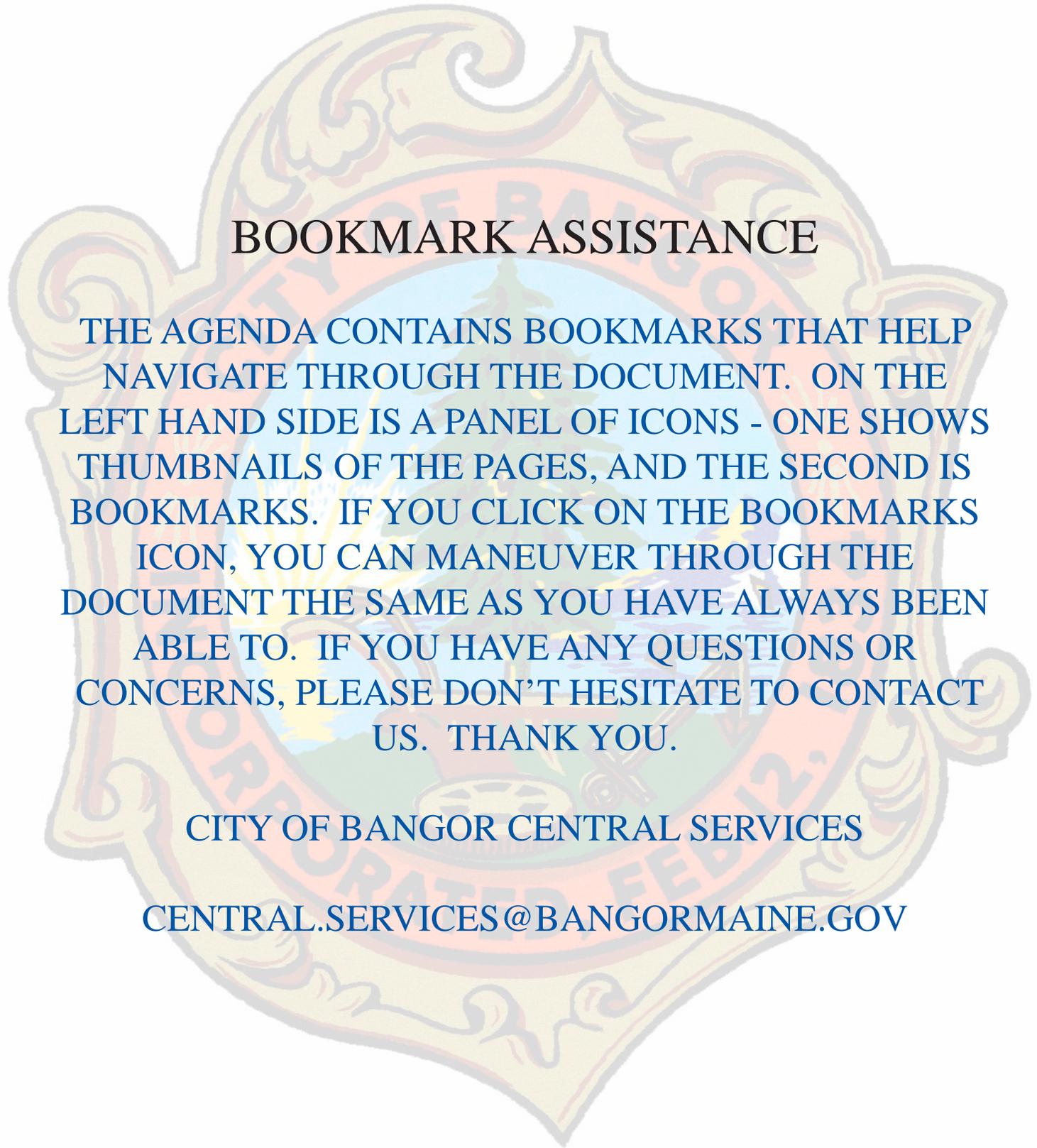


MEDIA
COPY



CITY COUNCIL AGENDA

AUGUST 25, 2014



BOOKMARK ASSISTANCE

THE AGENDA CONTAINS BOOKMARKS THAT HELP NAVIGATE THROUGH THE DOCUMENT. ON THE LEFT HAND SIDE IS A PANEL OF ICONS - ONE SHOWS THUMBNAILS OF THE PAGES, AND THE SECOND IS BOOKMARKS. IF YOU CLICK ON THE BOOKMARKS ICON, YOU CAN MANEUVER THROUGH THE DOCUMENT THE SAME AS YOU HAVE ALWAYS BEEN ABLE TO. IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE DON'T HESITATE TO CONTACT US. THANK YOU.

CITY OF BANGOR CENTRAL SERVICES

CENTRAL.SERVICES@BANGORMAINE.GOV

REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 25, 2014

PLEDGE ALLEGIANCE TO THE FLAG

PROCLAMATION: Proclaiming September 7, 2014 Grandparents’ Day in the City of Bangor

PUBLIC COMMENT

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

*Explanatory Note: All items listed in the Consent Agenda are considered routine and are proposed for adoption by the City Council by one motion without discussion or deliberation. If discussion on any item is desired any member of the Council or public may merely request removal of the item to its normal sequence in the regular agenda prior to a motion for passage of the Consent Agenda.

MINUTES OF: Bangor City Council Regular Meeting of August 11, 2014, Government Operations Committee Meeting of April 22, 2014 and Business and Economic Development Committee Meeting of July 8 2014

LIQUOR LICENSE RENEWALS: Application for Liquor License Renewal, Malt, Spirituous, Vinous of Family Fun Lanes Inc. d/b/a The Back Alley Restaurant, 15 Hildreth Street **BLANCHETTE**

Application for Liquor License Renewal, Malt, Spirituous, Vinous of Dream Biz LLC d/b/a The Charles Inn, 20 Broad Street **BLANCHETTE**

14-268 ORDER Authorizing Bid Award for the Purchase of an Asphalt Paver **NEALLEY**

Executive Summary: On August 13, 2014 the City received three bids for an asphalt paver. The bid prices ranged from \$102,900 – \$143,800.

On August 18, 2014, the Finance Committee reviewed and approved staff recommendation to purchase the asphalt paver from Milton Cat in the amount of \$112,900 plus \$5,422 for a 5 year warranty. This unit was an unused model, the lowest bid was also from Milton Cat for a used model. With a cost difference of \$10,000, staff recommendation was to purchase the new model.

The contract award recommendation must be reviewed and approved by the City Council as it is over \$100,000.

14-269 ORDER Authorizing Bid Award for the Purchase of a Tracked Excavator **GRAHAM**

REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 25, 2014

CONSENT AGENDA ITEM NO.	ASSIGNED TO COUNCILOR
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Executive Summary: On August 13, 2014 the City received four bids for a tracked excavator. The bid was for a five year lease less the trade in of the used Samsung SE130 excavator, prices less trade in ranged from \$116,000 – \$190,000.

On August 18, 2014, the Finance Committee reviewed and approved staff recommendation to purchase the tracked excavator from Central Equipment Company in the amount of \$138,000 less \$22,000 trade-in for a net cost of \$116,000. The contract award recommendation must be reviewed and approved by the City Council as it is over \$100,000.

<u>14-270</u>	<u>ORDER</u>	Authorizing the City Manager to execute a lease amendment between Portland Cellular Partnership, d/b/a Verizon Wireless, and the City of Bangor, Airport	CIVELLO
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Executive Summary: This order authorizes a lease amendment between Portland Cellular Partnership, d/b/a Verizon Wireless, and the City of Bangor, Airport Department (BGR). This lease amendment outlines the terms and conditions for a lease of 1,000 square feet located adjacent to the International Arrivals Building, at Bangor International Airport (BGR). Portland Cellular desires to build a new equipment shelter for their distribution antenna system and supporting equipment. They currently lease 240 square feet of ground space for a smaller equipment shelter. This smaller shelter will be discontinued.

The provisions of the original lease will remain unchanged. The new lease rate shall be \$26,000 annually and shall increase 3% each year. This lease amendment has been reviewed and approved by City Legal. This item has been reviewed and approved by the Airport Committee at its meeting on August 12, 2014.

<u>14-271</u>	<u>ORDER</u>	Authorizing the City Manager to execute a lease extension between the City of Bangor and DMF, Inc., d/b/a Bangor Airport Food Services (BAFS) for the airport terminal food concession	BLANCHETTE
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Executive Summary: This order authorizes a lease extension between the City of Bangor and DMF, Inc., d/b/a Bangor Airport Food Services (BAFS) for the airport terminal food concession at Bangor International Airport (BGR). Under the terms of the lease, the rental rate for food concessions are 12% of gross sales. BAFS is currently in the process of making improvements within the restaurant at the airport. Also, as part of the original agreement, BAFS agreed to offer a food and beverage concession beyond security screening and make substantial investments in the facilities. BAFS has operated this post security concession successfully for several years. The Airport has been pleased with the service provided by the current vendor and the current rental rates are among the highest in the industry. This vendor has been a proactive business partner in recruiting and retaining the international transit business and has also made several investments in Airport facilities, per the lease agreements. This has been reviewed and approved by the Airport Committee at its meeting on August 12, 2014.

REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 25, 2014

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

14-272 ORDER Authorizing the City Manager to execute a lease extension between the City of Bangor and Bangor Airport Food Services, Inc. (BAFS) to lease buildings #266 and #268

DURGIN

Executive Summary: This Order authorizes the lease extension between the City of Bangor and Bangor Airport Food Services, Inc. (BAFS) to lease buildings #266 and #268 for the purposes of operating an airline in-flight kitchen at Bangor International Airport (BGR). Under the terms of the lease, the rental rate for the in-flight kitchen shall be \$27,500.00 per year. In addition to the minimum rental, the Lessee shall pay a percentage of annual Gross Sales as follows: 5.5% of the first \$250,000 of annual Gross Sales that exceed \$1 million, 6.6% of the next \$250,000 of Gross Sales that exceed \$1.25 million, and 8% of all Gross Sales in excess of \$1.5 million. The Airport has been pleased with the service provided by the current vendor and the current rental rates are among the highest in the industry. This vendor has been a proactive business partner in recruiting and retaining the international transit business and has also made several investments in Airport facilities, per the lease agreements. This has been reviewed and approved by the Airport Committee at its meeting on August 12, 2014.

**REFERRALS TO COMMITTEE AND FIRST READING
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

14-273 ORDINANCE Amending Land Development Code – Contract Zone Change – 100, 101, 106, 107, 108 and 111 First Street (Tax Map 035-148 and Tax Map 035-171) from an Urban Residence 2 District to a Contract Multi-Family and Service District. (First Reading and Referral to Planning Board Meeting of September 2, 2014)

DURGIN

Executive Summary: The applicant, Bangor Housing Development Corporation, is requesting a Contract Zone Change to rezone two parcels of land located at 100, 101, 106, 107, 108 and 111 First Street from Urban Residence 2 District to a Contract Multi-Family and Service District. These are essentially two parcels on First Street. Each property had multiple buildings with multiple units in each building. Bangor Housing Development Corporation acquired the properties and razed all the buildings. As a redevelopment proposal, the Applicant is seeking to build one building with multiple dwelling units. The density will increase significantly above Urban Residence District-2 (URD2). The contract conditions are intended to provide architectural design standards, parking and landscaping limitations such that the new proposed building will fit into the existing neighborhood on First Street and around Second Street Park.

