

City of Biddeford
Finance Committee
January 10, 2023 5:00 PM Council Chambers & Via Zoom

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Status: in-Person and via Zoom; Council Chambers; 5:00 p.m.

- 1. Call to order**
- 2. Approval of the Minutes**
 - 2.1. Minutes
[12-6-2022 Finance Committee Minutes.pdf](#)
- 3. Signing of the expenditure warrant**
- 4. Discussion/Approval**
 - 4.1. Recommendation: Purchase of Cured in place pipe (CIPP) - Pipe Repairs
[Cured in place pipe.pdf](#)
 - 4.2. Recommendation: Western Ave Stormwater Pipe Rehabilitation
[Finance-Council Packet - Western Ave Storm Rehabilitation.pdf](#)
 - 4.3. Recommendation: Granite Point Culvert Replacement
[2023-01-10_Granite Point Culvert Finance & Council Agenda.pdf](#)
[2023-01-10_Granite Point Culvert Council Order.pdf](#)
[1 - Culvert Quote Summary Table.pdf](#)
- 5. Other Business**
- 6. Adjournment**

City of Biddeford
Finance Committee Meeting Minutes
December 6, 2022

The meeting was called to order at 5:37 p.m. by Councilor Norman Belanger.

Present: Mayor Alan Casavant; Councilor Norman Belanger; Councilor William Emhiser; City Manager James Bennett; and Finance Director Nichole Wood; Assessor Nicholas Desjardins

Approval of Minutes of November 15, 2022

Motion by Councilor Emhiser, seconded by Councilor Lessard to accept the minutes as printed.

Vote: unanimous.

Motion carries.

Expenditure Warrants:

The Warrants will be brought up after the meeting

Adjustment to the Agenda:

There were no adjustments to the agenda.

Discussion/Approval

Approval: RFP for Valuation Services – Acceptance of Bid from KRT

Assessor Nicholas Desjardins presented this item. RFP to hire a revaluation consultant to perform the services for the \$50K allocated for this service. This will be an in depth analysis of commercial property. They will collect sales data, cost data and income data for all the properties.

Discussion: Councilor Emhiser: Asked if the consultant knew that we had 50K budget or was it happenstance that one came in exactly at \$50. We did get an original bid was under \$50K from KRT appraisal, and since we had the \$50K allocated, we were able to add 800 more properties to the contract. Asked if companies willingly give out sales and income data? Mr. Desjardins replied that there is an official assessor's request letter that we send.

Mr. Bennett: You don't have to let the assessor in the house, but the if you don't, the assessor can assume that you have all of the best things inside the house. Mr. Desjardins added that if there is an appeal filed, the law states that they are barred from appeal because they didn't cooperate with the assessing process.

Mr. Emhiser: Can you explain the process. Mr. Desjardins said that after the assessment is completed the City sends impact letters to the taxpayers. If the taxpayer wants to discuss, they can come in to discuss. Question about the 5+ unit apartment complex – why is that included in commercial property. Mr. Desjardins replied that 5+ units is considered commercial. 2-4 units are not. If you go to a bank for lending for a 5+, that is a commercial loan. We don't have a large enough sample size for the 5+ units to do a market study.

Mr. Lessard: What percent of the units or how many of the 800 are the 5+ units? Mr. Desjardins said he thinks that less than 100 of the units are the 5+ units. Asked if the data can be delivered by Memorial Day rather than July 15th. Mr. Bennet stated that the internal goal is that staff will have a number by the middle or end of May with some confidence what the numbers look like. The July date is for the company to have finalized all of the processes.

Motion by Mr. Emhiser, second by Mayor Casavant to recommend to council

Vote: unanimous

Motion carries

Other Business

No other business

Motion by Councilor Emhiser, seconded by Mayor Casavant to adjourn.

Vote: unanimous.

Motions carries.

