



CITY COUNCIL AGENDA



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If you have any questions or concerns, please don't hesitate to contact me.

lisa.goodwin@bangormaine.gov

PLEDGE OF ALLEGIANCE

This is the portion of the meeting set aside for general public comment related to City business, that do not appear on this evening’s agenda. Public comment, whether in-person or via zoom, requires a person to state your name and whether you are a resident of Bangor. The City Council has adopted a Public Comment Policy that we will adhere to that governs topics, comments considered out of order or offensive or confidential, and a time limit of fifteen minutes at the beginning of the meeting with the ability of the Chair at the conclusion of the regular business meeting. The public comment period is for City Council members to listen not to respond or debate with persons during the public comment period. If you do not live in Bangor or own property in Bangor, please allow those who do to have the opportunity to speak first. If you’d like to offer comment on any item related to City business not appearing on the regular agenda, you may approach the podium, on zoom the public can be recognized to speak by utilizing the hand raise function or on the phone by pressing *9. (A link to the adopted public comment policy can be found on the City’s website [Public Comment Policy](#))

PROCLAMATION: Proclaiming October as Domestic Violence Awareness Month

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. Any member of the public may request that the Council remove an item from the Consent Agenda for discussion. An item will only be removed if a City Councilor requests its removal to New Business.

MINUTES OF: Bangor City Council Meetings of September 22, 2025, Government Operations Committee Meetings of September 3, 2025 and September 15, 2025

25-284 ORDER Authorizing the Award of Two Contracts for Boiler Replacement, Conversion, and Feed Tank Replacement at the Bangor International Airport DEANE

Executive Summary: This Order authorizes the award of two contracts for boiler replacement and conversion at the Bangor International Airport.

The City issued one bid for three separate airport projects: (1) boiler replacement at building 253, (2) boiler feed tank replacement on one of two boilers in the IAB, and (3) conversion of an IAB boiler from oil to natural gas. Bidders were asked to bid on each project individually. Three vendors responded and the bid opening was on September 24th.

After staff review of the bid submissions, the recommendation is to award each project to the low bidder. Sullivan & Merritt Corp. was low bidder for the boiler replacement at building 253 in the amount of \$112,825 and conversion of an IAB boiler from oil to natural gas in the amount of \$59,700.

The airport also recommends awarding the replacement of a boiler feed tank on one of two IAB boilers to CCB Construction, Inc. in the amount of \$94,184.

The Airport has funds in this year's operating budget for these projects. This item was reviewed and recommended for approval at the Finance Committee on October 6, 2025.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

25-285 ORDER Authorizing Waiving the Bid Process for the Control **BECK
System Upgrade Phase C for the Department of
Water Quality**

Executive Summary: This Order would authorize waiving the bid process for the Control System Upgrade Phase C, including integrating remote sewer regulators and pump stations, for the Department of Water Quality. Phase C is the final phase of the overall SCADA upgrade.

This department monitors and controls the wastewater treatment facility along with 23 remote sites using a supervisory control and data acquisition (SCADA) system. The SCADA system was originally installed in the early 1990's and by 2017 much of the control system was obsolete and difficult to support.

In 2017, a SCADA needs assessment was put out for competitive bidding, which was subsequently awarded to Wright Pierce. The needs assessment proposed a three-phased approach in order to quickly address the most fragile systems.

The FY25 approved operational budget included \$90,000 and the FY26 approved budget included \$142,400 for the SCADA system upgrade as well as \$200,000 for other pump station-related evaluations. Staff recommend the engineering and programming portion of Phase C be awarded to Wright Pierce and will subsequently put the construction portion of Phase C out for competitive bidding. This same procedure was used for Phases A and B of the project. The engineering and programming cost of Phase C is \$315,800. This item was reviewed and recommended for approval at the Finance Committee on October 6, 2025.

25-286 ORDER Authorizing the City Manager to Enter into an **DEANE
Option Agreement with the Bangor Housing
Development Corporation for the Purchase of
Property off Maine Avenue in the Amount of
\$120,000**

Executive Summary: This Order authorizes the City Manager to enter into an option agreement with the Bangor Housing Development Corporation (BHDC) for the purchase of a property off Maine Avenue in the amount of \$120,000, and to allow BHDC to pursue funding and pre-development activities on said property.