14-274 RESOLVE Accepting and Appropriating \$173,906.91 in FY 2013 Homeland Security Grant Funds from the Maine Emergency Management Agency (MEMA) (First Reading)

GRAHAM

REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 25, 2014

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

14-262 RESOLVE **Authorizing the City Manager to Accept and Appropriate \$79,185 in Partnership for Success Grant Funds from the State of Maine’s Substance Abuse and Mental Health Services (SAMHS) **PLOURDE****

Executive Summary: This resolve will authorize the City Manager to accept and appropriate \$79,185 in grant funds from the Office of Substance Abuse and Mental Health Services to implement drug prevention programs in the region. This is the third year of a three-year pass through grant, renewable each year, from the State of Maine’s Office of Substance Abuse and Mental Health Services. Bangor Health and Community Services is the Penquis District lead Healthy Maine Partnership and, as such, will receive this funding on behalf of the three Penquis District Healthy Maine Partnerships. The funding will be divided equally among each of the areas to implement marijuana and prescription drug prevention services. This was reviewed and recommended for approval at the August 4, 2014 Government Operations Committee meeting.

14-263 RESOLVE **Accepting and Appropriating \$156,119 for the Supplemental Nutrition Education Grant Program (SNAP) **GRAHAM****

Executive Summary: This resolve will accept and appropriate \$156,119 for the Supplemental Nutrition Education Grant Program (SNAP) through the River Coalition. This will be the third year of the grant for the purpose of providing nutrition education to people who are eligible for Supplemental Nutrition Assistance Program education to recipients in the thirteen town Healthy Maine Partnership service area. This was reviewed and recommended for approval at the August 4, 2014 Government Operations Committee meeting.

14-264 RESOLVE **Accepting and Appropriating a Grant in the amount of \$125,000 from the Substance Abuse and Mental Health Services Administration (SAMHSA) to Implement Drug Free Communities Program in Brewer, Hermon, and Hampden **BALDACCI****

Executive Summary: This resolve will accept and appropriate a grant in the amount of \$125,000 from the office of Substance Abuse and Mental Health Services (SAMHSA) to implement the Drug Free Communities Program in Brewer, Hermon and Hampden. This is the third year of a five-year grant to address substance abuse prevention in three towns covered by Bangor Region Public Health and Community Services’ Healthy Maine Partnership (Brewer, Hampden, and Hermon). The term of the third year is September 30, 2014 to September 29, 2015. This was reviewed and recommended for approval at the August 4, 2014 Government Operations Committee meeting.

REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 25, 2014

NEW BUSINESS ITEM NO.		ASSIGNED TO COUNCILOR
LIQUOR LICENSE (CLASS X)	Application for Liquor License Renewal, Malt, Spirituous, Vinous of New Waverly Restaurant Inc. d/b/a New Waverly Restaurant Inc., 36 Merchants Plaza	BLANCHETTE
PUBLIC HEARING	Application for Special Amusement License of Dream Biz, LLC d/b/a The Charles Inn, 20 Broad Street	BLANCHETTE
<u>14-277</u> <u>ORDER</u>	Authorizing Bid Award in the Amount of \$1,113,975 to Maine Earth for the Main Street Safety Improvements Project	GALLANT

Executive Summary: On August 13, 2014, the City received three (3) bids for the Main Street Safety Improvements Project. The bid prices ranged from \$1,113,975 to \$1,342,128.

This project includes sidewalks, lighting, landscaping and a center median for Main Street. Federal funding was awarded for 80% of the project cost, the balance of funding (20%) was appropriated from the Downtown TIF as part of the FY 2015 budget process. This bid was reviewed and recommended for approval by the Finance Committee on August 18, 2014.

The contract award recommendation must be reviewed and approved by the City Council as it is over \$100,000.

14-278 ORDER Establishing Down Payment Assistance Program **DURGIN**

Executive Summary: This order will authorize the City to use CDBG funding to develop a down payment assistance program for the following: low to moderate income (LMI) persons purchasing a home any where within the City; and to any one if the home is purchased in the Neighborhood Revitalization Strategy Area (NRSA). If approved, the program shall provide up to \$5,000 in down payment assistance for a term of five (5) years for any individual or family that purchases a home in the NRSA; or for individuals and families anywhere in the City at or below 80% of Area Median Income (AMI). The recipient shall sign a Promissory Note and Mortgage Deed (be filed at the Registry of Deeds) as security. At the end of the five (5) year period, the Mortgage Deed shall be discharged, provided, however that the individual or family continue to own the home. However, if before the end of the five (5) year period the recipient sells the property, refinance the property, change title to the property, or no longer lives in the property as their principle residence, then the entire closing cost assistance amount shall be repaid in full to the Department.

Additionally, the home being purchased must be inspected by the Department’s Housing Rehabilitation Coordinator based on HUD Housing Quality Standards (HQS). Any health and safety concerns and/or Code violations discovered during inspection shall be fixed with documentation provided prior to closing. The program will be administered by the Community and Economic Development Department. This item was reviewed and recommended for approval by the Business & Economic Development Committee at its August 5, 2014 meeting.

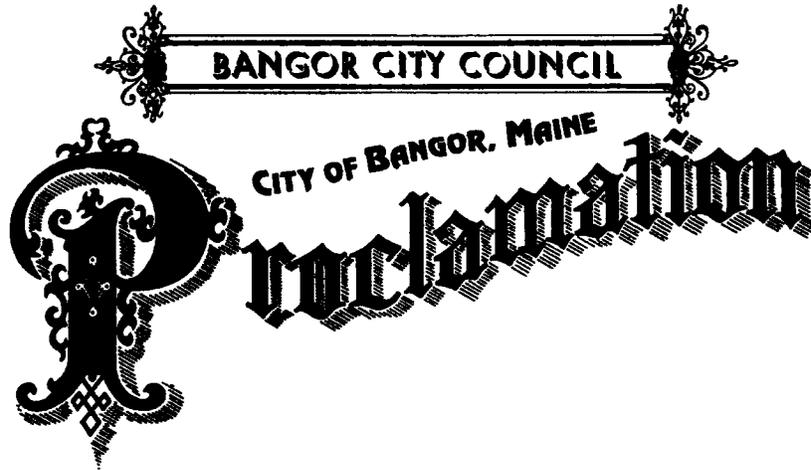
REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 25, 2014

**NEW BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

14-279 ORDER Establishing Closing Cost Assistance Program CIVIELLO

Executive Summary: This order will authorize the City to develop a closing cost assistance program for low to moderate income (LMI) persons utilizing Community Development Block Grant Funds. The program shall provide up to \$3,000 in closing cost assistance for individuals or families at or below 80% of Area Median Income (AMI) for a term of five (5) years. The recipient shall sign a Promissory Note and Mortgage Deed (to be filed at the Registry of Deeds) as security. At the end of the five (5) year period, the Mortgage Deed shall be discharged. However, if before the end of the five (5) year period the recipient sells the property, refinances the property, changes title to the property, or no longer lives in the property as their principle residence, then the entire closing cost assistance amount shall be repaid in full to the Department. The program will be administered through Community and Economic Development. This item was reviewed and recommended for approval by the Business & Economic Development Committee at its August 5, 2014 meeting.



PROCLAIMING SEPTEMBER 7TH AS NATIONAL GRANDPARENTS DAY

WHEREAS, September 7th is national Grandparents Day, a day where our country honors the contributions of grandparents; and

WHEREAS, the number of individuals in our country 65 years of age or older will increase from 40 million to 70 million during the next two decades; and

WHEREAS, grandparents play a vital role in our families and in our communities; and

WHEREAS, over 7 million grandparents are the primary caretakers of children under 18; and

WHEREAS, many proud grandparents are still a vital part of the workforce and contribute to our economy in a variety of ways; and

WHEREAS, our community is made better by diverse, multi-generational relationships; and

WHEREAS, the City of Bangor strives to be responsive and understanding of the needs of all demographic segments of our population including those related to healthcare and housing.

NOW, THEREFORE, I, Benjamin A. Sprague, Mayor of the City of Bangor, on behalf of the Bangor City Council and citizens of Bangor, do hereby proclaim Bangor's recognition of Grandparents Day and encourage all of our city residents to recognize the contributions of grandparents and all seniors in the region.

Given this the 25th day of August, 2014.

Benjamin A. Sprague, Mayor



**CONSENT
AGENDA**

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 11, 2014

*Meeting Called to Order at 7:30 PM
 Chaired by Councilor Sprague
 Councilors Absent: Gallant
 Meeting Adjourned at 8:05 PM*

PRESENTATION: Gerry GM Palmer Jr. presented an oil painting as a gift from the City of Harbin China

PUBLIC COMMENT University of Maine Director of Athletics, Karlton Creech, introduced himself to the City Council.

CONSENT AGENDA ITEM NO.	ASSIGNED TO COUNCILOR
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MINUTES OF: Bangor City Council Regular Meeting of July 28, 2014, Airport Committee Meetings of June 10, 2014 and July 15, 2014 and Business & Economic Development Committee Meetings of April 22, 2014, May 6, 2014, May 20, 2014 and June 17, 2014

Action: Accepted and Approved

LIQUOR LICENSE RENEWALS:	<i>Application for Liquor License Renewal, Malt, Spirituous, Vinous of Rare Hospitality Management Inc. d/b/a Longhorn Steakhouse #5343, 605 Hogan Road</i>	BALDACCI
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Action: Approved

LIQUOR LICENSE RENEWALS:	<i>Application for Liquor License Renewal, Malt, Spirituous, Vinous of Kobe Ninja House Inc. d/b/a Kobe Ninja House, 829 Hogan Road</i>	BALDACCI
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Action: Approved

LIQUOR LICENSE RENEWALS:	<i>Application for Liquor License Renewal, Malt, Spirituous, Vinous of Bangor Motor Inn Corporation d/b/a Bangor Inn and Suites and Conference Center, 713 Hogan Road</i>	BALDACCI
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Action: Approved

LIQUOR LICENSE RENEWALS:	<i>Application for Liquor License Renewal, Malt, Spirituous, Vinous of Apple New England LLC d/b/a Applebee's Neighborhood Grill & Bar, 718 Hogan Road</i>	BALDACCI
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Action: Approved

<u>14-249</u>	<u>ORDER</u>	<i>Authorizing the City Manager to accept \$5,065.00 in funds as a Result of State Criminal Forfeiture</i>	GALLANT
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Action: Passed

<u>14-250</u>	<u>ORDER</u>	<i>Authorizing the City Manager to accept \$1,501.00 in funds as a Result of State Criminal Forfeiture</i>	BLANCHETTE
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Action: Passed

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 11, 2014

CONSENT AGENDA			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>14-251</u>	<u>ORDER</u>	<i>Authorizing the City Manager to accept \$512.00 in funds as a Result of State Criminal Forfeiture</i>	DURGIN
		<i>Action: Passed</i>	
<u>14-252</u>	<u>ORDER</u>	<i>Authorizing the City Manager to accept \$1,940.00 in funds as a Result of State Criminal Forfeiture</i>	GRAHAM
		<i>Action: Passed</i>	
<u>14-253</u>	<u>ORDER</u>	<i>Authorizing the City Manager to accept \$512.00 in funds as a Result of State Criminal Forfeiture</i>	NEALLEY
		<i>Action: Passed</i>	
<u>14-254</u>	<u>ORDER</u>	<i>Accepting an \$1,800 Amendment to the WIC Nutrition Program Grant</i>	CIVIELLO
		<i>Action: Passed</i>	
<u>14-255</u>	<u>ORDER</u>	<i>Authorizing Execution of Supplemental Lease Agreement with United States of America (FAA) – Building 96, 138 Maine Avenue (Tax Map 001-096)</i>	DURGIN
		<i>Action: Passed</i>	
<u>14-256</u>	<u>ORDER</u>	<i>Authorizing City Manager to Apply for a \$42,000 Grant from the Maine Department of Environmental Protection as funded by the US EPA under Chapter 604b of the Clean Water Act</i>	GALLANT
		<i>Action: Passed</i>	
<u>14-257</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Apply for a \$150,000 Grant from the Maine Department of Environmental Protection as funded by the US EPA under Chapter 319 of the Clean Water Act</i>	GRAHAM
		<i>Action: Passed</i>	
<u>14-258</u>	<u>ORDER</u>	<i>Authorizing the City Manager to execute an Agreement with the Town of Hermon for Assessment Services</i>	BALDACCI
		<i>Action: Passed</i>	
<u>14-259</u>	<u>ORDER</u>	<i>Authorizing the City Manager to execute an Agreement with the Town of Veazie for Assessment Services</i>	PLOURDE
		<i>Action: Passed</i>	
<u>14-260</u>	<u>ORDER</u>	<i>Authorizing the City Manager to execute an Agreement with the Town of Orrington for Assessment Services</i>	BLANCHETTE
		<i>Action: Passed</i>	