Adjourned at 5:57 pm



Finance / City Council

Meeting Date: 1/10/2023

Meeting Time: 5:00 PM

Agenda Item No: 2023.1

Item Description: Cured in place pipe (CIPP) – Pipe Repairs

Submitted by: Jeff Demers - Public Works Director/Waste Water; Alex Buechner Waste Water Superintendent

Executive Summary:

Public Works/Wastewater is seeking approval not to exceed \$43,000 to purchase a trailer and equipment for CIPP repairs.

Detailed Review:

Aging pipes lead to increased chance of failure that can result in sewer overflows, backups into homes, and sink holes. Cracks in old pipes and leaky joints also contribute to infiltration that increases groundwater sent to the treatment plant to be treated, and adds to the city's combined sewer overflow volumes. The CIPP equipment that we are seeking approval to purchase will allow us to repair up to 4 foot sections of damaged or leaky pipe. The purchase would be for a 24 foot enclosed trailer with all the supply's needed to equip the trailer and begin repairs

Cost Comparison:

Wastewater staff has put together a list of costs associated with this purchase. The total amount is \$40,815.21. \$29,064 of that amount will be a onetime purchase for parts and equipment. The remaining \$11,750.60 would be for disposable supplies to perform the repairs. That would be enough material for about 40 repairs. To compare costs, the City has been contracting Vortex to do these repairs in the past at a cost of \$3,000 per repair. **The City would save over \$100,000 to do the same 40 repairs using existing staff with new equipment.** Because we would not be increasing the amount of hours worked, labor costs were not included in this savings estimate. The estimated cost for the purchase is \$40,815.21 but we are requesting approval not to exceed \$43,000 for anticipated increase in costs. See cost breakdown below for details.

One Time Purchase Parts and Equipment

trailer 24' 10k	\$12,600.00
12-15" flow thru packer	\$4,511.53
6-10" flow thru packer	\$2,742.30
Milwaukee Temp gun	\$89.97
digital scale	\$218.00
Dewalt 7000w generator	\$1,059.00
Coxreels 3/8 x 200' air hose reel dolly	\$2,507.28

2x4x8	\$71.25
Husky 52x24 standard 10 draw tool box	\$598.00
Husky 20 gal compressor 120v 11a	\$319.00
3/8 x 100' air hose	\$140.00
3/16 stainless Cable 1000'	\$319.00
1/2 x 400' nylon rope	\$258.32
Air hose fitting huskey 3/8"	\$14.98
Huskey Mechanics tool set 505 pcs	\$499.00
12" stainless taping knife	\$11.98
Melamine white panel 4x8'	\$217.20
4in paint and mud mixer	\$17.00
6 pack LED shop lights	\$67.99
Regulator with gauge	\$302.81
Mis (paint, hardware, conduit, wire	\$2,500.00
Total	\$29,064.61

Disposable Parts and Equipment

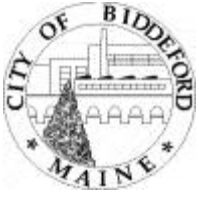
Primeliner Silicate resin (15 gal kit)	\$3,936.00
Primeline fiberglass roll	\$1,425.00
painters plastic	\$31.28
movers wrap	\$26.98
15 mil pail liner 50 pack	\$155.10
M18 mud mixer tool only	\$219.00
VViVid vynyl wrap squeegee 24pk	\$29.98
1000 pc 8 in 18lb zip ties	\$51.96
Total x2	\$11,750.60

Staff Recommendation:

Infiltration is a major contributor of clean ground water getting into the sewers and increased flow leads to increased costs, permit violations, and combined sewer overflow volumes. CIPP repairs are a good solution. Because the cost of hiring a contractor to excavate or to do these type of repairs is greater than the total cost of this purchase, the Public Works/Wastewater staff feel this purchase makes good sense from an operations perspective, as well as a financial perspective.

