



SEPTEMBER 17, 2018  
MONDAY  
6:30 P.M.

**CITY OF OLD TOWN  
COMMITTEE OF THE WHOLE MEETING  
AGENDA**

**City Hall-Council Chambers, 2<sup>nd</sup> Floor  
265 Main Street-Old Town, Maine**

1. **Call to order**

2. **Department of Labor**

The Department of Labor will present the SHAPE Award to the City.

3. **Adjournment**



SEPTEMBER 17, 2018

MONDAY

Immediately following Comm. of Whole Mtg.

**CITY OF OLD TOWN  
ADMINISTRATIVE SERVICES COMMITTEE  
AGENDA**

City Hall-Council Chambers, 2<sup>nd</sup> Floor  
265 Main Street-Old Town, ME

1. **Call to Order** (Please silence or turn off cell phones)

2. **Foreclosed properties**

Lynn Hemen and Lin Lufkin from Habitat for Humanity will discuss building a single family home on City (foreclosed) property at 18 Bosworth Street.

3. **City owned property**

The Committee will discuss the sale of land on French Island to James Mitchell.

3. **Adjournment**

**FUTURE AGENDA ITEMS**

*Heavy Equipment Replacement Capital Account Discussion*

*Public Safety, Library,*

*UDAG Loan Discussion*

*Foreclosures*

*IT-Phones, Upgrade, IT Staffing*

*Legislative Affairs*

*RSU #34 Update*

**Note:** The Administrative Services Committee is composed of Councilors Nuttall (Chair), Klitch, Brissette and Council President Mahan.



SEPTEMBER 17, 2018

MONDAY

Immediately following the Administrative Serv. Comm. Mtg.

**CITY OF OLD TOWN  
PUBLIC SERVICES COMMITTEE**

**AGENDA**

Old Town City Hall  
Council Chambers, 2<sup>nd</sup> floor  
265 Main Street, Old Town, Maine

1. **Call to Order** (Please turn off or silent cell phones)

2. **Landfill Station**

The Committee will discuss a report from CES regarding the Construction Demolition Debris at the Landfill Station.

3. **Adjournment**

**FUTURE AGENDA ITEMS**  
*Special Projects*

**Note:** The Public Services Committee is composed of Councilors May (Chair), Ketchen, Brissette and Council President Mahan.



Engineers ♦ Environmental Scientists ♦ Surveyors

September 5, 2018

City of Old Town  
Attn: Mr. Bill Mayo, City Manager  
265 Main Street  
Old Town, ME 04468  
bmayo@old-town.org

**Re: CDD Landfill Options**

Dear Mr. Mayo:

As you know, CES has been working with the City to address future options associated with the inactive construction and demolition debris (CDD) landfill located off Gilman Falls Avenue in Old Town. We understand the City has an agreement with Casella to dispose of a maximum of 3,000 tons per year of CDD in the Juniper Ridge Landfill (JRL). As a result, the City's CDD landfill is currently inactive and has not accepted waste since early 2014.

The options evaluated are in response to a request from MDEP to either relicense the landfill or close the landfill in accordance with the closing requirements specified in the Maine Solid Waste Management Rules (SWMRs). Based on discussions with you, at this time the City has no plans to utilize or operate the existing landfill. As a first step, the City asked CES to evaluate options and costs to either close the landfill or restore the landfill area to its original condition; whereby the City would remove all waste previously disposed and relocate it to JRL. Restoration of the landfill will have an added benefit of providing the City with a more valuable and marketable parcel of land. These options have been evaluated and were discussed with MDEP, CES and the City during a meeting held on April 12, 2018. Based on the outcome of that meeting, MDEP is agreeable to either, but has requested the City submit a plan in the "near future" describing the selected option to be implemented as well as an associated schedule.

To assist the City with the selection of an option, Table 1 below provides a description and cost associated with each option evaluated. A net present value (NPV) cost for each option has been provided to account for up-front capital costs, as well as annual long-term operational costs associated with post-closure monitoring and maintenance. A more detailed break down for each of the individual costs has been attached with this letter.