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 11, 2014

CONSENT AGENDA **ASSIGNED TO**
ITEM NO. **COUNCILOR**

14-261 ORDER *Authorizing the City Manager to Execute an Agreement with St Joseph Healthcare in the amount of \$170,000 for Improvements to Broadway* **BALDACCI**

Action: Passed

REFERRALS TO COMMITTEE AND FIRST READING **ASSIGNED TO**
ITEM NO. **COUNCILOR**

14-262 RESOLVE *Authorizing the City Manager to Accept and Appropriate \$79,185 in Partnership for Success Grant Funds from the State of Maine's Substance Abuse and Mental Health Services (SAMHS)* **PLOURDE**

Action: First Reading

14-263 RESOLVE *Accepting and Appropriating \$156,119 for the Supplemental Nutrition Education Grant Program (SNAP)* **GRAHAM**

Action: First Reading

14-264 RESOLVE *Accepting and Appropriating a Grant in the amount of \$125,000 from the Substance Abuse and Mental Health Services Administration (SAMHSA) to Implement Drug Free Communities Program in Brewer, Hermon, and Hampden* **BALDACCI**

Action: First Reading

UNFINISHED BUSINESS **ASSIGNED TO**
ITEM NO. **COUNCILOR**

14-246 ORDER *Authorizing Issuance of \$2,720,000 of the City's General Obligation Bonds and a Tax Levy There For* **GALLANT**

*Action: Motion made and seconded to Open the Public Hearing
Public Hearing Opened
Motion made and seconded to Close the Public Hearing
Public Hearing Closed
Motion made and seconded for Passage
Passed*

NEW BUSINESS **ASSIGNED TO**
ITEM NO. **COUNCILOR**

LIQUOR LICENSE *Application for Liquor License Renewal, Malt, Spirituous, Vinous of The Main Tavern d/b/a The Main Tavern, 122 Main Street* **BALDACCI**
(CLASS X)

*Action: Motion made and seconded for Passage
Passed*

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 11, 2014

NEW BUSINESS **ASSIGNED TO**
ITEM NO. **COUNCILOR**

PUBLIC HEARING *Application for Special Amusement License of Bangor Motor Inn Corporation d/b/a Bangor Inn and Suites and Conference Center, 713 Hogan Road* **BALDACCI**

*Action: Motion made and seconded to Open the Public Hearing
Public Hearing Opened
Motion made and seconded to Close the Public Hearing
Public Hearing Closed
Motion made and seconded for Approval
Approved*

PUBLIC HEARING

14-265 **ORDER** *Adopting Amended Municipal Development Program and Financial Plan for the Bangor Center Development District* **GRAHAM**

*Action: Motion made and seconded to Open the Public Hearing
Public Hearing Opened
Motion made and seconded to Close the Public Hearing
Public Hearing Closed
Motion made and seconded for Passage
Passed*

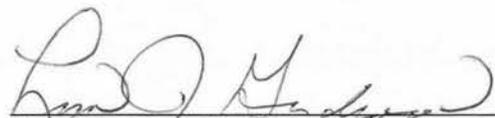
PUBLIC HEARING

14-266 **ORDER** *Bangor Center Development District – Establishment of Implementation Assessments* **DURGIN**

*Action: Motion made and seconded to Open the Public Hearing
Public Hearing Opened
Motion made and seconded to Close the Public Hearing
Public Hearing Closed
Motion made and seconded for Passage
Passed*

14-267 **ORDER** *Authorizing Execution of an Amendment to the Contract with Bangor Center Management Corporation/Downtown Bangor Partnership* **BLANCHETTE**

*Action: Motion made and seconded for Passage
Passed*



Lisa J. Goodwin, MMC, City Clerk

**Government Operations Committee
Tuesday, April 22, 2014 AT 6:55 pm
City Council Chambers**

MINUTES

Council Members: Civiello, Baldacci, Plourde, Durgin, Gallant, Graham

Staff Members: Farrar, Goodwin, Heitmann, Darrell Cyr, Wardwell

Others: Mr. & Mrs. Lyons, Wanda Creed, Wendy Erickson

1. Update on Voting Location Change at the Cross Insurance Center

City Clerk Goodwin and Councilor Durgin suggested that we use the Cross Center for the June election to see how this facility works during a smaller election and work out any bugs or decide to use a different facility. There is a time crunch on this since June elections are rapidly approaching.

Councilor Baldacci asked that we also discuss this subject at a later time when the committee can go down and check out the different venues so it can be determined what may work and what may not work.

Councilor Gallant moved staff recommendation, Councilor Baldacci seconded, so approved.

2. Council Referral: Ordinance 14-138, Amending Schedule I of Chapter 291, Article III Sec. 38 of the Code of the City of Bangor - No Parking - 645 Hammond Street

City Solicitor Heitmann introduced the Lyon's and the issues they have had at their residence at 645 Hammond Street. They requested a no parking zone 20 feet on each side of their driveway for safety reasons for the Lyon's to exit and enter their driveway.

Councilor Gallant stated that from a safety stand point for this amendment, he moved staff recommendation, Councilor Baldacci seconded, so approved.

3. Request for establishment of a Handicapped Parking Space, 263 State Street

City Solicitor Heitmann explained we had a request to add a handicapped space at this location. Asst. City Solicitor Nicklas had visited the site and deemed it appropriate that a second space be established as handicapped.

Councilor Baldacci moved staff recommendation, Councilor Gallant seconded, so approved.

Wanda Creed requested that when the second handicapped space is created, that the sidewalk curb be removed (like it once was) so that her patients can unload their wheelchairs without having to stop traffic, etc. Public Works Director Dana Wardwell stated that they should be able to accommodate that request.

4. Discussion/Review of open burning outdoor fire pits, fireplaces, and campfires

Assistant City Manager Bob Farrar explained that this subject comes up now and then and what the rules and regulations are.

Assistant Chief Darrell Cyr summarized the actions the Fire Department takes when they receive a call for a burn permit. Once they receive the call, they send someone out to look at the property and issue a permit if the property is satisfactory for having a fire. All permittees are told to keep their fires small because if the department receives any nuisance calls about the fire, they will come out to check things out and if anything is not complying with the rules/regulations, the possibility of losing their permit may happen. Some situations are hard to make decisions on because they arrive and the fire has been put out, etc. Sometimes it is neighbors who just don't get along.

Councilors discussed all the different issues that each have been contacted about. Also discussed other cities/towns ordinances and how they differ from Bangor and how well these differences/similarities work for that municipality. In regards to smoke bothering neighbors, Councilor Gallant suggested maybe having the policy state there needs to be a chimney so smoke from their fire doesn't bother neighbors. Councilor Civiello suggested that more education be done regarding fire pits and the regulations that go along with having them.

Wendy Erickson of Forrest Avenue spoke of her personal experiences with neighbors that hold fires almost every night and she has to close her windows every night from 5:00-11:00pm. They are burning things such as old painted wood that lets off fumes that are noxious and not healthy. Complaints have been made to the Fire Department about this particular property.

Judy MacDonald from Palm Street spoke with her concerns and asked that there be a consistent way to report issues to the Fire Department because a few times she was made to feel like the criminal for calling and complaining and wasting tax payers dollars. There needs to be a consistent process.

Councilor Baldacci agreed that if this is happening every night than it is an abuse of the permit they have been issued. He encouraged the Fire Department to make additional visits to this specific property on Garland Street not just for concern but for public safety in general. We need reasonable regulations to enforce in hopes that it will cut down the issues that these fires are causing.

Councilor Baldacci moved to ask the appropriate staff to draft some policy changes that would help cut down the issues that are being caused by open fire pits, Councilor Plourde seconded, so approved. Once drafted, the changes will return to Committee for further review/discussion.

Adjourned at 8:10 PM.

BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, July 8, 2014 5:15 PM
City Council Chambers

Minutes

Councilors Present: Chair Durgin, Councilor Nealley, Councilor Sprague, Councilor Baldacci, Councilor Civiello, and Councilor Blanchette

City Staff Present: Steve Bolduc, Jeff Wallace, Jason Bird, Cathy Conlow, Norm Heitmann, Caitlin Brooke, and Dave Little

Chair Durgin called the meeting to order at 5:15 p.m.

CONSENT AGENDA

1. Community Development Residential Rehabilitation Loan – 666 Finson Rd. Lot #226
2. Community Development Residential Rehabilitation Loan – 134 Kenduskeag Ave.
3. Community Development Residential Rehabilitation Loan – 50 Parker St.

Councilor Baldacci moved to approve the Consent Agenda for Items No. 1, 2, and 3. Councilor Nealley seconded the motion. All in favor, motion passed.

REGULAR AGENDA

4. Homeownership Assistance Programs

Jason Bird, Community and Economic Development Officer, discussed a handout outlining various assistance programs including: the Down Payment Assistance Program, a 0% Interest Housing Rehab Loan; a 1st Time Homebuyer Credit and Rebate Program, a Closing Cost Assistance Program and the West Side Exterior Improvement Grant Program.

City Manager Cathy Conlow indicated that the models for these programs were based on the CDBG requirements for low or moderate income and are being provided to the Committee for input.

Councilors discussed the various programs and it was the consensus to direct Staff to work on this further and bring it back to Committee in two weeks.

5. Maine State Housing Authority Agreement

Jason Bird indicated that this is continuation of an existing agreement with Maine State Housing to have Jeff Wallace manage a repair project for a property located in Whitneyville, Maine until December 31, 2014. The professional services contract covers Staff time and expenses up to \$2,500. Staff feels that this amount would cover the City's costs. This contract also provides for good will between the City, Maine State Housing and the Department of Housing and Urban Development. Staff recommended approval.

Councilor Baldacci moved staff recommendation. Councilor Blanchette seconded the motion. The motion passed unanimously.

6. Dick Cattelle – Fallmo, Inc. – Request to Acquire Land

City Solicitor Norm Heitmann explained that Fallmo, Inc. is the owner of 11 Cumberland Street. The driveway to the property encroaches on City property. Fallmo, Inc. has asked that the City convey a 9' x 50' parcel to them in order to make their property conforming. The parcel is presently a portion of a City parking lot (upper Atler Lot). Conveyance of this parcel will not affect the parking lot and will resolve the encroachment issue. Mr. Heitmann indicated that the City's Assessing Department has determined that the value of this parcel is \$1,548. Staff recommended approval.

Councilors felt that conveying this land to Fallmo, Inc. will resolve the encroachment issue and place it on the tax rolls.

Councilor Baldacci moved Staff recommendation. Councilor Blanchette seconded the motion which passed unanimously.

7. Cool Sounds Extended Street hours.

Jason Bird explained that because the Cool Sounds event was relocated to Central Street this year, the street has been blocked off to traffic during the event. As part of having the street blocked off it has allowed the restaurant 11 Central Street to utilize the street for outdoor dining. The purpose of this discussion is to determine whether or not there is interest in extending the time the street is blocked off so that 11 Central Street may use the street longer to allow their customers enough time to finish their meals and allow them to remove seats and equipment.