Community & Economic Development (CED) staff have been working with the Bangor Housing Authority staff to find a location to construct supportive housing. Earlier this year, the Maine State Housing Authority awarded funding to BHCD through the Home for Good program. With that funding, BHDC will develop 30-efficiency units for chronically homeless individuals. The building will be staffed on a 24/7 basis by Preble Street and will have meeting rooms for community partners to meet with tenants, a community room, furnishings, and a free laundry room. The project will be managed by the Housing Authority of the City of Bangor (BHA).

CED supports entering into an option agreement with BHDC for the purchase of city-owned property off Maine Avenue in the amount of \$120,000 and to allow BHDC to pursue funding and pre-development activities on said property. This item was reviewed and recommended for approval at the Business & Economic Development Committee on October 6, 2025.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**25-287 ORDER Authorizing a Contract with Lakeside Concrete
Cutting and Abatement Professionals in the amount
of \$555,600 for the Demolition and Removal of the
Alert Building at the Bangor International Airport**

FISH

Executive Summary: This Order would authorize a contract with Lakeside Concrete Cutting and Abatement Professionals for the demolition and removal of the Alert Building located at the Bangor International Airport.

The City issued an RFP as a rebid and received three (3) responses. The original RFP presented two options for material disposal dependent on secondary water testing. After discussion with an environmental professional, the RFP was refined and narrowed the project scope to only one disposal option.

Staff is recommending to award the contract to Lakeside Concrete Cutting and Abatement Professionals, the low bidder, for the demolition and removal. Lakeside's bid was \$555,600.

The U.S. Environmental Protection Agency has approved \$856,250 in federal funding for the project.

**25-288 ORDER Authorizing the City Manager to Enter into a Lease
Agreement with Societe Internationale De
Telecommunications Aeronautiques on 188 Maine
Avenue at Bangor International Airport**

BECK

Executive Summary: This Order will authorize the City Manager to execute a lease with Societe Internationale De Telecommunications Aeronautiques (SITA), an international telecommunications company that provides services to the air transportation industry, for use of the property on 188 Maine Avenue at Bangor International Airport. This lease is for a portion of the building, SITA is the current lease tenant of the space, and has had a presence at the airport for 23 years. This new lease for the space will increase the annual rent to \$3,000 per year. SITA is current on their payments for the lease space and airport staff recommend this lease be approved.

**25-289 ORDER Authorizing the Submission of a Grant Application
to the Maine Semiquincentennial Commission in the
Amount of \$10,000**

HAWES

Executive Summary: This Order authorizes the submission of a grant application to Maine Semiquincentennial Commission in the Amount of \$10,000 for the purpose of an art installation.

The Cultural Commission would like to seek a \$10,000 grant from the Maine Semiquincentennial Commission. The purpose of the grant is to do an installation on the history of Bangor in the art installation section of Pickering Square Park. There is no match required for this grant program.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**25-290 ORDER **Accepting the Gift of Holiday Decorations from the
Downtown Bangor Partnership, to be Erected by
City Staff for the Holiday Season** **HAWES****

Executive Summary: This Order authorizes the acceptance of a donation of holiday decorations from the Downtown Bangor Partnership (DBP).

This donation of holiday decorations is for the Assessment District. The large lighted snowflakes will be erected by city staff for the holiday season.

**25-291 ORDER **Accepting the Donation of Signage To Be Placed in
City Parks and Rights of Ways for the Purpose of
Direction and Information as Part of the Greater
Bangor Region Tourist and Visitor Initiative** **DEANE****

Executive Summary: This Order would authorize the acceptance of a donation of signage to be placed in City Parks and Right of Ways.

This project is one of the results of from the Recreation Economy for Rural Communities Initiative which began in 2023. This project commenced with a grant with the former Convention and Visitors Bureau. When the Bureau ceased operations, a grassroots effort of local professionals and stakeholders continued the project to foster the outdoor rural and regional economy. City staff are part of the Steering Committee. Other municipalities participate, including Old Town and Brewer. The fiscal agent is Eastern Maine Development Corporation and the effort is facilitated by Lisa Sturgeon of Husson University, a professor in the Hospitality, Sport and Tourism Management program. The signs were funded from a grant from the Maine Office of Tourism. Sign locations will be coordinated with staff.