Funding Source:

Staff is looking for the approval not to exceed \$43,000. Funds for this purchase are located in the CSO abatement project – Code 23CSO01-BONDS



Finance Committee / City Council

Meeting Date: 1/10/2023
Meeting Time: 5:00 PM

Agenda Item No: 2023.4
Item Description: Western Ave Stormwater Pipe Rehabilitation

Submitted by: Jeff Demers, Public Works Director
Alex Buechner, Wastewater Superintendent

Supporting Information/Documentation:

1. Public Works/Wastewater is seeking approval to invest a minimum of \$335,000 to rehabilitate a stormwater system that collects and conveys rain and groundwater from the Five Points intersection to Main st.

Executive Summary:

The City completed a sewer separation project in the mid 90's that separated stormwater and wastewater from Elm st to Main st along Western Ave. This included 1,870 ft of 48" sing-wall HDPE pipe. Multiple sections of this pipe are currently failing. In December of 2019, the downstream section located at Western Ave and Main Street collapsed and resulted in a large sink hole that was responsible for flooding and property damage in multiple buildings. The collapsed section was repaired, but the repair was intended to be a temporary fix to resolve an emergency situation.



Out of the ten sections of pipe that make up the 1,870 ft, 4 have no observable defects, 3 have one defect, and 3 have three or more defects. The cause of the pipe failure is most likely due to poor quality fill and poor compaction from the original installation.



Options:

1. **Dig and replace** - \$1,200,000
 - Hire a contractor to excavate and replace with new pipe.
 - Would resolve all issues with poor compaction and damaged pipe
 - Large scale project that would shut down Western Ave for several weeks/months
 - Most expensive solution
2. **Slip line** - >\$1,000,000 (Materials cost = \$504,750. Labor costs were assumed to estimate total)
 - Hire a contractor to push a solid pipe through the existing pipe.
 - Still requires excavation, but only at a few manholes to push liner through.
 - Would resolve the issues with the pipe, but will also decrease the capacity by reducing pipe size.
3. **CIPP Lining (Cured In Place Pipe)** - \$331,644 - \$809,826
 - Hire a contractor to pull a soft liner to inflate and cure.
 - Requires no excavation.
 - Repairs are done manhole to manhole, so project can be broken up into sections to reduce cost
 - CIPP is less structurally sound than other options when a pipe is no longer circular. To make up for this, the contractor will install a thicker walled liner in the downstream areas. This is the reason for the high \$/ft listed below.
4. **Take no action**
 - If no action is taken it is very likely that more sections of this pipe will fail in the future and cause sink holes, safety issues, flooding and damage to private property.
 - Emergency repairs and damage caused likely exceeds the cost of a preventative repair.
 - Presents liability issues for the City.

Funding Source:

Funding for this project will be as follows: CSO Abatement Code #23CSO01

Staff Recommendation:

Public Works/Wastewater recommends pursuing the CIPP option on the three segments of pipe highlight below at a total cost of \$331,644.

The remaining segments will be re-inspected after one year to determine if additional lining will be required.

Pipe ID	Length Ft	Defect Quantity	\$/Foot	Cost
GMN04026	80	0	\$ 455.16	\$ 36,413
GMN04018	45	1	\$ 571.96	\$ 25,738
GMN04019	130	0	\$ 413.19	\$ 53,715
GMN04017	165	0	\$ 397.88	\$ 65,650
GMN04012	260	1	\$ 356.80	\$ 92,768
GMN04011	200	1	\$ 458.15	\$ 91,630
GMN04007	265	3	\$ 430.14	\$ 113,987
GMN04008	260	0	\$ 431.80	\$ 112,268
GMN04002	240	3	\$ 439.12	\$ 105,389
GMN03991	260	4	\$ 431.80	\$ 112,268
Total	1905			\$ 809,826

Total of \$331,644



Finance Committee / City Council

Meeting Date: January 10th, 2023
Meeting Time: 5:00 PM

Agenda Item No: 2023.xx
Item Description: Granite Point Culvert Replacement – Precast Structure Purchase