Councilor Baldacci moved to recommend extending the Cool Sounds hours until 9:30 p.m. The motion was seconded.

Councilors discussed whether or not this item would need to go before the full Council. City Manager Conlow suggested that Staff work out the details of extending the hours with the Parks and Recreation and Police Departments and if they are unable to do so, then the plan would be to discuss this at the pre-Council meeting.

Councilor Plourde moved to amend the motion to recommend extending the Cool Sounds hours until 9:00 p.m. and ask Staff to work out the details as suggested by the City Manager. The motion passed as amended.

8. Executive Session – Economic Development – Property Disposition – Maine Business Enterprise Park – Lot #13 – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:15 p.m. Councilor Nealley seconded the motion, which passed unanimously.

9. Committee Action on Above Item

Councilor Plourde moved Staff recommendation. Councilor Nealley seconded the motion, which carried unanimously.

10. Executive Session – Economic Development – Property Disposition – Waterfront – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:28 p.m. Councilor Nealley seconded the motion. All in favor, motion carried.

11. Committee Action on Above Item

The Committee did not take action on this item.

Meeting adjourned.

Date: August 25, 2014

Item/Subject: **ORDER, Authorizing Bid Award for the Purchase of an Asphalt Paver**

Responsible Department: **Fleet Maintenance**

Commentary:

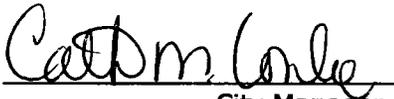
On August 13, 2014 the City received three bids for an asphalt paver. The bid prices ranged from \$102,900 – \$143,800 – see attached bid tabulation.

On August 18, 2014, the Finance Committee reviewed and approved staff recommendation to purchase the asphalt paver from Milton Cat in the amount of \$112,900 plus \$5,422 for a 5 year warranty. This unit was an unused model, the lowest bid was also from Milton Cat was for a used model. With a cost difference of \$10,000, staff recommendation was to purchase the new model.

The contract award recommendation must be reviewed approved by the City Council as it is over \$100,000.

Department Head

Manager's Comments:



City Manager

Associated Information:

Bid Tabulation

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage - Consent**
- First Reading**
- Referral**

Page of



Assigned to Councilor Nealley

CITY OF BANGOR

(TITLE.) Order, Authorizing Bid Award for the Purchase of an Asphalt Paver

By the City Council of the City of Bangor:

ORDERED,

THAT, Deborah Cyr, Finance Director is hereby authorized to execute a contract with Milton Cat in the amount of \$118,322 for the purchase of an asphalt paver.

City of Bangor Bid Tabulation
 Bid No. B15-005: Asphalt Paver
 Bid Opening: 8/13/14

		Milton Cat Brewer, ME
Item	Description	Total Price
1	Asphalt Paver (New AP-255E)	\$127,900.00
2	Trade In Blau-Knox	\$15,000.00
3	Net	\$112,900.00
4	Optional 5yr Warranty	\$5,422.00
5	Annual Lease Payment Amount	\$23,545.23

		Milton Cat Brewer, ME
Item	Description	Total Price
1	Asphalt Paver (Used AP-255E)	\$117,900.00
2	Trade In Blau-Knox	\$15,000.00
3	Net	\$102,900.00
4	Optional 5yr Warranty	\$5,422.00
5	Annual Lease Payment Amount	\$21,465.25

		Central Equipment Co. Stillwater, ME
Item	Description	Total Price
1	Asphalt Paver	\$149,800.00
2	Trade In Blau-Knox	\$6,000.00
3	Net	\$143,800.00
4	Optional 5yr Warranty	\$5,250.00
5	Annual Lease Payment Amount	\$33,351.54

COUNCIL ACTION

Item No. 14-269

Date: August 25, 2014

Item/Subject: ORDER, Authorizing Bid Award for the Purchase of a Tracked Excavator

Responsible Department: Fleet Maintenance

Commentary:

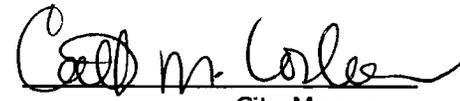
On August 13, 2014 the City received four bids for a tracked excavator. The bid was for a five year lease less the trade in of the used Samsung SE130 excavator, prices less trade in ranged from \$116,000 – \$190,000 – see attached bid tabulation.

On August 18, 2014, the Finance Committee reviewed and approved staff recommendation to purchase the tracked excavator from Central Equipment Company in the amount of \$138,000 less \$22,000 trade-in for a net cost of \$116,000.

The contract award recommendation must be reviewed approved by the City Council as it is over \$100,000.

Department Head

Manager's Comments:

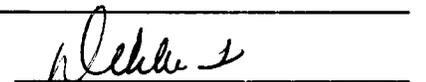


City Manager

Associated Information:

Bid Tabulation

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage - Consent**
- First Reading**
- Referral**

Page __ of __

Assigned to Councilor Graham



CITY OF BANGOR

(TITLE.) Order, Authorizing Bid Award for the Purchase of a Tracked Excavator

By the City Council of the City of Bangor:

ORDERED,

THAT, Deborah Cyr, Finance Director is hereby authorized to execute a lease purchase agreement with Central Equipment in the amount of \$138,000 less trade-in of \$22,000 for the purchase of a tracked excavator.

City of Bangor Bid Tabulation
Bid No. B15-003: Tracked Excavator
Bid Opening: 8/13/14

**Central Equipment Co.
Stillwater, ME**

Item	Description	Total Price
1	Tracked Excavator	\$138,000.00
2	Trade In Samsung SE130 Excavator	\$22,000.00
3	Net	\$116,000.00
4	Optional 5yr Warranty	\$5,000.00
5	Annual Lease Payment Amount	\$25,527.40

**Milton Cat
Brewer, ME**

Item	Description	Total Price
1	Tracked Excavator	\$215,000.00
2	Trade In Samsung SE130 Excavator	\$25,000.00
3	Net	\$190,000.00
4	Optional 5yr Warranty	\$3,670.00
5	Annual Lease Payment Amount	\$39,581.91

**Nortrax Inc.
Hermon, ME**

Item	Description	Total Price
1	Tracked Excavator	\$168,800.00
2	Trade In Samsung SE130 Excavator	\$25,000.00
3	Net	\$143,800.00
4	Optional 5yr Warranty	\$2,400.00
5	Annual Lease Payment Amount	\$31,965.55

**Beauregard Equip.
Hermon, ME**

Item	Description	Total Price
1	Tracked Excavator	\$151,535.00
2	Trade In Samsung SE130 Excavator	\$14,000.00
3	Net	\$137,535.00
4	Optional 5yr Warranty	Included
5	Annual Lease Payment Amount	\$29,250.00

COUNCIL ACTION

Item No. 14-270

Date: August 25, 2014

Item/Subject: **ORDER**, Authorizing the City Manager to execute a lease amendment between Portland Cellular Partnership, d/b/a Verizon Wireless, and the City of Bangor - Airport

Responsible Department: Airport

Commentary: This order authorizes a lease amendment between Portland Cellular Partnership, d/b/a Verizon Wireless, and the City of Bangor, Airport Department (BGR). This lease amendment outlines the terms and conditions for a lease of 1,000 square feet located adjacent to the International Arrivals Building, at Bangor International Airport (BGR). Portland Cellular desires to build a new equipment shelter for their distribution antenna system and supporting equipment. They currently lease 240 square feet of ground space for a smaller equipment shelter. This smaller shelter will be discontinued.

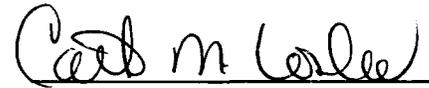
The provisions of the original lease will remain unchanged. The new lease rate shall be \$26,000 annually and shall increase 3% each new year of the term.

This lease amendment has been reviewed and approved by City Legal.

This item has been reviewed and approved by the Airport Committee at its meeting on August 12, 2014.

Tony Caruso
Department Head

Manager's Comments:



City Manager

Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for
 Passage
 First Reading
 Referral



Assigned to Councilor Civiello

CITY OF BANGOR

(TITLE.) ORDER, Authorizing the City Manager to execute a lease amendment between Portland Cellular Partnership, d/b/a Verizon Wireless, and the City of Bangor, Airport

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, Portland Cellular, d/b/a Verizon Wireless, desires to build a new equipment shelter for their distribution antenna system and supporting equipment; and

WHEREAS, This lease amendment outlines the terms and conditions for a lease of 1,000 square feet located adjacent to the International Arrivals Building, at Bangor International Airport (BGR); and

WHEREAS, This leased space will be used exclusively for the purposes of Portland Cellular.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR,

That Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute the lease amendment between Portland Cellular Partnership, d/b/a Verizon Wireless, and the City of Bangor, Airport Department (BGR).

COUNCIL ACTION

Item No. 14-271

Date: August 25, 2014

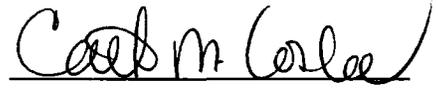
Item/Subject: ORDER, Authorizing the City Manager to execute a lease extension between the City of Bangor and DMF, Inc., d/b/a Bangor Airport Food Services (BAFS) for the airport terminal food concession.

Responsible Department: Airport

Commentary: This order authorizes a lease extension between the City of Bangor and DMF, Inc., b/b/a Bangor Airport Food Services (BAFS) for the airport terminal food concession at Bangor International Airport (BGR). Under the terms of the lease, the rental rate for food concessions are 12% of gross sales. BAFS is currently in the process of making improvements within the restaurant at the airport. Also, as part of the original agreement, BAFS agreed to offer a food and beverage concession beyond security screening and make substantial investments in the facilities. BAFS has operated this post security concession successfully for several years. The Airport has been pleased with the service provided by the current vendor and the current rental rates are among the highest in the industry. This vendor has been a proactive business partner in recruiting and retaining the international transit business and has also made several investments in Airport facilities, per the lease agreements. This has been reviewed and approved by the Airport Committee at its meeting on August 12, 2014.

Tony Caruso
Department Head

Manager's Comments:



City Manager

Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for
 Passage
 First Reading
 Referral



Assigned to Councilor Blanchette

CITY OF BANGOR

(TITLE.) ORDER, Authorizing the City Manager to execute a lease extension between the City of Bangor and DMF, Inc., d/b/a Bangor Airport Food Services (BAFS) for the airport terminal food concession.

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, on April 19, 2010, the City of Bangor and DMF, Inc. entered into an agreement for for the airport terminal food concession at Bangor International Airport; and

WHEREAS, DMF, Inc. desires to renew the lease agreement for the airport terminal food concession at Bangor International Airport (BGR); and

WHEREAS, it would be advantageous to both parties to renew this agreement..

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR,

That Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute a lease extension with DMF, Inc., b/b/a Bangor Airport Food Services (BAFS) for the airport terminal food concession at Bangor International Airport (BGR).

COUNCIL ACTION

Item No. 14-272

Date: August 25, 2014

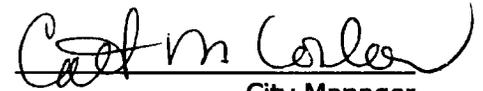
Item/Subject: ORDER, Authorizing the City Manager to execute a lease extension between the City of Bangor and Bangor Airport Food Services, Inc. (BAFS) to lease buildings #266 and #268.