This item was reviewed and recommended for approval at the Business & Economic Development Committee on October 6, 2025.

**25-292 RESOLVE **Ratifying Staff Action to Apply for a Grant from
Firehouse Subs for a Multi-User Headset System for
the Fire Department in the Amount of \$10,000** **HAWES****

Executive Summary: This Resolve would ratify staff action of applying for a grant through Firehouse Subs for a multi-user headset system for the Fire Department in the amount of \$10,000.

This grant requires no local match and will provide our Firefighters with the tools necessary to communicate in the apparatus cab while responding to calls. Additionally, this headset system would provide adequate hearing protection at the same time. This competitive grant opportunity was due on Thursday, October 9th, 2025, and only allows the first 600 applicants from around the country to submit their proposal. This was reviewed and recommended by Government Operations Committee on October 6, 2025.

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

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Ordinance would amend the Land Development Code, District Map to re-zone a portion of the property at Map-Lot R23-013-B, located at 1009 Ohio St, from Neighborhood Service District (NSD) to Government & Institutional Service District (G&ISD). The total area requested to be changed is approximately 0.42 acres. The applicant/owner of record is Stephen P. Pray & Tina M. Pray.

This area is outside the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Rural Residential area which consists of “low-density residential areas where open space and farmland is a primary feature of the landscape”.

25-296 ORDINANCE Authorizing modifications to City Code of Ordinance Chapter 165 to Allow City Departments to Review Projects Requiring Stormwater Law Permits (First Reading and Referral to Planning Board Meeting on October 21, 2025) MALLAR

Executive Summary: This Ordinance would allow City Departments to review projects requiring stormwater law permits. The City of Bangor Planning Department and Engineering Department routinely review site plans for many elements to ensure they comply with City Ordinances, as well as State laws. Projects that develop over 3 acres of impervious area are subject to the Site Location of Development Act (“Site Law” or “SLODA”). Projects that develop more than one acre, but less than 3 acres, of impervious area are subject to Stormwater Law. Both SLODA and Stormwater Law are state statutes that are enforced, reviewed, and monitored by the Maine Department of Environmental Protection (Maine DEP).

Since at least 2005, the City of Bangor has reviewed developments that are subject to the requirements of Site Law through “delegated authority” from the Maine DEP. The Maine DEP has recently contacted and met with City Staff from Planning and Engineering regarding the possibility of the City using Maine DEP designated “Municipal Capacity” to review projects subject to Stormwater Law. Since Staff are already reviewing site plans for Land Development Permits, the additional review of stormwater is currently attainable. Local review also expedites permitting for developers.

In order to take on Municipal Capacity, the City would need legal authority through a modification to the City Code of Ordinances. As previously mentioned, the City’s Site Law legal authority is in Code of Ordinances Chapter 165, Land Development. Addition of language to Chapter 165 to include reference to State Stormwater Laws and Rules would give the City the needed legal authority for Municipal Capacity. Maine DEP also suggested we add reference to Chapters 501 and 502, which are both DEP rules, to the section related to Site Law.

25-297 RESOLVE Authorizing the City Manager to Accept and Appropriate \$156,970.96 from Maine Department of Health and Human Services as a General Assistance One-Time Payment to Municipalities (First Reading) BECK

REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 15, 2025 at 7:00 PM

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

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Resolve authorizes the City Manager to accept and appropriate \$156,970.96 as a one-time payment from Maine Department of Health and Human Services to municipalities.

Per the memo from Maine DHHS to Municipal Officers: The Department of Health and Human Services (DHHS) is distributing funds to Maine municipalities to offset the increase in municipal General Assistance costs. This is a one-time payment and funds are distributed based on the percentage of General Assistance your municipality expended during FY24.

The Government Operations Committee approved the use of \$60,000 of the funding to be allocated to support warming shelter(s) during the 2025-2026 winter. An application process will be developed and implemented for organizations to apply. This item was reviewed and recommended for approval at the Government Operations Committee for October 6, 2025.

