

CALAIS CITY COUNCIL
February 8 , 2024

The first regular monthly meeting of the Calais City Council was held this date in the Council Chambers of the Calais City Building at 6:00 p.m.

Present were Councilors Sherrard, Rogers, Beale, Quinn and Macdonald. Councilor Niles attended remotely.

In the absence of Mayor Mingo, the City Clerk called the meeting to order. He then asked the council for a motion to appoint a Mayor Pro Tem for the meeting. Councilor Rogers made a motion to appoint Councilor Sherrard as Mayor Pro Tem. Councilor Quinn seconded. All were in favor.

On a motion by Councilor Quinn and a second by Councilor Macdonald, it was unanimously voted to approve the following consent agenda:

- A. *Previous Minutes*
- B. *Approval of Monthly Departmental Reports*
- C. *Approval of Chase Fund for February \$150*
- D. *Treasurer's Warrants City through February 7, 2024*
\$ 195,059.55
- E. *Treasurer's Warrants School through February 7, 2024*
\$ 449,907.93
- F. *Treasurer's Warrants Water through February 7, 2024*
\$ 8727.39

The Mayor Pro Tem then called for a public hearing to consider an amendment to the City's Junkyard Ordinance. After a time for public comment, the public hearing was closed. Councilor Rogers then made a motion to adopt the Junkyard ordinance as amended. Councilor Beale seconded. All were in favor.

See Insert: Amended Junkyard Ordinance

The City Manager then gave his report. He wanted to remind the public that during snow events they should avoid parking on city streets to make it easier for the plow crews. He also asked the council to schedule a budget workshop for 2/29/24 at 5pm.

There were no updates or discussions held regarding follow-up items.

Attendance

Appointment of Mayor Pro Tem

Consent Agenda

Public Hearing-Amendment to Junkyard Ordinance

City Manager's Report

Follow-ups

For committees, the School Liaison Committee had met and discussed the school budget and grant possibilities. Construction for the Elementary School expansion is halted at this point. They also talked about child development services.

Continuing with old business, the council considered the bid received from Border Electric for two generators for the water department. Annaleis Hafford of Olver Associates presented the bid to the council. After discussion, Councilor Quinn made a motion to award the bid to Border Electric in the amount of \$367,500. Councilor Beale seconded. All were in favor.

See Insert: Bid Proposal

The last item of old business was a discussion of the possibility of amending the City's Medical Marijuana Business Ordinance. Councilor Niles made a motion to amend the ordinance by adding an exclusion for Flat Iron Park and the waterfront area to the distance requirements established in the ordinance. Councilor Quinn seconded. The motion failed with only Councilors Quinn and Niles in favor. The rest were opposed.

New Business

The first item of new business was the naming of a new Economic Development Director. Councilor Macdonald made a motion to name Denise Barker as Economic Development Director. Councilor Quinn seconded the motion. All were in favor.

The council then heard a presentation by Dwayne Tomah on the historical significance of the first Passamaquoddy Tribal audio recordings which took place in Calais in 1890. The council and Mr. Tomah agreed to work together to establish some sort of historical landmark to commemorate this event.

The next agenda item was the consideration of a request by the Police Department to purchase door breach kits for each of the cruisers at a total cost of \$1049.07. Councilor Macdonald made a motion to approve the purchase and overspend the Police Department equipment line. Councilor Quinn seconded. All were in favor.

Next on the agenda was the scheduling of a public hearing to

Committee Reports

Water Department
Generator Bid

Medical Marijuana
Ordinance Amendment

Naming of Economic
Development Director

Presentation on
Passamaquoddy Tribal Audio
Recordings

Purchase of Door Breach
Kits-Police Dept.

consider amending the Medical Marijuana Business Ordinance. Since this motion had failed prior, no hearing was scheduled.

The council then scheduled a public hearing for a Special Amusement Permit for the Riverview Restaurant & Lounge. Councilor Macdonald made a motion to schedule the hearing for 2/22/24. Councilor Quinn seconded. All were in favor.