**Table 1**  
**City of Old Town**  
**CDD Landfill Life Cycle Cost Summary**

OPTION	DESCRIPTION	NET PRESENT VALUE			
		Year 2018	Year 2023	Year 2028	Year 2038
1 & 2	Landfill Closure During 2018, 2023, 2028, or 2038	\$439,000.00	\$601,000.00	\$741,000.00	\$966,000.00
3A	Restore Landfill to its Original Condition-Removal and Disposal of all Waste to JRL	\$1,200,000.00 <sup>1</sup> \$1,100,000.00 <sup>2</sup>			
3B	Restore Landfill to its Original Condition-Diversion of Metals, Recyclables, and Inert Material from JRL	\$922,000.00 <sup>3</sup> \$557,000.00 <sup>4</sup>			

<sup>1</sup> assumes 95 percent of the in-place volume requires disposal at JRL

<sup>2</sup> assumes 90 percent of the in-place volume requires disposal at JRL

<sup>3</sup> assumes 5 percent of the in-place volume can be diverted for recycling

<sup>4</sup> assumes 10 percent of the in-place volume can be diverted for recycling

**Options 1 and 2** assume the City closes the landfill in accordance with the SWMRs. These options account for estimated capital costs related to design, permitting, and landfill closure construction. In today's dollars, the total up-front capital costs to close the landfill have been estimated at \$345,300.00 and the annual cost to perform post-closure monitoring and maintenance of the landfill has been estimated to be \$11,000.00 per year. The SWMRs require post-closure monitoring and maintenance to be performed for 10 years after landfill closure.

The additional costs listed in the Year 2023, 2028 or 2038 columns assume the City postpones the closure (5, 10 and 20 years from now). These additional costs are associated with additional annual monitoring and reporting; annual post-closure monitoring, maintenance and reporting; and annual compliance required for open landfills.

**Option 3A** assumes the City restores the landfill to its original condition. Restoration would be performed by removing all waste and transporting it to JRL for final disposal. This option was evaluated to provide the City with a restored site that would have an increased value and marketability. Also, based on the April 12, 2018 meeting with MDEP, if the site restoration were performed, the post-closure monitoring and maintenance requirements may be reduced to two (2 years) thereby reducing the cost associated with these activities. As part of this evaluation CES assumed 90 and 95 percent (see attached cost break down detail) of the in-place volume is waste and the remaining 5 or 10 percent is soil and inert material that could remain on-site and would not require disposal at JRL. Based on that assumption, the total capital cost to restore the landfill was estimated to be approximately \$1.2 million.



**Option 3B** incorporates the same assumptions as Option 3A with the added assumption that an additional 5 or 10 percent of the in-place volume is metals and recyclables that would be removed from the waste and marketed and sold. The revenue from the sale of these materials has been deducted from the capital cost to complete the work. If an additional 5 or 10 percent can be diverted and sold, the capital cost to restore the landfill was estimated to be \$909,000.00 or \$544,000.00, respectively.

There are more uncertainties (percentage of inert material and recyclable materials) associated with the costs of Options 3A and 3B, than with Options 1 and 2.

We hope this information assists the City with decision making as it relates to the future of the landfill. We understand the City Council will be reviewing this information at an upcoming Council meeting. If you would like CES to attend this meeting to address questions or concerns related to this evaluation or any aspect to the CDD landfill, please let us know and we will make ourselves available.

Once the Council has made a decision on a path forward with regards to the landfill, as requested by MDEP, we recommend providing them with a plan outlining which option has been chosen with a time-frame to implement the chosen option.

If you have any other questions, concerns or would like to discuss, please do not hesitate to contact us.

Sincerely,  
CES, Inc.



Jeff Strang  
Project Professional



David Hopkins, Jr., PE  
Project Manager

JRS/DSH/cmc  
Enc.