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

25-281 RESOLVE **Accepting & Appropriate up to \$730,000 in Grant Funds from Maine Department of Health and Human Services for the Purpose of Funding Bangor Public Health and Community Services Infrastructure Needs**

DEANE

Executive Summary: This Resolve accepts and appropriates up to an additional \$730,000 in grant funds from Maine Department of Health and Human Services (DHHS) to fund Bangor Public Health and Community Services for the purpose of strengthening public health infrastructure.

Bangor Public Health and Community Services was awarded funds in 2024 from Maine Department of Health and Human Services through the federal government's Public Health Infrastructure Grant. The current contract time period ran from October 1, 2024 through September 30, 2025. Maine DHHS plans to offer another contract for the period of October 1, 2025 through September 30, 2027. The funding would support personnel, training, equipment, contracted services, other materials, as well as two maternal and child health Public Health nurses.

This item was reviewed and recommended for approval at the Government Operations Committee meeting on September 15, 2025.

**NEW BUSINESS
ITEM NO.**

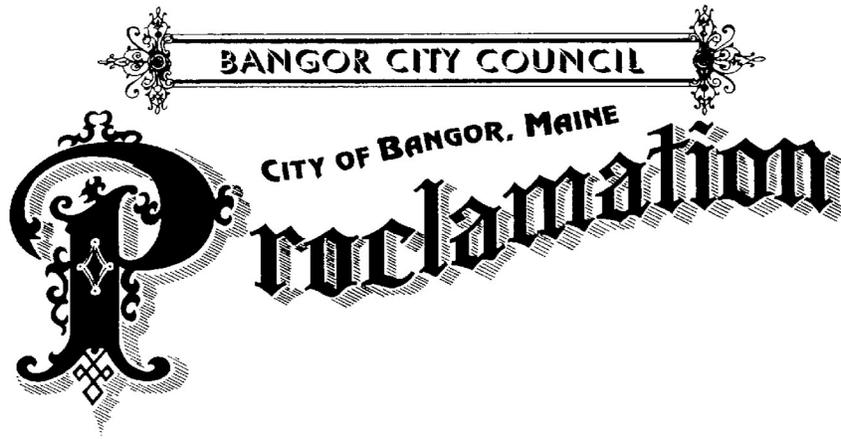
**ASSIGNED TO
COUNCILOR**

PUBLIC HEARING: **Application for Special Amusement License Renewal of Penn Entertainment, Inc. d/b/a Hollywood Casino Hotel & Raceway, 500 Main Street**

HAWES

PUBLIC HEARING: **Application for Special Amusement License Renewal of Giri Bangor Holiday Inc., d/b/a Holiday Inn 404 Odlin Road**

HAWES



PROCLAIMING OCTOBER AS DOMESTIC VIOLENCE AWARENESS MONTH

- WHEREAS,** Domestic violence is a widespread community problem, affecting Maine families regardless of geography, income or education; and
- WHEREAS,** Dating violence and intimate partner violence are parts of the problem of domestic violence; and
- WHEREAS,** The effects of domestic violence are felt not only by the survivors, who are robbed of their dignity and sense of security, but also by their children, families and those that care about them; and
- WHEREAS,** Domestic violence exacts a high price on Maine's economy by keeping a survivor away from a job or classroom and diminishing productivity at the workplace or school; and
- WHEREAS,** The most effective way to utilize the collective resources committed to ending domestic violence in Maine is through coordinated community-based response, including law enforcement agencies, courts, advocacy programs, social service agencies, schools, health care professionals, employers, municipalities, and all Maine citizens; and
- WHEREAS,** Domestic violence is not only a crime but a violation of a person's basic human rights and, as such, all victims and survivors deserve our support, and all offenders need to be held accountable; and
- WHEREAS,** All citizens should not only become aware of domestic violence in all its aspects, but be willing to get involved and take action by advocating for adequate resourcing of domestic violence programs, helping to change the culture that supports violence, and supporting survivors in seeking support services, safety and justice; and
- WHEREAS,** Consistent with our tradition of neighborly concern for one another and sense of fairness and justice, citizens are encouraged to report to law enforcement all suspected incidents of domestic violence and make referrals to domestic violence helplines, such as Partners for Peace in Penobscot and Piscataquis counties, for 24/7 support.