Responsible Department: Airport

Commentary: This Order authorizes the lease extension between the City of Bangor and Bangor Airport Food Services, Inc. (BAFS) to lease buildings #266 and #268 for the purposes of operating an airline in-flight kitchen at Bangor International Airport (BGR). Under the terms of the lease, the rental rate for the in-flight kitchen shall be \$27,500.00 per year. In addition to the minimum rental, the Lessee shall pay a percentage of annual Gross Sales as follows: 5.5% of the first \$250,000 of annual Gross Sales that exceed \$1 million, 6.6% of the next \$250,000 of Gross Sales that exceed \$1.25 million, and 8% of all Gross Sales in excess of \$1.5 million. The Airport has been pleased with the service provided by the current vendor and the current rental rates are among the highest in the industry. This vendor has been a proactive business partner in recruiting and retaining the international transit business and has also made several investments in Airport facilities, per the lease agreements. This has been reviewed and approved by the Airport Committee at its meeting on August 12, 2014.

Tony Caruso
Department Head

Manager's Comments:


City Manager

Associated Information:

Budget Approval:


Finance Director

Legal Approval:


City Solicitor

Introduced for
 Passage
 First Reading
 Referral



Assigned to Councilor Durgin

CITY OF BANGOR

(TITLE.) ORDER, Authorizing the City Manager to execute a lease extension between the City of Bangor and Bangor Airport Food Services, Inc. (BAFS) to lease buildings #266 and #268.

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, on April 19, 2010, the City of Bangor and Bangor Airport Food Services, Inc. entered into an agreement to lease buildings #266 and #268 for the purposes of operating an airline in-flight kitchen at Bangor International Airport (BGR); and

WHEREAS, BAFS, Inc. desires to renew the lease agreement for the purposes of operating an airline in-flight kitchen at Bangor International Airport (BGR); and

WHEREAS, it would be advantageous to both parties to renew this agreement..

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR,

That Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute a lease extension with Bangor Airport Food Services (BAFS) to lease buildings #266 and #268 for the purposes of operating an airline in-flight kitchen at Bangor International Airport (BGR).



**REFERRALS TO COMMITTEES
& FIRST READINGS**

COUNCIL ACTION

Item No. 14-273

Date: August 25, 2014

Item/Subject ORDINANCE, Amending Land Development Code – Contract Zone Change – 100, 101, 106, 107, 108 and 111 First Street (Tax Map 035-148 and Tax Map 035-171) from an Urban Residence 2 District to a Contract Multi-Family and Service District.

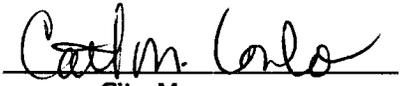
Responsible Department: Planning Division

Commentary: The applicant, Bangor Housing Development Corporation, is requesting a Contract Zone Change to rezone two parcels of land located at 100, 101, 106, 107, 108 and 111 First Street from Urban Residence 2 District to a Contract Multi-Family and Service District. These are essentially two parcels on First Street. Each property had multiple buildings with multiple units in each building. Bangor Housing Development Corporation acquired the properties and razed all the buildings. As a redevelopment proposal, the Applicant is seeking to build one building with multiple dwelling units. The density will increase significantly above Urban Residence District-2 (URD2). The contract conditions are intended to provide architectural design standards, parking and landscaping limitations such that the new proposed building will fit into the existing neighborhood on First Street and around Second Street Park.

Dept. Head

Manager's Comments:

For Referral to Planning Board Meeting of September 2, 2014 at 7:00 p.m.



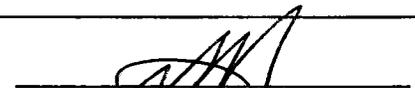
City Manager

Associated Information:

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage
- First Reading
- Referral to Planning Board Meeting of September 2, 2014, 7:00 pm.

Page 1 of



Assigned to Councilor Durgin

CITY OF BANGOR

(TITLE.) Ordinance, Amending Land Development Code – Contract Zone Change – 100, 101, 106, 107, 108 and 111 First Street (Tax Map 035-148 and Tax Map 035-171) from an Urban Residence 2 District to a Contract Multi-Family and Service District.

Be it ordained by the City Council of the City of Bangor, as follows:

THAT the zoning boundary lines as established by the Zoning Map of the City of Bangor dated October 28, 1991, as amended, be hereby further amended as follows:

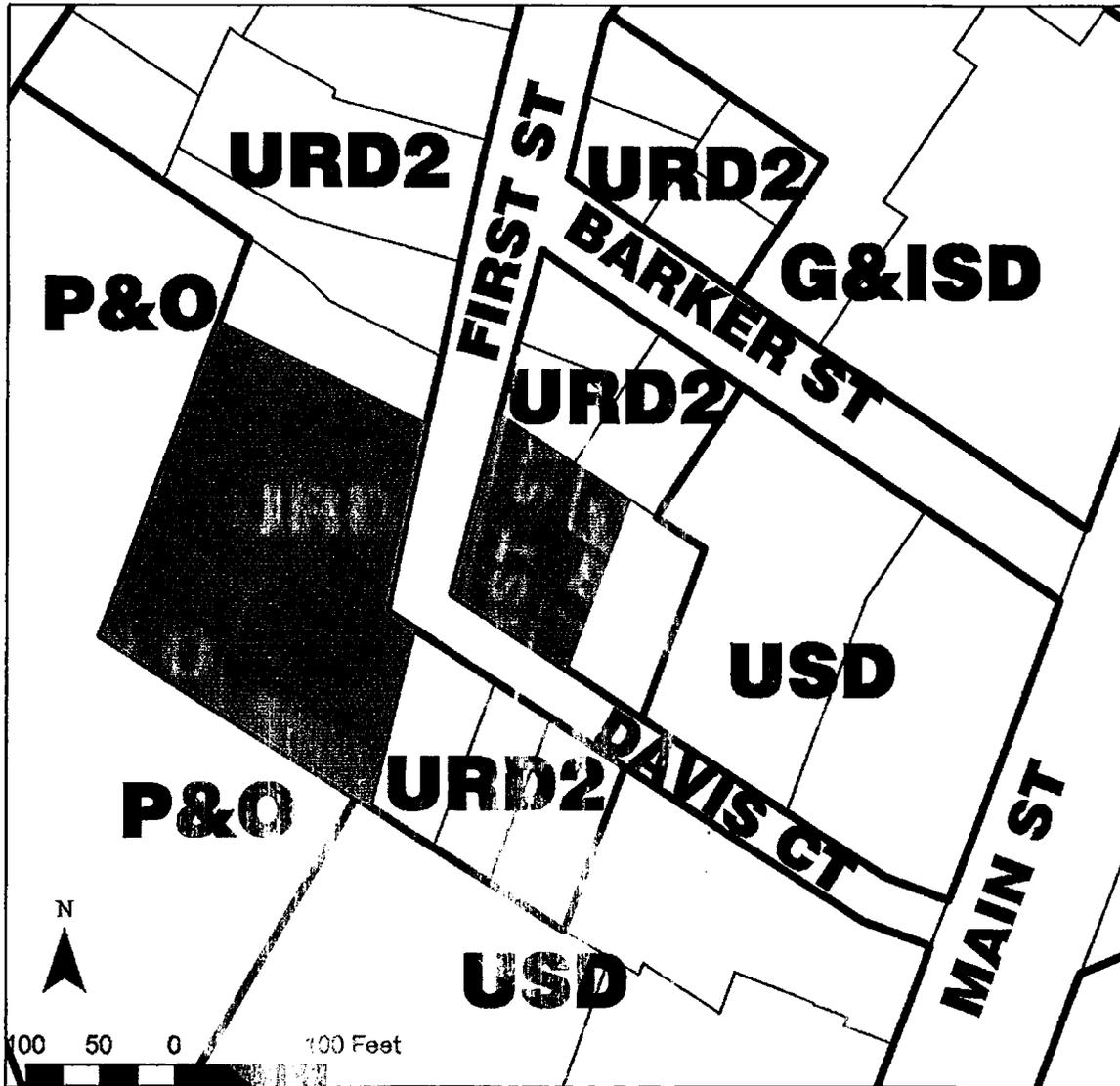
By changing two parcels of land located at 100, 101, 106, 107, 108 and 111 First Street (Tax Map No. 35, Parcel Nos. 148 and 171) from an Urban Residence 2 District to a Contract Multi-Family and Service District. Said parcels of land containing approximately 49,000 sq. ft. and being more particularly indicated on the map attached hereto and made a part hereof.

PROVIDED, HOWEVER THAT, in addition to the mandatory conditions imposed by Chapter 165-7 of the Ordinances of the City of Bangor, said change of zone is granted subject to the following conditions:

1. The use and/or operation of the subject premises shall be subject to the following limitations and/or restrictions:
 - A. The lot area of the Property shall be at least 35,000 square feet.
 - B. 40% of the Property will be dedicated to open space.
 - C. The maximum number of residential dwelling units to be placed on Tax Map 35, Lot 148 shall be limited to 25 units.
 - D. There shall be no dwelling units placed on Tax Map 35, Lot 171.
 - E. The proposed project will provide for pedestrian sidewalk connections to the public park and adjacent facilities.
 - F. The proposed building on the Property will utilize one or more of the following design techniques to address the building mass and bulk:
 - 1) Organization of the building facade to mimic the design features and scale of detached residences by:
 - a) Development of multiple building entrances;
 - b) Porches and other covered entrance elements;

- c) Arrangement of entrances and fenestration around multiple centers across the building elevation that are coordinated with the breakdown of the building massing:
 - d) Gable-end façade elements that are suggestive of the vernacular concept of "house";
- 2) Varied roof lines with generally sloping or pitched roofs to suggest a series of closely placed but separate buildings.
 - 3) Use of landscaping elements (specifically, four street trees) to support the subdivision of the building façade into smaller, residential scaled sections.

2. Execution by those parties with an interest in the affected property of an agreement providing for the implementation and enforcement of all the terms and conditions set forth above and the recording of said executed agreement in the Penobscot County Registry of Deeds by the property owner, a copy of said agreement being on file in the office of the City Clerk and incorporated herein by reference. In the event that said agreement is not so executed within ninety (90) days from the date of passage hereof, this Ordinance shall become null and void.



URD2 TO

M&SD CONTRACT

7/1/2012

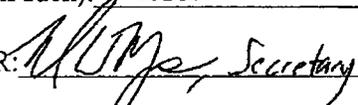
APPLICATION FOR LAND DEVELOPMENT CODE AND MAP AMENDMENT

TO: THE CITY COUNCIL AND
THE PLANNING BOARD OF BANGOR, MAINE:

DATE: August 12, 2014

1. I(WE) Bangor Housing Development Corporation
2. of 161 Davis Road Bangor Maine 04401 207-942-6365
Address City or Post Office Telephone

hereby petition to amend the Land Development Code of the City of Bangor, Maine by reclassifying from URD-2 district to the M&SD-CONTRACT district for the property outlined in red on the maps attached hereto, which are part of this application, and described as follows:

3. ADDRESS OF PROPERTY (if any) 100, 101, 106 107, 108 and 111 First Street
Total Area (acres or square feet) 49,000 SF
4. PROPERTY LOCATION (General location): Example - South side of
State Street 400 yards. East of Pine Street
5. LEGAL DESCRIPTION OF PROPERTY - Assessors Map No. 35 Parcel 148 and 171
6. EXISTING USE: Former Apartment Buildings
7. PROPOSED USE: Multi-unit workforce housing
8. NAME AND ADDRESS OF OWNER OF RECORD: Name Bangor Housing Development Corporation
Address 161 Davis Road, Bangor Maine 04401
9. NAME AND ADDRESS OF CONTRACT OWNER (if such): SAME
10. SIGNATURE OF OWNER OR CONTRACT OWNER:  Secretary
11. REPRESENTATIVE OF APPLICANT: Name P. Andrew Hamilton
(if applicable)
Address Eaton Peabody PO Box 1210 Bangor Maine 04402
12. ATTACH ANY CONDITIONS PROPOSED FOR A CONTRACT ZONE REQUEST.

RETURN FORM & DUPLICATE TO PLANNING DIVISION, CITY HALL, BANGOR, ME.