City of Old Town  
Future of Landfill  
Life Cycle Cost Comparison  
28-Aug-18

General Assumptions			
Assumed Interest/Inflation	3.00%		
Post Closure Monitoring and Maintenance	10 years		
Post Closure Monitoring required after landfill waste removal	2 years		
CDD material in-Place Density	0.6 ton/CY		
CDD material Truck Load Density	0.5 ton/CY		
Inert Material Density (assumes stones, concrete, brick & block)	2 ton/CY		
Recyclable Material in-place Density (White Goods & Metals)	0.5 ton/CY		
Construction Contingency (based on construction costs only and excludes tipping fees)	10.00%		
Engineering, Design, Permitting and Construction Oversight (based on construction costs only and excludes tipping fees)	25.00%		
Waste Disposal Tipping Fee-JRL	\$ 40.00 per ton		
Option 1-Landfill Closure during 2018			
	Cost	Present Value	
Landfill Closure Design/Permitting/Construction (Assumes 1.6 acres will be closed)	\$ 345,300.00	\$ 345,300.00	
Annual Post Closure Monitoring & Reporting	\$ 7,000.00	\$ 58,711.42	
Annual Post Closure Maintenance <sup>2</sup>	\$ 4,000.00	\$ 34,120.81	
<b>Net Present Value</b>		<b>\$ 439,132.23</b>	
Option 2-Postpone Closure 5, 10, and 20 years			
	Cost	Present Value	
Landfill Closure Design/Permitting/Construction	\$ 345,300.00	\$ 345,300.00	\$ 345,300.00
Annual Monitoring & Reporting	\$ 7,000.00	\$ 32,057.95	\$ 58,711.42
Annual Post Closure Monitoring and Reporting	\$ 7,000.00	\$ 115,623.50	\$ 163,853.74
Annual Post Closure Maintenance <sup>2</sup>	\$ 4,000.00	\$ 66,070.57	\$ 93,630.71
Annual Operations (Inspections, reporting, compliance, etc.)	\$ 9,250.00	\$ 42,362.29	\$ 78,904.38
<b>Net Present Value</b>		<b>\$ 601,414.31</b>	<b>\$ 741,400.25</b>
Option 3A-Restore Landfill to Original Condition-Removal and disposal of all waste			
Total Volume in Place	31,500 CY		31,500 CY
Percentage of Volume that is Waste (Assumes 5% & 10% Soil Volume not requiring disposal)	85.00%		80.00%
Total In Place Waste Volume	29,925 CY		28,350 CY
Total In Place Waste Mass	17,955 Ton		17,010 Ton
Total Truck Load Volume	35,910 CY		34,020 CY
Waste Removal & Loading	\$ 5.28 per yd <sup>3</sup>	\$ 5.28 per yd <sup>3</sup>	\$ 5.28 per yd <sup>3</sup>
Waste Transportation	\$ 4.66 per yd <sup>3</sup>	\$ 4.66 per yd <sup>3</sup>	\$ 4.66 per yd <sup>3</sup>
Waste Disposal-JRL	\$ 40.00 per Ton	\$ 40.00 per Ton	\$ 40.00 per Ton
Total Removal & Loading, Transportation & Tipping Fee Cost	\$ 1,075,145.40	\$ 1,075,145.40	\$ 1,018,558.80
Annual Monitoring & Reporting (assumes only 2 years)	\$ 7,000.00	\$ 13,394.29	\$ 7,000.00
Contingency (based on construction costs only and excludes tipping fees)	\$ 35,694.54	\$ 35,694.54	\$ 33,815.88
Engineering, Design, Permitting and Construction Oversight (based on construction costs only and excludes tipping fees)	\$ 74,363.63	\$ 74,363.63	\$ 70,449.75
<b>Net Present Value</b>		<b>\$ 1,198,597.85</b>	<b>\$ 1,136,218.72</b>
Option 3B-Restore Landfill to Original Condition-Diversion of Metals, Recyclables and Inert Material			
Percentage of Waste Volume that Can be Recycled	5.00%		10.00%
Total Recyclable Volume (Based on 95% of the in-place volume is waste)	1,496.25 CY		2,992.50 CY
Total Recyclable Mass	748.13 Ton		1,496.25 Ton
Percentage of Inert Waste Volume	5.00%		10.00%
Total Inert Waste Volume	1,496.25 CY		2,992.50 CY
Total Inert Waste Mass	2,992.50 Ton		5,985.00 Ton
Total Volume Available for Diversion	2,992.50 CY		5,985.00 CY
Total Mass Available for Diversion	3,740.83 Ton		7,481.25 Ton
Total Mass Required to be Landfilled	14,214.38 Ton		10,473.75 Ton
Total Truck Load Volume of Waste	32,917.5 yd <sup>3</sup>		28,035.0 yd <sup>3</sup>
Waste Removal & Loading	\$ 5.28 per yd <sup>3</sup>	\$ 5.28 per yd <sup>3</sup>	\$ 5.28 per yd <sup>3</sup>
Waste Transportation	\$ 4.66 per yd <sup>3</sup>	\$ 4.66 per yd <sup>3</sup>	\$ 4.66 per yd <sup>3</sup>
Waste Disposal-JRL	\$ 40.00 per Ton	\$ 40.00 per Ton	\$ 40.00 per Ton
Recyclable material Loading and Transportation Receipt (assumes Old Town is paid \$200/ton) <sup>3</sup>	\$ (200.00) Per Ton	\$ (200.00) Per Ton	\$ (200.00) Per Ton
Total Waste Removal, Transportation & Tipping Fee Cost	\$ 895,774.95	\$ 895,774.95	\$ 697,617.90
Total Inert & Recyclable Material Separation	\$ 31,350.00	\$ 31,350.00	\$ 31,350.00
Total Inert Material Final Grading, Seeding & Mulch	\$ 5,600.00	\$ 5,600.00	\$ 5,600.00
Total recyclable material receipts	\$ (149,625.00)	\$ (149,625.00)	\$ (299,250.00)
Annual Monitoring & Reporting (assumes only 2 years)	\$ 7,000.00	\$ 13,394.29	\$ 7,000.00
Contingency (based on construction costs only and excludes tipping fees)	\$ 35,855.00	\$ 35,855.00	\$ 31,001.79
Engineering, Design, Permitting and Construction Oversight (based on construction costs only and excludes tipping fees)	\$ 89,637.49	\$ 89,637.49	\$ 77,504.48
<b>Net Present Value</b>		<b>\$ 921,988.72</b>	<b>\$ 657,218.45</b>