Now, Therefore, I, Richard L. Fournier II, Mayor of the City of Bangor, on behalf of the City Council, and the citizens of Bangor, do hereby recognize October as Domestic Violence Awareness Month and do hereby pledge our support and cooperation for ending domestic violence in our community.

Given this day the 15th of October, 2025

Richard L. Fournier II, Mayor



CONSENT AGENDA

*Meeting called to order at 7:00 PM
 Chaired by Council Chair Fournier
 Councilors Absent: Hawes, Leonard
 Meeting adjourned at 7:43 PM*

PUBLIC COMMENT

Hilari Simmons felt City Councilors should not be on their cell phones during meetings.

Chris Hendricks was concerned with the Subway located at 570 Stillwater Avenue not having heat or air conditioning.

Justin Cartier felt differences should be embraced and that violence has no place in politics.

Joe Lawlor was concerned with a Neo Nazi group in the downtown area and the economic impact it would have on the area.

Jefferson Davis requested that item 25-279 be removed from the Consent Agenda and postponed indefinitely.

**CONSENT AGENDA
 ITEM NO.**

**ASSIGNED TO
 COUNCILOR**

Councilor Tremble requested Order 25-279 be moved to the Consent Agenda

MINUTES OF:

*Bangor City Council Meetings of September 8, 2025 and September 15, 2025,
 Government Operations Committee Meetings of July 21, 2025 and August 4,
 2025 and Finance Committee Meeting of September 15, 2025*

Action: Approved

<u>25-272</u>	<u>ORDER</u>	<i>Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 194 Warren Street</i>	MALLAR
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Action: Passed

<u>25-273</u>	<u>ORDER</u>	<i>Authorizing the Parks and Recreation Department to Partner with the Bangor Rotary to Improve and Install Signage Along the Kenduskeag Stream Trail</i>	MALLAR
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Action: Passed

<u>25-274</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Execute a Memorandum of Agreement with Licensed Clinical Social Worker Karen Gardner to Provide Clinical Oversight for the HIV Intensive Case Manager Program</i>	TREMBLE
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Action: Passed

<u>25-275</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Execute a Subordination Agreement with the Owners of 21 Eaton Place and First National Bank</i>	DEANE
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MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 22, 2025

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

Action: Passed

25-276 ORDER *Authorizing the City Manager to Apply for a Cole Foundation Grant in the Amount of \$243,225 to Support a Community Paramedicine Program* **BECK**

Action: Passed

25-277 ORDER *Authorizing the City Manager to Apply for a Grant Through the State of Maine Not to Exceed \$400,000 to Support Housing Stability Services* **BECK**

Action: Passed

25-278 ORDER *Authorizing the City Manager to Execute a Collective Bargaining Agreement between the City of Bangor and American Federation of State, County, and Municipal Employees (AFSCME), Local 926, Council 93 Representing Airport Operations* **FISH**

Action: Passed

25-280 ORDER *Authorizing City Manager to Accept a Donation of 18 Trees from Bangor Beautiful* **FISI**

Action: Passed

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

**ASSIGNED TO
COUNCILOR**

25-281 RESOLVE *Accepting & Appropriate up to \$730,000 in Grant Funds from Maine Department of Health and Human Services for the Purpose of Funding Bangor Public Health and Community Services Infrastructure Needs* **DEANE**

Action: First Reading

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

25-264 ORDER *Authorizing the City Manager to Execute a Contract with S.J. Services d/b/a Star Janitorial & Integrated Services as Custodial Service Provider for Bangor International Airport, City Hall, and Public Health & Community Services Facilities* **DEANE**

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 22, 2025

UNFINISHED BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

*Action: Motion made and seconded for Passage
Motion Doubted
Vote: 5 – 1
Councilors Voting Yes: Beck, Deane, Fish, Mallar,
Fournier
Councilors Voting No: Tremble
Passed*

NEW BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

25-279 ORDER *Authorizing the City Manager to Execute Easement to
Bangor ME 1, LLC at City Owned Right of Way at the End
of Gilman Road*