<u>Application fee</u>	<u>Processing</u>	<u>Advertising</u>	<u>Total</u>
Zone Change (1/2 acre or less)	\$575.00	\$410.00*	\$ 985.00
Zone Change (in excess of 1/2 acre)	\$920.00	\$410.00*	\$1,330.00
Contract Zone Change - 5 conditions or less	\$1,377.00	\$509.00*	\$1,886.00
More than 5 conditions or 50 words	\$1,900.00	\$509.00**	\$To be determined

*Two Ads Required ** Advertising costs above this amount to be paid for by applicant.

PLEASE READ PROCESSING PROCEDURE ON REVERSE SIDE

Conditions for Contract Zone Change from URD-2 to M&SD (Contract)

1. The lot area of the Property shall be at least 35,000 square feet.
2. 40% of the Property will be dedicated to open space.
3. The maximum number of residential dwelling units to be placed on Tax Map 35, Lot 148 shall be limited to 25 units.
4. There shall be no dwelling units placed on Tax Map 35, Lot 171.
5. The proposed project will provide for pedestrian sidewalk connections to the public park and adjacent facilities.
6. The proposed building on the Property will utilize one or more the following design techniques to address the building mass and bulk:
 - i. Organization of the building façade to mimic the design features and scale of detached residences by:
 1. Development of multiple building entrances;
 2. Porches and other covered entrance elements;
 3. Arrangement of entrances and fenestration around multiple centers across the building elevation that are coordinated with the breakdown of the building massing;
 4. Gable-end façade elements that are suggestive of the vernacular concept of "house";
 - ii. Varied roof lines with generally sloping or pitched roofs to suggest a series of closely placed but separate buildings.
 - iii. Use of landscaping elements (specifically, four street trees) to support the subdivision of the building façade into smaller, residential scaled sections.

COUNCIL ACTION

Item No. 14-274

Date: August 25, 2014

Item/Subject: **RESOLVE**, Accepting and Appropriating \$173,906.91 in FY 2013 Homeland Security Grant Funds from the Maine Emergency Management Agency (MEMA)

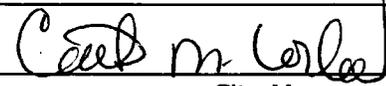
Responsible Department: Fire

Commentary: This Resolve will accept and appropriate \$173,906.91 in FY 2013 Homeland Security Grant Funds from the Maine Emergency Management Agency (MEMA) to improve Police and Fire Department preparedness and response capabilities for Homeland Security related events. If approved, the funds will be used for a variety of purposes including training for police and fire employees, education, purchase of specialty equipment and maintenance on current equipment. A plan outlining the various anticipated projects and expenditures is attached to this Resolve. The list may not represent the exact final expenditures, as priorities and needs may change over the grant period.

This Resolve was reviewed at the August 18, 2014 Government Operations Committee Meeting and was recommend for approval.

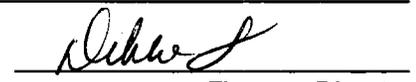
Department Head

Manager's Comments:

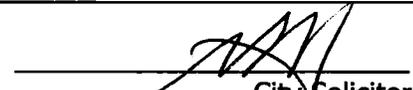

City Manager

Associated Information: Resolve, Grant Award Letter, Proposed Project List

Budget Approval:


Finance Director

Legal Approval:


City Solicitor

Introduced for

- Passage
- First Reading
- Referral

Assigned to Councilor Graham



CITY OF BANGOR

(TITLE.) Resolve, Accepting and Appropriating \$173,906.91 in FY2013 Homeland Security Grant Funds from the Maine Emergency Management Agency (MEMA)

By the City Council of the City of Bangor:

BE IT RESOLVED THAT Homeland Security Grant Program funding through the Maine Emergency Management Agency for FY 2013 in the amount of \$173,906.91 to improve Police and Fire Department preparedness and response capabilities for Homeland Security related events is hereby accepted and appropriated; and

BE IT FURTHER RESOLVED THAT the Finance Director is authorized to establish such financial accounts as may be necessary to accept and disburse such funds in accordance with Homeland Security and MEMA requirements.



STATE OF MAINE
DEPARTMENT OF DEFENSE, VETERANS AND EMERGENCY MANAGEMENT
MAINE EMERGENCY MANAGEMENT AGENCY
72 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0072

14-274
AUGUST 25, 2014

PAUL R. LEPAGE
GOVERNOR
BG JAMES D. CAMPBELL
COMMISSIONER

PHONE: 207-624-4400/800-452-8735
FAX: 207-287-3180

ROBERT P. McALEER
DIRECTOR

September 18, 2013

Scott Lucas, Fire Chief
City of Bangor
289 Main Street
Bangor, ME 04401

Dear Chief Lucas:

I am pleased to notify you of the City of Bangor's FY2013 Homeland Security Grant Program funding award through the Maine Emergency Management Agency. In keeping with MEMA's strategy of funding Maine's metropolitan areas, MEMA has continued to allocate 45% of available Homeland Security Grant funding to the state's six identified Metro cities. I am pleased to award **\$ 127,030.58 (SHSP)** and **\$ 46,876.33 (LETPP)** to the **City of Bangor** to improve preparedness and response capabilities for Homeland Security related events in the State of Maine.

In order to move forward with the FY2013 funding, MEMA requests that the City submit detailed budget narratives and worksheets for projects to be undertaken with these funds. Once the City's budget documentation has been submitted and reviewed by MEMA, you will receive an official Grant Award Notice, as well as Memorandum of Understanding (MOU) and Terms and Conditions documents that must be signed to formally accept the funding.

Once these documents have been signed and returned to MEMA, the City will be approved to move forward with identified grant projects. This procedure is slightly different from prior Homeland Security Grant rounds, however new federal auditing requirements necessitate the additional signatures required to accept the funds and move forward.

I congratulate you on this important funding award and look forward to continuing to work with you to improve Maine's preparedness and response capabilities. Please do not hesitate to contact me or Bruce Fitzgerald of my office if you have any questions regarding this grant award notice.

Thank you again for your application.

Sincerely,

Robert P. McAleer
Director

U. S. Department of Homeland Security
FY2012 State Homeland Security Grant Program
Grant Number: EMW-2012-SS-00081
CFDA Number: 97.067
Grant Period: 9-1-13 to 8-31-15

**City of Bangor FY 2013
MEMA and Homeland Security Grant Program**

Technical Rescue Training: Thirty thousand dollars (\$30,000.00) has been budgeted to provide initial training and continuing education for the fire departments technical rescue teams. Including, but not limited to high and low angle rope, confined space, collapse rescue, swift water and Marine I rescue training.

Forcible Entry Simulator and Trailer: Nine thousand five hundred dollars (\$9,500.00) has been budgeted to purchase and provide training on a forcible entry simulator/trainer and trailer. The trainer will afford the users an efficient and effective means of training and the trailer will provide a convenient way for the trainer to stored and shared regionally.

Heavy Rescue Extrication Equipment: Twenty five thousand dollars (\$25,000) has been budgeted to begin replacing extrication equipment on the Heavy Rescue. The priority for replacement will be equipment that has either exceeded or is nearing the manufactures recommendation for replacement.

Explosive Ordnance: Seventeen thousand five hundred dollars (\$17,500) has been budgeted to accommodate recent promotions that required two active members leave the squad. The requested funding will be used for training purposes. We have received approval from the FBI to send one officer to the Hazardous Devices Training school at Redstone Arsenal in Huntsville, Alabama. The excepted cost, based on previous expenses for the school, is \$7000. The remaining balance will be used to cover training and continuing education expenses (Logan Airport in Boston and Ft. Devens in Massachusetts) and for minor equipment upgrades and repairs. *(LETPP)*

Special Response Team (PD): Fifteen thousand dollars (\$15,000) has been budgeted for the police department SRT. The majority of the funding will again be used to for training and to cover expenses associated with training related backfill. A majority of the current training needs center around three new members who must attend a variety of specialized schools both in and out of state. Current members require additional and continuing training for certification requirements. At least one current member will be attending a leadership training program with use of this funding. *(LETPP)*

Special Response Team (FD): Ten thousand dollars (\$10,000) has been allocated to provide initial training to new team members, continuing education training to all team members and to upgrade or replace tactical equipment as necessary.

Active Shooter Training: Twenty thousand dollars (\$20,000) has been budgeted for all members of the department are required to participate in a yearly active shooter training course...typically held at one of the City schools during April vacation. The costs cover continuing education for the instructors (so we are trained in up to date and time relevant tactics) and payroll related costs associated with attendance and shift backfill as necessary. *(SHSP)*

Electronic Finger Print/Automated Evidence Tracking System: Twenty thousand dollars (\$20,000) has been budgeted to improve our fingerprinting system(s) from the current ink to electronic is due to the increased demands on higher grades fingerprints and the need to electronically share our prints with other law enforcement agencies. We currently have a fingerprint comparison unit (computerized system) that will work in combination with EFS. The need to improve our evidence tracking and retention system is the result of continued increase in complex criminal investigations requiring the demands of modernized evidence identification and collection requiring advanced tracking and retention programs. *(SHSP)*

Night Vision Capabilities: Eight thousand dollars (\$8,000) has been budgeted. The Special Response Team is currently in need of night vision optics. This is a very expensive project requiring we do it in stages. This request is for two (2) units. *(LETTP)*

Blood Control Kits/Tourniquets: Three thousand dollars (\$3000). The police department has trained all personnel in blood control and the proper field use of tourniquets. This request is to purchase 75 CAT brand (combat) tourniquets. *(LETTP)*

Specialty Vehicle Retrofit: Five thousand dollars (\$5000). This funding will be used to assist in the costs associated with retrofitting and adapting a military surplus vehicle for use in special law enforcement circumstances. This vehicle has not been identified and will not be accepted without City Manager approval. This funding request must be made in advance in order to have the ability to make necessary improvements should an approved vehicle become available. *(LETTP)*

Mobile Command Truck Training, Equipment and Maintenance: Ten thousand dollars (\$10,000) has been budgeted for new operator training, continuing education, equipment upgrades and maintenance as necessary.

*Subject to modification...the contingency plan for any additional or unused portions of the allocation will be to provide NIMS compliant training, with the approval of MEMA.

COUNCIL ACTION

Item No. 14-275

Date: August 25, 2014

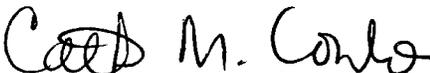
Item/Subject: RESOLVE, Authorizing the City Manager to Accept and Appropriate FY15 Grant Funds from the Maine Department of Health and Human Services – WIC Nutrition Program

Responsible Department: Public Health and Community Services

Commentary: This resolve will accept and appropriate \$2,965,703.00 in grant funds for the Women, Infants, and Children Supplemental Nutrition Program (WIC). The Public Health and Community Service WIC Nutrition Program currently services a monthly average of 3,300 participants at their Bangor, Dexter, Dover, Corinth, Lincoln, Millinocket, Milo, Newport, and Greenville sites. The proposed agreement provides \$550,703.00 for administration and \$2,415,000 for food vouchers. The grant covers the period from October 1, 2014 through September 30, 2015.

Department Head

Manager's Comments:



City Manager

Associated Information: **Resolve**

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

Passage

First Reading

Referral- Government Operations, Sept. 3, 2014

Page __ of __



Assigned to Councilor Baldacci

CITY OF BANGOR

(TITLE.) Resolve, Authorizing the City Manager to Accept and Appropriate FY 15 Grant Funds from the Maine Department of Health and Human Services – WIC Nutrition Program.

BY THE CITY COUNCIL OF THE CITY OF BANGOR:

BE IT RESOLVED, that the City Manager is hereby authorized to accept and appropriate \$2,965,703.00 from the Maine Department of Health and Human Services to administer the WIC Nutrition Program in Penobscot and Piscataquis counties during the period 10/01/14 – 9/30/15.

