumps and Motors

The Department of Water Quality is requesting to allow a sole source purchase of a Wemco Type C OEM (original equipment manufacturer) pump with motor for the Wastewater Treatment Plant. The Wemco is the equipment that was installed during the initial construction of the plant in 1962 and 1992.

The treatment process utilizes five pumps for the removal of sludge and grit from the processed water. The first of these five pumps was replaced in FY20 with the remaining pumps to be replaced at an interval of one per year in accordance with the City's 5-year Capital Improvement Plan. The City's MEPDES permit requires that four pumps run at all times.

Staff recommendation is to purchase the Wemco pump and motor from the only vendor, Wescor, in the amount of \$22,490. Funding for this purchase was approved in the FY21 budget.

To: Finance Committee
From: Debbie Laurie
Date: December 30, 2020
RE: Update on Diesel Fuel Contract Process

Diesel fuel is a commodity upon which supplies can buy futures contracts up to eighteen months in advance of planned deliveries. This is an opportunity the City has availed itself of for the last eight years with Dysart's. This action has allowed us to "lock in" diesel fuel prices in advance of the upcoming fiscal year.

The City and School departments purchase in excess of 300,000 gallons of diesel fuel annually, the largest consumers being public transit and school buses.

Below is the summary of recent per gallon pricing the City has had contracts for:

Fiscal Year – 2016	\$2.10
Fiscal Year – 2017	\$1.70
Fiscal Year – 2018	\$1.87
Fiscal Year – 2019	\$2.55
Fiscal Year – 2020	\$2.19
Fiscal Year – 2021	\$1.91

Staff would like to pursue a similar arrangement for the upcoming FY 2022. The window for this opportunity begins January 1st. Given the potential volatility in the marketplace if a reasonable price per gallon is offered, staff will need to take immediate action, then bring forward a Resolve ratifying their actions for executing the contract. This staff action is typically initiated by the Finance Director and reviewed with the City Manager prior to the execution of any contract.



CITY OF BANGOR

TREASURY DIVISION

To: Members of the Finance Committee
From: David Little, Deputy Finance Director
Date: January 4, 2021
Re: James Butler – 181 State Street – Workout Agreement

Mr. Butler has requested to enter into a workout agreement to pay the outstanding taxes and utility charges for 181 State Street. Currently the total amount due is approximately \$62,900 which includes multiple matured tax and utility liens.

Mr. Butler is also requesting that this workout agreement stand alone from his other properties. He is the owner of several properties in Bangor and normal City policy requires that all monies due to the City be paid before deeding any property back to an owner; and as such all amounts and properties would be included in the agreement. Although rare, the City has occasionally segregated properties upon request, most recently for Mr. Butler over the past few years as discussed below.

Mr. Butler had proposed a single payment of \$10,000 for the 12 month period of the workout agreement. I informed Mr. Butler that our agreements require structured quarterly payments which would be a minimum of \$2,500 per quarter based on his proposal. The agreement would expire after 12 months and a new agreement could be considered at that point. Other terms of the agreement would require all newly assessed taxes or utility charges to be paid on time.

The City would not issue a quitclaim deed back to Mr. Butler until both the tax and utility account for 181 State Street are paid to a zero balance and any code issues have been resolved to the satisfaction of the Code Enforcement Officer. The City may also require a development agreement be signed to ensure the building does not remain vacant.

Mr. Butler is currently negotiating a sale of the property and if that sale is finalized the City would require payment in full of all charges to a zero balance as well as any code issues to be resolved before issuing a quitclaim deed. This may also include a development agreement.

Staff is looking for guidance from the Committee as to how they would like to proceed given the ongoing discussions regarding 181 State Street over the past few years.

Following is a brief rundown of Mr. Butler's other properties including any recent history with the City and the approximate outstanding balance.

72 State Street – In July of 2018, the City discussed taking possession of the vacant property for matured tax liens and unresolved code issues, namely multiple broken windows. Mr. Butler boarded up the windows and requested a payment arrangement to pay the balance within 18 months and the mortgage holder proposed to pay the balance in full. Both parties requested that 72 State be handled separately and not include any balances owed on other properties. The City accepted payment in full from Key Bank and deeded the property back to Mr. Butler with the anticipation that property would be sold and redeveloped. Since that time, no payments or development of the property has occurred. Currently the balance due is just under \$21,500 and includes three years of taxes including a newly matured lien.

67 Lincoln Street – In April of 2019, Mr. Butler proposed to pay in full the taxes due on 67 Lincoln Street which included matured liens. Mr. Butler initially requested to make payment without repairing a foundation issue which was denied. He then applied for a permit which was denied due to the proposed repair method. In July of 2019, 67 Lincoln Street was brought before the Finance Committee who instructed staff to continue to work with Mr. Butler separately. Mr. Butler then attempted to pay the outstanding balances on the property without resolving the foundation issue. The matter was brought back to the Finance Committee in August of 2019 after failing to resolve the issue with Mr. Butler. The Committee did not follow staff recommendation to take possession and instructed staff to continue to work with Mr. Butler. The foundation was eventually repaired to Code satisfaction and the payment was accepted in November of 2019. The payment paid in full through the Fiscal Year 2020 charges but no payments have been made toward the Fiscal Year 2021 taxes or any newly assessed utility charges which now includes two new liens. The total due is approximately \$3,000.

Vacant Land – Buck Street - In April of 2019, Mr. Butler proposed to pay in full the taxes due on a piece of vacant land on Buck Street which included matured liens. The City agreed to exclude all other properties and amounts due to the City and accepted payment in May of 2019 and deeded the property back to Mr. Butler. Since that time no payments have been made toward the taxes which includes a new lien filed in August of 2020. The total amount due is approximately \$1,200.

424 State Street – The taxes have been being paid through a mortgage escrow account so only the March 2021 installment is due. The utility charges have not been getting paid and include multiple liens including a recently matured lien. The total amount due is approximately \$5,700.

125 Warren Street – The taxes have been being paid through a mortgage escrow account so only the March 2021 installment is due. There are multiple utility bills outstanding including multiple liens but no matured liens. The total due is approximately \$3,500.