DEANE

*Action: Motion made and seconded to Postpone Indefinitely
Passed to Postpone Indefinitely*

PUBLIC HEARING: *Application for Special Amusement License Renewal of the
Main Tavern, Inc., d/b/a The Main Tavern, Inc., 152 Main
Street*

BECK

*Action: Motion made and seconded to open Public Hearing
Public Hearing Opened
Motion made and seconded to close Public Hearing
Public Hearing Closed
Motion made and seconded for Approval
Approved*

25-282 ORDER *Referring the Issue of City Councilor Wayne Mallar’s
Actions During the August 14, 2025 Historic Preservation
Commission Meeting to the City’s Board of Ethics for
Advisory Opinion*

TREMBLE

*Justin Cartier commented that there seemed to be some
fighting between Councilors and they should be work
towards working together.*

*Action: Motion made and seconded for Passage
Vote: 6 – 0
Councilors Voting Yes: Beck, Deane, Fish, Mallar,
Tremble, Fournier
Councilors Voting No: None
Passed*

25-283 ORDER *Referring the Issue of Taking and Circulating Nomination
Papers on Behalf of Another to the City’s Board of Ethics
for an Advisory Opinion*

MALLAR

NEW BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

Hilari Simmons and Scott Pardy spoke in favor of the motion.

Action: *Motion made and seconded for Passage*

Vote: 4 – 2

Councilors Voting Yes: Beck, Deane, Fish, Mallar

Councilors Voting No: Tremble, Fournier

Passed

ATTEST: 

Lisa J. Goodwin, MMC, City Clerk



CITY OF BANGOR

Government Operations Committee Wednesday, September 3, 2025

Committee Members: Hawes (Chair), Beck, Deane, Mallar, Tremble

Non-Committee members: Pelletier, Fournier

Staff Present: C. O'Donnell, J. Comstock

Opened: 6:20 PM

1. Order: Authorizing the City Manager to Amend the FY 25 Maine Prevention Network Subcontract with Northern Light Mayo Hospital and Extend it Through FY26

Jamie Comstock, Health Promotions Manager, provided an overview of this item. She noted that instead of awarding a separate contract, they wish to extend the existing contract. This Order would authorize that. Councilor Mallar clarified that this would not change the dollar amount.

Councilor Deane made a motion to recommend approval, seconded by Council Beck – no objections.

2. Order: Authorizing the City Manager to Execute Partnership Agreements with Bangor and Brewer School Departments to Provide School Based Tobacco Treatment as part of the Maine Prevention Network Grant

At the start of this topic, Councilor Leonard disclosed a potential conflict of interest as he occasionally substitute teaches. There was discussion that this likely did not constitute a conflict of interest. A roll call vote was taken and it was unanimous that there was no conflict.

Manager Comstock provided an overview of this work that would be continuation of their work from last year. She mentioned that Maine CDC is requiring a partnerships agreement to continue the work and it is fully grant funded with no local share. There was discussion about responsibilities from Council or Mallar. We are responsible for record keeping and reporting, the schools are responsible for the space and process.

Councilor Tremble made a motion to recommend approval, seconded by Council Beck – no objections.

3. City Council Appointee Evaluations

Assistant City Manager (ACM) O'Donnell provided an overview of this item including that the process was revamped a couple years ago to include feedback from stakeholders for Council consideration. It is for the four direct appointees/reports of the Council: City Manager, City Solicitor, City Clerk, and City Assessor. Emails will be going out with links to online forms, but paper ones are available upon request. It was noted that self-evaluation forms went out to the appointees already and that meetings with the four appointees to review their evaluations and set goals would occur in October.

4. Assistant City Manager Updates

ACM O'Donnell quickly reviewed the progress with the building and Council Chambers to ensure the meetings are as accessible as possible given feedback on sound quality.

Meeting adjourned at 6:35 pm.