Next the council appointed the City's voting delegation for the ME Service Center Coalition. Councilor Rogers made a motion to appoint City Manager Ellis as our representative and Councilor Beale as the alternate. Councilor Macdonald seconded. All were in favor.

City Manager Ellis then made a recommendation to hire a candidate for the Full-Time Paramedic position. Councilor Quinn made a motion to approve the hiring. Councilor Beale seconded the motion. All were in favor.

The next agenda item was the purchase of an annual ad in the Chamber of Commerce "Best Kept Secret Magazine". Councilor Niles made a motion to purchase the ad at a cost of \$1200. Councilor Beale seconded. The motion carried with only Councilor Sherrard opposed.

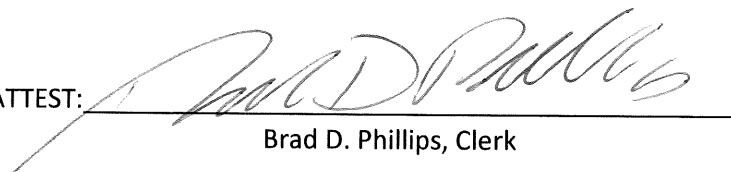
The last item of new business was consideration of a sewer abatement request. After discussion, Councilor Rogers made a motion to approve the abatement in the amount of \$259.50 for account #585. Councilor Macdonald seconded. All were in favor.

Other topics discussed with no action taken included:

- Good to see all Dept. Heads in attendance
- School Procurement Policy
- Preview of new City website
- Congratulations on new paramedic

There being no further business to come before the City Council at this time, it was moved by Councilor Quinn, seconded by Councilor Macdonald, and unanimously voted to adjourn this meeting at 6:39 p.m.

ATTEST:


Brad D. Phillips, Clerk

Schedule Public Hearing-
Riverview Restaurant

ME Service Center Coalition
Delegates

Hiring of Full-Time Paramedic

Annual Chamber of
Commerce Ad

Sewer Abatement-Acct #585

Roundtable

Adjournment

JUNKYARD ORDINANCE

4-301

It shall be unlawful for any person, partnership, or corporation to establish any junkyard within the limits of the City of Calais without first obtaining a permit from the Municipal Officers of said City.

4-302

Application for said permit shall be filed in writing with the City Clerk who shall cause notice of the application to be printed in a local newspaper of general circulation at least one week prior to the date set for a hearing on said application by the Municipal Officer of said City. The cost of publication of said notice must be paid in advance by the applicant for said permit.

4-303

A public hearing on said application will be held by the City Council which may then or at a later date reject or approve the application subject to any reasonable restrictions, conditions, or limitations, and if approved, the City Council will then direct the City Clerk to issue said permit upon payment of a \$25.00 fee therefor by the applicant.

4-304

Permits issued under this ordinance shall expire on the last day of the calendar year during which they are issued.

4-305

Renewal of said permits shall be accomplished yearly after the same notice by publication and hearing as required for the establishment of such a junk yard in the first instance; provided however that the fee for renewal of said permits will be \$25.00 plus the cost of publishing the notice.

4-306

For the purposes of this ordinance, "junkyards" are defined as places where discarded materials, to wit: metals, old rope, old bags, wastepaper, rags, rubber, glass, bottles, and all articles are kept for storage and sale in the usual course of business by dealers in such commodities and are only permitted in zones C-3 and I-2.

4-307

Any person found guilty of a violation of this ordinance shall be punished by a fine not to exceed \$100.00. Each day of operation and maintenance of such a junk yard in violation of this ordinance shall constitute a separate and distinct offense.

Adopted:

Amended: 2/8/2024

Repealed:

OLVER ASSOCIATES INC.