 <p>Department of Health and Human Services <i>Maine People Living Safe, Healthy and Productive Lives</i></p>	AGENCY NAME:	City of Bangor - Public Health and Community Services
	PROGRAM NAME:	WIC Nutrition Program
	AGREEMENT START DATE:	10/1/2014
	AGREEMENT END DATE:	9/30/2015
	DHHS AGREEMENT#:	CDC-15-168

REVENUE SUMMARY

LINE	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
1	REVENUE SOURCES	TOTAL PROGRAMS (this agreement)	SERVICE:	SERVICE:	SERVICE:	SERVICE:	SERVICE:
2			PROGRAM:	PROGRAM:	PROGRAM:	PROGRAM:	PROGRAM:
3	TO BE COST SHARED List by Donor or Source (Add rows as needed)*						
4	AGREEMENT FEDERAL REVENUE						
5	FEDERAL DHHS AGREEMENT FUNDS	550,703	550,703				
6	FEDERAL BLOCK GRANT AGREEMENT FUNDS						
7							
8	AGREEMENT STATE REVENUE						
9	STATE DHHS AGREEMENT FUNDS-GF						
10	STATE DHHS AGREEMENT FUNDS-FHM						
11	STATE DHHS AGREEMENT FUNDS-OTHER						
12	RESTRICTED UNITED WAY						
13	RESTRICTED MUNICIPAL/COUNTY						
14	OTHER RESTRICTED INCOME (PROGRAM)						
15							
16	PRIVATE CLIENT FEES						
17							
18	AGENCY COMMITMENT TO PROGRAM						
19							
20	TOTAL COST SHARED REVENUE	550703	550,703				
21	NON COST SHARED (Add rows as needed)*						
22	MAINECARE						
23	OTHER RESTRICTED FEDERAL/STATE	2,415,000	2,415,000				
24	THIRD PARTY IN-KIND						
25	PROGRAM CLIENT FEES						
26	PROGRAM INCOME						
27							
28							
29	RESTRICTED REVENUE (PURPOSE)						
30							
31							
32							
33							
34	TOTAL NON COST SHARED REVENUE	2415000	2,415,000				
35	TOTAL REVENUE (Lines 19, 33)	2965703	2,965,703				
36	TOTAL AGENCY-WIDE REVENUE	3,223,990					

* If adding rows, please make sure cells containing formulas are copied into rows added

COUNCIL ACTION

Item No. 14-276

Date: August 25, 2014

Item/Subject: Resolve, Applying For, Accepting and Appropriating Grant Funds from the U.S. Department of Housing and Urban Development - Shelter Plus Care Renewal.

Responsible Department: Health & Community Services

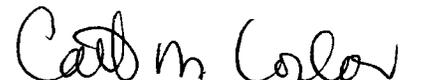
Commentary:

The City applies annually for renewal funding to continue several homeless programs under the U.S. Department of Housing and Urban Development's Homeless Continuum of Care. The City's Shelter Plus Care program won initial funding from the federal government in 1993. The program is used to provide subsidized rents for qualified homeless individuals with a primary diagnosis of mental illness, chronic substance abuse or HIV related illness who are receiving support services. The grant award period is September 1, 2014 through August 31, 2015

The amount of the grant is \$395,170 which will support 51 housing units.

Department Head

Manager's Comments:



City Manager

Associated Information: Resolve

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

Passage

First Reading

Referral to Government Operations Committee on September 3, 2014

Page __ of __



Assigned to Councilor Plourde

CITY OF BANGOR

(TITLE.) Resolve, Applying For, Accepting and Appropriating Grant Funds from the U.S. Department of Housing and Urban Development – Shelter Plus Care Renewal

BY THE CITY COUNCIL OF THE CITY OF BANGOR:

BE IT RESOLVED, that Shelter Plus Care program grant funds in the amount of \$395,170 from the U.S. Department of Housing and Urban Development are hereby applied for, accepted and appropriated for the purpose of supporting 51 housing units for the period September 1, 2014 through August 31, 2015



**UNFINISHED
BUSINESS**

COUNCIL ACTION

Item No. 14-262

Date: August 11, 2014

Item/Subject: **Resolve**, Authorizing the City Manager to Accept and Appropriate \$79,185 in Partnership for Success Grant Funds from the State of Maine's Substance Abuse and Mental Health Services (SAMHS).

Responsible Department: Health and Community Services

Commentary: This resolve will authorize the City Manager to accept and appropriate \$79,185 in grant funds from the Office of Substance Abuse and Mental Health Services to implement drug prevention programs in the region. This is the third year of a three-year pass through grant, renewable each year, from the State of Maine's Office of Substance Abuse and Mental Health Services. Bangor Health and Community Services is the Penquis District lead Healthy Maine Partnership and, as such, will receive this funding on behalf of the three Penquis District Healthy Maine Partnerships. The funding will be divided equally among each of the areas to implement marijuana and prescription drug prevention services. This was reviewed and recommended for approval at the August 4, 2014 Government Operations Committee meeting.

Patty Hamilton
Department Head

Manager's Comments:

William Lester
City Manager

Associated Information: Resolve

Budget Approval:

David R. J.
Finance Director

Legal Approval:

[Signature]
City Solicitor

Introduced for

- Passage
- First Reading
- Referral

Page __ of __



Assigned to Councilor Plourde

CITY OF BANGOR

(TITLE.) Resolve, Authorizing the City Manager to Accept and Appropriate \$79,185 in Partnership for Success Grant Funds from the State of Maine's Office of Substance Abuse and Mental Health Services (SAMHS).

BY THE CITY COUNCIL OF THE CITY OF BANGOR:

BE IT RESOLVED, that the City is hereby authorized to Accept and Appropriate \$79,185 in Partnership for Success Grant Funds from the State of Maine's Substance Abuse and Mental Health Services.

COUNCIL ACTION

Item No. 14-263

Date: August 11, 2014

Item/Subject: RESOLVE, Accepting and Appropriating \$156,119 for the Supplemental Nutrition Education Grant program (SNAP)

Responsible Department: Health & Community Services

Commentary: This resolve will accept and appropriate \$156,119 for the Supplemental Nutrition Education Grant Program (SNAP) through the River Coalition. This will be the third year of the grant for the purpose of providing nutrition education to people who are eligible for Supplemental Nutrition Assistance Program education to recipients in the thirteen town Healthy Maine Partnership service area. This was reviewed and recommended for approval at the August 4, 2014 Government Operations Committee meeting.

Department Head

Manager's Comments:

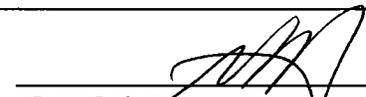

City Manager

Associated Information: Resolve

Budget Approval:


Finance Director

Legal Approval:


City Solicitor

Introduced for

Passage
 First Reading

Referral

Page __ of __



Assigned to Councilor Graham

CITY OF BANGOR

RESOLVE, Accepting and Appropriating \$156,119 for the Supplemental Nutrition Education Grant Program

By the City Council of the City of Bangor:

RESOLVED, THAT the \$156,119 is hereby accepted and appropriated for the Supplemental Nutrition Education Program for fiscal year 2015

COUNCIL ACTION

Item No. 14-264

Date: August 11, 2014

Item/Subject: Resolve, Accepting and Appropriating a Grant in the amount of \$125,000 from the Substance Abuse and Mental Health Services Administration (SAMHSA) to Implement Drug Free Communities Program in Brewer, Hermon, and Hampden.

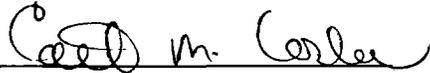
Responsible Department: Health & Community Services

Commentary: This resolve will accept and appropriate a grant in the amount of \$125,000 from SAMHSA to implement the Drug Free Communities Program in Brewer, Hermon and Hampden. This is the third year of a five-year grant to address substance abuse prevention in three towns covered by Bangor Region Public Health and Community Services' Healthy Maine Partnership (Brewer, Hampden, and Hermon). The term of the third year is September 30, 2014 to September 29, 2015.

This was reviewed and recommended for approval at the August 4, 2014 Government Operations Committee meeting.

Department Head

Manager's Comments:



City Manager

Associated Information: Resolve

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for
 Passage
 First Reading
 Referral

Page



Assigned to Councilor Baldacci

CITY OF BANGOR

(TITLE.) Resolve, Accepting and Appropriating a Grant in the amount of \$125,000 from the Substance Abuse and Mental Health Services Administration (SAMHSA) to Implement Drug Free Communities Program in Brewer, Hermon, and Hampden.

By the City Council of the City of Bangor:

RESOLVED, THAT the City Manager is hereby authorized to accept and appropriate \$125,000 from the U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration to implement the Drug Free Communities Program in Brewer, Hermon, and Hampden.



**NEW
BUSINESS**

COUNCIL ACTION

Item No. 14-277

Date: August 25, 2014

Item/Subject: ORDER, Authorizing Bid Award in the Amount of \$1,113,975 to Maine Earth for the Main Street Safety Improvements Project

Responsible Department: Engineering

Commentary:

On August 13, 2014, the City received three (3) bids for the Main Street Safety Improvements Project. The bid prices ranged from \$1,113,975 to \$1,342,128 (see attached bid tabulation).

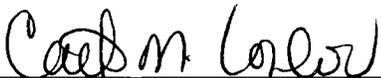
This project includes sidewalks, lighting, landscaping and a center median for Main Street. Federal funding was awarded for 80% of the project cost, the balance of funding (20%) was appropriated from the Downtown TIF as part of the FY 2015 budget process.

This bid was reviewed and recommended for approval by the Finance Committee on August 18, 2014.

The contract award recommendation must be reviewed approved by the City Council as it is over \$100,000.

Department Head

Manager's Comments:



City Manager

Associated Information:

Bid Tabulation

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage**
- First Reading**
- Referral**

14-277
AUGUST 25, 2014

Assigned to Councilor Gallant



CITY OF BANGOR

(TITLE.) Order, Authorizing Bid Award in the Amount of \$1,113,975 to Maine Earth for the Main Street Safety Improvements Project

By the City Council of the City of Bangor:

ORDERED,

THAT, Deborah Cyr, Finance Director is hereby authorized to execute a contract with Maine Earth in the amount of \$1,113,975 for the Main Street Safety Improvement Project.