CITY OF BANGOR

Government Operations Committee

Monday, September 15, 2025

Minutes

Committee Members Present: Hawes (Chair), Deane, Beck, Mallar, Tremble

Non-Committee Members: Fournier, Fish

Staff: C. O'Donnell, C. Lear, D. Szewczyk, J. Gunderman, T. Willette

Opened: 6:38 pm

1. Order: Authorizing the Parks & Recreation Department to Partner with Bangor Rotary for the Purpose of Improving and Installing Signage Along the Kenduskeag Stream Trail

Director Tracy Willette gave an overview of this item. He explained the desire of the Rotary to assist in community projects and their commitment to it. He referenced the Parks & Recreation master plan and that this was zeroed in on as an area of interest. This one would improve signage and trail head entry point at gateway park. The Rotary is willing to provide volunteers and funds for this project.

Councilor Tremble made a motion to recommend approval, seconded by Council Beck – no objections.

2. Advisory Committee on Racial Equity, Inclusion, and Human Rights Recommendation Related to 287(g) agreements

Katie Brydon, Chair of the Committee, and Shane Boyes, Vice-Chair, were present to give an overview of their recommendation. They touched on the history and intent of 287(g) agreements as an avenue for federal agency ICE to have their policies enforced by local government. They touched on the state legislature's action which is currently on hold, as well as their understanding that while the City hadn't participated in such agreement, that the Committee believed it was important to send a message to the community.

There was significant discussion related to this item that touched on fear in the community, impact to PD, desire to have input from others, the opinion from City Legal that it may create problems for the City, and other related opinions. It was noted that the resolve could look different and that further information and input is needed. It is expected that this item will return to the Advisory Committee for further review and return to Gov Ops on October 6 with input from the Police Department as well. It is recommended that anyone seeking full information related to this discuss visit www.youtube.com/cityofbangor for the full meeting video.

3. Public Health Update & Related Items

The Public Health Director Jen Gunderman reviewed the memo she provided in the packet related to the HIV Intensive Case Management program, number of HIV Cases, mosquito borne illness (cases of EEE but likely to die down as we head into colder weather), accreditation (temporarily on hold due to other needs), maternal health grant (course unlikely to change, so City will lose it), GA (increased maximums), and the orders/resolves on the list.



CITY OF BANGOR

- a. **Order: Authorizing the City Manager to Apply for a Grant with the State of Maine Not to Exceed \$400,000 to Support Housing Stability Services**
- b. **Orders: Authorizing the City Manager to Execute a Memorandum of Agreement with Karen Gardner, LCSW to provide clinical oversight for the Intensive Case Manager Program**
- c. **Resolve: Accepting & Appropriating up to an additional \$730,000 in Grant Funds from Maine Department of Health and Human Services to fund Bangor Public Health and Community Services for strengthening public health infrastructure.**
- d. **Order: To Authorize the City Manager to Apply for a Cole Foundation grant for \$243,225 to support Community Paramedicine Program.**

Councilor Hawes read all of these Orders and Resolves at once and asked for a motion on all of them.

Councilor Deane made a motion to recommend approval for all items, seconded by Council Beck – no objections.

Councilor Beck did note how quickly the opioid committee recommended awarding funding for the HIV intensive case management and to see that the positions were already hired as a positive thing.

4. Community Connector Service Update

Assistant City Manager (ACM) O'Donnell reviewed the necessary service change, staffing numbers, desire to address wages and FT status with Council as part of next budget cycle, and efforts to recruit and train with the Council. It was noted that we are doing all we can to limit impact to the riders but that the challenges we face are not unique to us. More information was included in the memo in the committee packet.

Meeting adjourned at approximately 7:25 pm.



CITY COUNCIL ACTION

10/15/2025 25-284

Council Meeting Date: 10/15/2025

Item No: 25-284

Responsible Dept: Airport

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the Award of Two Contracts for Boiler Replacement, Conversion, and Feed Tank Replacement at the Bangor International Airport

Summary

This Order authorizes the award of two contracts for boiler replacement and conversion at the Bangor International Airport.

The City issued one bid for three separate airport projects: (1) boiler replacement at building 253, (2) boiler feed tank replacement on one of two boilers in the IAB, and (3) conversion of an IAB boiler from oil to natural gas. Bidders were asked to bid on each project individually. Three vendors responded and the bid opening was on September 24th.