ENVIRONMENTAL ENGINEERS

January 23, 2024

Mr. Mike Ellis, City Manager
Calais City Building
P.O. Box 413
Calais, Maine 04619

Dear Mike:

On Friday, January 19, 2024, one bid was opened for the Generator project for the Water Department's Treatment Facility and Office building. One bid was received from Border Electric as provided below:

<u>CONTRACTOR</u>	<u>ADDRESS</u>	<u>BID AMOUNT</u>
Border Electric Inc.	Calais, Maine	\$367,500

The apparent responsive low bidder is Border Electric, Inc of Calais, Maine at a total bid price of \$367,500. A tabulation of the bid and a copy of Border Electric's proposal are enclosed for your reference. The base bid is higher than the final design engineering estimate for this project. However, all bids currently appear to be coming in higher than our database due to inflation, busy construction climate, and decline in available contractors. Additionally, the new requirements that the grant funding includes has also increased the pricing of equipment which the contractor must pass on in their pricing. Therefore, we are finding that the bids we are opening are higher than our typically already inflated engineering estimates. After reviewing the bid amount and the current bidding climate, we believe that Border Electric's bid represents a fair market value for this work.

The City has sufficient funds to complete this work as they have \$478,000 for construction and an additional \$95,000 for contingency for a total construction budget available of \$573,000; however, this leaves only \$205,500 for the well if the contingency is not spent on the generator project. At this point, the final well improvements portion of the project has not been completed, as the generator became the priority. Once we finish the well improvements portion of the project, we will identify additional grants prior to proceeding as additional funds will most likely be needed.

January 31, 2024

City of Calais - Generator Project Scope

The filter plant and shop due to its location has required the installation of propane generators. The cost of propane generators is significantly higher than diesel generators. This is required due to the potential contamination of the aquifer that exists below the ground surface at the site from diesel fuel. The process of fueling regularly over an aquifer is not suggested. The size of the filter plant generator was such that the project required 2 generators – there are limitations in sizing for propane type generators. Once you go above 175 KW, the price of the generator goes up exponentially.

In addition, the filter plant is 480-volt 3 phase delta, and the maintenance shop is 240-volt single phase which is a mismatch in phasing. The voltage mismatch would have required the purchase of a large power transformer that is not needed with two generators. Since the maintenance shop is single phase, its load can only be connected to one of the three phases of the Filter Plant Generator. This single-phase loading would have unbalanced the generator and required much larger than normal sizing.

As the temperatures drops, the effective volume of the propane tank is reduced because it no longer absorbs sufficient heat from the surrounding air. At -15°F the propane vaporization rate is reduced to 25% of the 0°F rate so there is insufficient fuel pressure available to run the generator. Calais does experience temperatures as low as -28°F and at -44°F propane freezes. In warmer climates, vaporizers are not needed for propane. Normally, more tankage can increase the surface area and vaporization rate. However, when designing in extremely cold climates, vaporizers are required. The vaporizer heats up the gas enabling the liquid to vaporize at lower outside air temperatures.

PRICE BREAKDOWN: (Total \$367,500)

<p><u>Filter plant: (125 KW)</u> Generator/ ats \$67,188 Switch gear \$10,000 Conduit/wire \$6,156.25 Labor \$14,400 Civil sub: \$54,050 Plumbing sub: labor: \$7,440 Equipment: \$917.5 Propane tanks: \$8,139.06 Regulators piping fittings \$15,305.55 Vaporizers: \$8,447.89 Bond: \$2,765.44</p> <p>Total: \$194,809.69</p>	<p><u>Shop/warehouse: (45 KW)</u> Generator/ ats \$51,722 Switch gear \$6,250 Conduit/wire \$3,587.5 Labor \$14,400 Civil sub: \$54,050 Plumbing sub: labor: \$7,440 Equipment: \$917.5 Propane tanks: \$8,139.06 Regulators piping fittings \$15,305.55 Vaporizers: \$8,447.89 Bond: \$2,451.74</p> <p>Total: \$172,711.24</p>
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DWP Grant - \$60,000 (Design/Hydrology Study)

CDS Grant - \$576,000 (Construction)

Local Funds - \$80,000 was the match but now not required to have a match.