City of Bangor Bid Tabulation
RFP: Main Street Safety Improvements Project
Bid Opening: 8-13-14

Item	Description	Qty.	Unit	Stetson & Watson Holden, ME		Maine Earth Hampden, ME		Sargent Corp. Stillwater, ME	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Remove Trees	16	EA	\$600.00	\$9,600.00	\$300.00	\$4,800.00	\$500.00	\$8,000.00
2	Removing Pavement Surface	460	SY	\$11.00	\$5,060.00	\$8.00	\$3,680.00	\$12.00	\$5,520.00
3	Removing Pavement - Butt Joint	62	SY	\$22.00	\$1,364.00	\$24.00	\$1,488.00	\$24.00	\$1,488.00
4	Remove Existing Concrete	1250	SY	\$18.00	\$22,500.00	\$45.00	\$56,250.00	\$40.00	\$50,000.00
5	Common Excavation	910	CY	\$18.00	\$16,380.00	\$28.00	\$25,480.00	\$30.00	\$27,300.00
6	Rock Excavation	5	CY	\$200.00	\$1,000.00	\$500.00	\$2,500.00	\$280.00	\$1,400.00
7	Granular Fill	100	CY	\$40.00	\$4,000.00	\$55.00	\$5,500.00	\$28.00	\$2,800.00
8	Flowable Concrete Fill	194	CY	\$100.00	\$19,400.00	\$79.00	\$15,326.00	\$385.00	\$74,690.00
9	Aggregate Base Course - Gravel	2450	CY	\$45.00	\$110,250.00	\$38.00	\$93,100.00	\$58.00	\$142,100.00
10	403.213 1/2" (12.5 mm) Hot Mix Asphalt	357	TON	\$200.00	\$71,400.00	\$170.00	\$60,690.00	\$173.00	\$61,761.00
11	403.208 1/2" (12.5 mm) Hot Mix Asphalt	360	TON	\$190.00	\$68,400.00	\$170.00	\$61,200.00	\$173.00	\$62,280.00
12	3/8" (9.5 mm) Hot Mix Asphalt (Sidewalks, Drives, Incidentals)	520	TON	\$180.00	\$93,600.00	\$130.00	\$67,600.00	\$130.00	\$67,600.00
13	Bituminous Tack Coat, Applied	70	GAL	\$10.00	\$700.00	\$6.35	\$444.50	\$7.00	\$490.00
14	4' Dia. Catch Basin	36	VF	\$525.00	\$18,900.00	\$420.00	\$15,120.00	\$900.00	\$32,400.00
15	12" Type C Undertrain	1540	LF	\$60.00	\$92,400.00	\$64.00	\$98,560.00	\$84.00	\$129,360.00
16	Detectable Warning Field (SW Ramps)	345	SF	\$85.00	\$29,325.00	\$66.00	\$22,770.00	\$58.00	\$20,010.00
17	Vertical Curb Type 5 (Sloped Face Granite Islands)	2017	LF	\$34.00	\$68,578.00	\$33.00	\$66,561.00	\$37.00	\$74,629.00
18	Vertical Curb Type 1 - Granite	512	LF	\$36.00	\$18,432.00	\$30.00	\$15,360.00	\$32.00	\$16,384.00
19	Vertical Granite Curb - Rem. & Reset	2775	LF	\$18.00	\$49,950.00	\$16.50	\$45,787.50	\$22.00	\$61,050.00
20	Curb Type 2 - Concrete	178	LF	\$15.00	\$2,670.00	\$9.00	\$1,602.00	\$26.00	\$4,628.00
21	Landscape Well Border	700	LF	\$44.00	\$30,800.00	\$9.60	\$6,720.00	\$16.00	\$11,200.00
22	Loam	180	CY	\$50.00	\$9,000.00	\$80.00	\$14,400.00	\$72.00	\$12,960.00
23	Soil Bed Material	40	CY	\$100.00	\$4,000.00	\$50.00	\$2,000.00	\$94.00	\$3,760.00
24	Seeding Method Number 1	20	Unit	\$75.00	\$1,500.00	\$30.00	\$600.00	\$65.00	\$1,300.00
25	Mulch (Fiber or Straw)	20	Unit	\$25.00	\$500.00	\$30.00	\$600.00	\$38.00	\$760.00
26	Bark Mulch	18	CY	\$80.00	\$1,440.00	\$55.00	\$990.00	\$90.00	\$1,620.00
27	Shrub - Spirea (1 gal)	34	EA	\$40.00	\$1,360.00	\$33.00	\$1,122.00	\$35.00	\$1,190.00
28	Deciduous Tree - Pear (1 1/2" to 2" cal)	9	EA	\$400.00	\$3,600.00	\$320.00	\$2,880.00	\$290.00	\$2,610.00
29	Deciduous Tree - Red Maple (2" cal)	3	EA	\$400.00	\$1,200.00	\$375.00	\$1,125.00	\$343.00	\$1,029.00
30	Deciduous Tree - Linden (2" cal)	24	EA	\$400.00	\$9,600.00	\$390.00	\$9,360.00	\$356.00	\$8,544.00
31	Perennial - Day Lily (1 gal)	230	EA	\$15.00	\$3,450.00	\$16.00	\$3,680.00	\$14.00	\$3,220.00
32	Perennial - Orn. Grass (1 gal)	230	EA	\$15.00	\$3,450.00	\$17.00	\$3,910.00	\$15.00	\$3,450.00
33	2" PVC Conduit	2600	LF	\$10.00	\$26,000.00	\$19.25	\$50,050.00	\$20.00	\$52,000.00
34	Light Pole Concrete Base (18" dia x 5'd)	31	EA	\$700.00	\$21,700.00	\$1,000.00	\$31,000.00	\$1,100.00	\$34,100.00
35	4" White or Yellow Pavement Marking Line	17800	LF	\$0.30	\$5,340.00	\$0.36	\$6,408.00	\$0.25	\$4,450.00
36	White or Yellow Pavement & Curb Marking	5423	SF	\$1.50	\$8,134.50	\$1.80	\$9,761.40	\$2.00	\$10,846.00
37	Textured Pavement Islands	6560	SF	\$5.50	\$36,080.00	\$4.00	\$26,240.00	\$5.00	\$32,800.00
38	Hand Labor	10	MH	\$50.00	\$500.00	\$40.00	\$400.00	\$45.00	\$450.00
39	All Purpose Excavator	10	MH	\$130.00	\$1,300.00	\$120.00	\$1,200.00	\$110.00	\$1,100.00
40	Truck - Large	10	MH	\$90.00	\$900.00	\$115.00	\$1,150.00	\$65.00	\$650.00
41	New Sidewalk Light Pole	31	EA	\$5,500.00	\$170,500.00	\$4,700.00	\$145,700.00	\$5,200.00	\$161,200.00
42	Provide Electrical Service to Sidwalk Lights	1	LS	\$18,000.00	\$18,000.00	\$2,500.00	\$2,500.00	\$8,100.00	\$8,100.00
43	Crosswalk Flashing Beacons	2	EA	\$10,000.00	\$20,000.00	\$11,500.00	\$23,000.00	\$6,250.00	\$12,500.00
44	Remove & Reset Sign	14	EA	\$150.00	\$2,100.00	\$75.00	\$1,050.00	\$250.00	\$3,500.00
45	Roadside Sign	29	SF	\$25.00	\$725.00	\$65.00	\$1,885.00	\$30.00	\$870.00
46	Sign Post (HD Green)	5	EA	\$100.00	\$500.00	\$73.00	\$365.00	\$150.00	\$750.00
47	Maintenance of Traffic	1	LS	\$15,000.00	\$15,000.00	\$36,000.00	\$36,000.00	\$54,095.00	\$54,095.00
48	Flagger	1920	MH	\$16.00	\$30,720.00	\$17.00	\$32,640.00	\$15.20	\$29,184.00
49	Mobilization (Not to Exceed 3%)	1	LS	\$33,939.00	\$33,939.00	\$33,419.49	\$33,419.49	\$40,000.00	\$40,000.00
Total Bid Amount					\$1,165,247.50		\$1,113,974.89		\$1,342,128.00

COUNCIL ACTION

Item No. 14-278

Date: August 25, 2014

Item/Subject: Order, Establishing Down Payment Assistance Program

Responsible Department: Community and Economic Development

Commentary: This order will authorize the City to use CDBG funding to develop a down payment assistance program for the following: low to moderate income (LMI) persons purchasing a home any where within the City; and to any one if the home is purchased in the Neighborhood Revitalization Strategy Area (NRSA). If approved, the program shall provide up to \$5,000 in down payment assistance for a term of five (5) years for any individual or family that purchases a home in the NRSA; or for individuals and families anywhere in the City at or below 80% of Area Median Income (AMI). The recipient shall sign a Promissory Note and Mortgage Deed (be filed at the Registry of Deeds) as security. At the end of the five (5) year period, the Mortgage Deed shall be discharged, provided, however that the individual or family continue to own the home. However, if before the end of the five (5) year period the recipient sells the property, refinance the property, change title to the property, or no longer lives in the property as their principle residence, then the entire closing cost assistance amount shall be repaid in full to the Department.

Additionally, the home being purchased must be inspected by the Department's Housing Rehabilitation Coordinator based on HUD Housing Quality Standard's (HQS). Any health and safety concerns and/or Code violations discovered during inspection shall be fixed with documentation provided prior to closing. The program will be administered by the Community and Economic Development Department.

Tanya Emery
Department Head

Manager's Comments:

This item was reviewed and recommended for approval by the Business & Economic Development Committee at its August 5, 2014 meeting.

Chris M. Conder
City Manager

Associated Information:

Budget Approval:

William
Finance Director

Legal Approval:

[Signature]
City Solicitor

- Introduced for
- Passage
- First Reading
- Referral



Assigned to Councilor Durgin

CITY OF BANGOR

(TITLE.) **ORDER**, Establishing Down Payment Assistance Program

WHEREAS, a Program to assist homeownership would sustain and promote single family home ownership in Bangor; and

WHEREAS, the Program shall provide up to \$5,000 in down payment assistance for individuals or families at or below 80% of Area Median Income; and

WHEREAS, the term of the agreement shall be for five (5) years and a Mortgage Deed shall be filed at the Penobscot County Registry of Deeds to secure a Promissory Note. However, if before the end of the five (5) year period the recipient sells the property, no longer retains title to the property, or no longer lives in the property as their principle residence, then the entire closing cost assistance amount shall be repaid in full to the Department; and

WHEREAS, the home being purchased must be inspected by the Department's Housing Rehabilitation Coordinator. Any health and safety concerns and/or Code violations discovered during inspection shall be fixed, with documentation provided prior to closing; and

WHEREAS, funding for the Program will come from the City's Community Development Block Grant Program:

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

The City Manager is hereby authorized to establish a Down Payment Assistance Program using CDBG funding. The City will develop the Program for low to moderate income (LMI) persons purchasing a home city-wide, as well as for anyone purchasing a home located in the Neighborhood Strategy Revitalization Area.

COUNCIL ACTION

Item No. 14-279

Date: August 25, 2014

Item/Subject: Order, Establishing Closing Cost Assistance Program

Responsible Department: Community and Economic Development

Commentary: This order will authorize the City to develop a closing cost assistance program for low to moderate income (LMI) persons utilizing Community Development Block Grant Funds. The program shall provide up to \$3,000 in closing cost assistance for individuals or families at or below 80% of Area Median Income (AMI) for a term of five (5) years. The recipient shall sign a Promissory Note and Mortgage Deed (to be filed at the Registry of Deeds) as security. At the end of the five (5) year period, the Mortgage Deed shall be discharged. However, if before the end of the five (5) year period the recipient sells the property, refinances the property, changes title to the property, or no longer lives in the property as their principle residence, then the entire closing cost assistance amount shall be repaid in full to the Department. The program will be administered through Community and Economic Development.

This item was reviewed and recommended for approval by the Business & Economic Development Committee at its August 5, 2014 meeting.

Tanya Emery

Department Head

Manager's Comments:

Carl M. Corley
City Manager

Associated Information:

Budget Approval:

[Signature]

Finance Director

Legal Approval:

[Signature]
City Solicitor

Introduced for
 Passage
 First Reading
 Referral



Assigned to Councilor Civiello

CITY OF BANGOR

(TITLE.) **ORDER**, Establishing Closing Cost Assistance Program

WHEREAS, a Program to assist homeownership would sustain and promote single family home ownership in Bangor; and

WHEREAS, the program shall provide up to \$3,000 in closing cost assistance for individuals or families at or below 80% of Area Median Income; and

WHEREAS, the term of the agreement shall be for five (5) years and a Mortgage Deed shall be filed at the Penobscot County Registry of Deeds to secure a Promissory Note. However, if before the end of the five (5) year period the recipient sells the property, no longer retains title to the property, or no longer lives in the property as their principle residence, then the entire closing cost assistance amount shall be repaid in full to the Department; and

WHEREAS, funding for the program will come from the City's Community Development Block Grant Program:

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

The City Manager is hereby authorized to establish a Closing Cost Assistance Program using CDBG funding. The City will develop the program for low to moderate income (LMI) persons purchasing a home city-wide.