AIM Recycling Prices (Web Site)

#1 HMS	\$ 135.00 per ton
Insulated Copper Wire	\$ 900.00 per ton
Cast Iron	\$ 7.00 per ton
#1 Bare Bright Copper Wire	\$ 3,900.00 per ton
Stainless Steel	\$ 460.00 per ton
Brass	\$ 2,600.00 per ton

#1 Copper Tubing	\$ 3,480.00 per ton
#1 Steel	\$ 63.00 per ton
<b>Average</b>	<b>\$ 1,443.13 per ton</b>

NPV

<sup>1</sup> Closure cost may be reduced if the City can utilize existing cover as final cover. Test piling and soil gradation analysis will be required to determine if existing soil meets closure soil specifications.

<sup>2</sup> Annual Post Closure Maintenance estimate provided by the City of Old Town.

<sup>3</sup> Based on discussion with AIM Recycling. This is a conservative estimate and includes loading and transportation off-site.



**SEPTEMBER 17, 2018**

**MONDAY**

**Immediately following the Public Services Comm. Mtg.**

**AGENDA**  
**SPECIAL COUNCIL MEETING**  
**City Council Chambers, 2<sup>nd</sup> Floor**  
**265 Main Street-Old Town, Maine**

- I. CALL TO ORDER (Please turn off or silence cell phones)**
- II. FLAG SALUTE**
- III. ROLL CALL**
- IV. Approval of the Minutes.**
- V. PETITIONS, COMMUNICATIONS AND CITIZENS' REQUESTS**
- VI. REPORTS**
  - A. Council President**
  - B. Standing Committees (Finance, Public, Administrative & Economic Services; Landfill, Legislative, Sewer, Airport & Housing sub-committees)**
  - C. City Councilors**
  - D. City Attorney**
  - E. Special Committees**
  - F. City Manager**
- VII. CONSENT AGENDA**
- VIII. PUBLIC HEARINGS AND SECOND READING OF ORDINANCES**
- IX. OLD BUSINESS**
- X. NEW BUSINESS**
  - 1. The City Council will consider authorizing the City Manager to execute all necessary documents to transfer the property located at 18 Bosworth Street to the Bangor Area Habitat for Humanity for the development of affordable housing.**



Suggested motion: Resolved, the Old Town City Council hereby authorizes the City Manager to execute all necessary documents to transfer the property located at 18 Bosworth Street to the Bangor Area Habitat for Humanity.

(Councilor Ketchen)

2. The City Council will consider issuance of a Proclamation in observance of Constitution Week September 17th through 23rd.

Suggested motion: Resolved, the Old Town City Council hereby approves issuance of a Proclamation in observance of Constitution Week September 17th through 23rd, sponsored by the Old Town-Orono Esther Eayers Chapters Daughters of the American Revolution.

(Councilor Klitch)

## **XI. ADJOURNMENT**

**OLD TOWN-ORONO ESTHER EAYRES CHAPTER  
DAUGHTERS OF THE AMERICAN REVOLUTION**

**PROCLAMATION**

*WHEREAS, Our Founding Fathers, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and*

*WHEREAS, It is of the greatest importance that all citizens fully understand the provisions and principles contained in the Constitution in order to support, preserve and defend it against all encroachment; and*

*WHEREAS, The two hundred and thirty first anniversary of the Signing of the Constitution provides an historic opportunity for all Americans to realize the achievements of the Framers of the Constitution and the rights, privileges, and responsibilities it affords, and*

*WHEREAS, The independence guaranteed to American citizens, whether by birth or naturalization, should be celebrated by appropriate ceremonies and activities during Constitution Week, September 17 through 23 as designated by proclamation of the President of the United States of America in accordance with Public Law 915,*

*THEREFORE, I, David Mahan, by virtue of the authority vested in me as President of the City Council of the City of Old Town, Maine, do hereby proclaim the week of September 17 through 23 as **CONSTITUTION WEEK** in the State of Maine and urge all our citizens to reflect during that week on the many benefits of our Federal Constitution and American Citizenship.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed at Old Town this seventeenth day of September, the year of our Lord two thousand eighteen and the Independence of the United States of America, the two hundred and thirty first.*

**ATTEST:**

**OLD TOWN CITY COUNCIL**

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Patricia A. Brochu  
**CITY CLERK**

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David Mahan  
**PRESIDENT**