Submitted by: Tom Milligan, PE (City Engineer Emeritus)
Craig Chekan, PE (City Engineer)
Jeff Demers (Public Works Director)

Supporting Information/Documentation:

1. Culvert Quote Summary Table
2. George Roberts Quote
3. Approved \$125,000 DEP Grant

Executive Summary:

- a) The existing undersized and failing culvert crossing at Granite Point received a \$125,000 replacement grant in 2021 from DEP
- b) The proposed culvert replacement design by BH2M was recently approved by DEP and Army Corps of Engineers (ACOE), and will be going out to bid on January 18th, 2023
- c) Since all construction must be completed by April 9th, 2023 per DMR/IF&W fishery requirements, City Staff recommends pre-purchasing the precast concrete culvert to avoid manufacturing delays

Detailed Review:

- a) Upcoming timeline:
 - i. January 18th, 2023: Invitation to Bid
 - ii. February 1st, 2023: Bid Closing
 - iii. February 7th, 2023: Bid Award (pending Council's approval)
 - iv. April 9th, 2023: Construction Deadline (fisheries/natural resources mandate)
- b) BH2M received quotes and purchase order timeframes from three different manufacturers: George Roberts, Superior/American, and OldCastle
- c) After consulting internally and with contractors, City Staff recommends pre-purchasing George Robert's 9'x15' Clamshell Culvert (with epoxy-coated rebar) for \$89,580

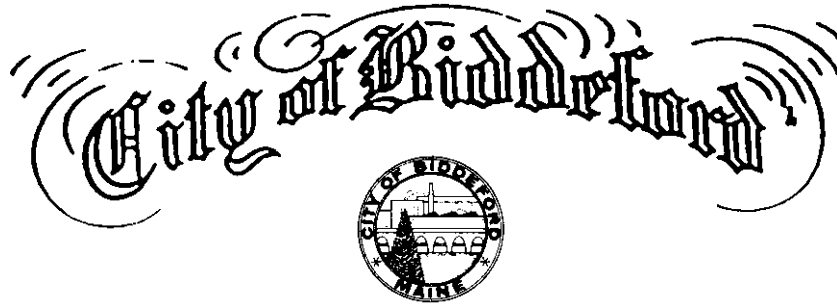
Funding Source:

Funding for this project will be as follows:

- \$89,580 from DEP's *2020 Stream Crossing Public Infrastructure Improvement Project Grant*
 - o Grant Total = \$125,000; Contract #06A-20210317-2465

Staff Recommendation:

To avoid manufacturing delays, City Staff recommends pre-purchasing George Robert's 9'x15' clamshell concrete culvert (with epoxy-coated rebar) for \$89,580 for the upcoming *Granite Point Culvert Replacement Project*



2023. IN BOARD OF CITY COUNCIL...JANUARY 10TH, 2023
BE IT ORDERED, that the City Manager or his designee be authorized to pre-purchase a 9'x15' clamshell concrete culvert (with epoxy-coated rebar) from George R. Roberts Co. for \$89,580, for the Granite Point Culvert replacement project.

Funding for this project will be as follows:

- \$89,580 from DEP's 2020 Stream Crossing Public Infrastructure Improvement Project Grant (*Grant Total = \$125,000; Contract #06A-20210317-2465*)

NOTE: The Finance Committee will review this item at their January 10th, 2023 meeting.

Attest by: _____
Kristy Cyr, City Clerk

	George Roberts	Superior (American)	Old Castle
9x15 Clamshell (without epoxy coated rebar)	\$81,985.00	\$91,370.00	\$152,600.00 *
9x15 Clamshell (with epoxy coated rebar)	\$89,580.00	\$103,370.00	
9x15 Box (without epoxy coated rebar)	\$88,440.00	\$86,250.00	
9x15 Box (with epoxy coated rebar)	\$96,732.00	\$98,250.00	
Delivery Time (approx)	4-6 weeks	8 weeks	8-10 weeks

*Price quoted is for a 9'x16' box (9x15 box is \$189,800)