After staff review of the bid submissions, the recommendation is to award each project to the low bidder. Sullivan & Merritt Corp. was low bidder for the boiler replacement at building 253 in the amount of \$112,825 and conversion of an IAB boiler from oil to natural gas in the amount of \$59,700.

The airport also recommends awarding the replacement of a boiler feed tank on one of two IAB boilers to CCB Construction, Inc. in the amount of \$94,184.

The Airport has funds in this year's operating budget for these projects. This item was reviewed and recommended for approval at the Finance Committee on October 6, 2025.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/06/2025
For: 4 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/15/2025 25-284

Date: 10/15/2025

Item No: 25-284

Assigned to Councilor: Deane

Authorizing the Award of Two Contracts for Boiler Replacement, Conversion, and Feed Tank Replacement at the Bangor International Airport

Be it Ordered by the City Council of the City of Bangor that,

The City Manager is hereby authorized to execute a contract with Sullivan & Merritt Corp., Hermon ME in the amount of \$112,825 for boiler replacement at building 253 and conversion of an IAB boiler from oil to natural gas in the amount of \$59,700; and

Be it Further Ordered by the City Council of the City of Bangor that,

The City Manager is hereby authorized to execute a contract with CCB Construction, Westbrook ME in the amount of \$94,184 for boiler feed tank replacement on one of two boilers in the IAB.



CITY COUNCIL ACTION

10/15/2025 25-285

Council Meeting Date: 10/15/2025

Item No: 25-285

Responsible Dept: Water Quality Management

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing Waiving the Bid Process for the Control System Upgrade Phase C for the Department of Water Quality

Summary

This Order would authorize waiving the bid process for the Control System Upgrade Phase C, including integrating remote sewer regulators and pump stations, for the Department of Water Quality. Phase C is the final phase of the overall SCADA upgrade.

This department monitors and controls the wastewater treatment facility along with 23 remote sites using a supervisory control and data acquisition (SCADA) system. The SCADA system was originally installed in the early 1990's and by 2017 much of the control system was obsolete and difficult to support.

In 2017, a SCADA needs assessment was put out for competitive bidding, which was subsequently awarded to Wright Pierce. The needs assessment proposed a three-phased approach in order to quickly address the most fragile systems.

The FY25 approved operational budget included \$90,000 and the FY26 approved budget included \$142,400 for the SCADA system upgrade as well as \$200,000 for other pump station-related evaluations. Staff recommend the engineering and programming portion of Phase C be awarded to Wright Pierce and will subsequently put the construction portion of Phase C out for competitive bidding. This same procedure was used for Phases A and B of the project. The engineering and programming cost of Phase C is \$315,800.

This item was reviewed and recommended for approval at the Finance Committee on October 6, 2025.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/06/2025
For: 4 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent





CITY OF BANGOR ORDER

10/15/2025 25-285

Date: 10/15/2025

Item No: 25-285

Assigned to Councilor: Beck

Authorizing Waiving the Bid Process for the Control System Upgrade Phase C for the Department of Water Quality

Now, Therefore, Be It Ordered by the City Council of the City of Bangor, that the bid/RFP process is hereby waived and the engineering and programming portion of Phase C is hereby awarded to Wright Pierce in the amount of \$315,800.



CITY COUNCIL ACTION

10/15/2025 25-286

Council Meeting Date: 10/15/2025

Item No: 25-286

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Enter into an Option Agreement with the Bangor Housing Development Corporation for the Purchase of Property off Maine Avenue in the Amount of \$120,000

Summary

This Order authorizes the City Manager to enter into an option agreement with the Bangor Housing Development Corporation (BHDC) for the purchase of a property off Maine Avenue in the amount of \$120,000, and to allow BHDC to pursue funding and pre-development activities on said property.

Community & Economic Development (CED) staff have been working with the Bangor Housing Authority staff to find a location to construct supportive housing. Earlier this year, the Maine State Housing Authority awarded funding to BHCD through the Home for Good program. With that funding, BHDC will develop 30-efficiency units for chronically homeless individuals. The building will be staffed on a 24/7 basis by Preble Street and will have meeting rooms for community partners to meet with tenants, a community room, furnishings, and a free laundry room. The project will be managed by the Housing Authority of the City of Bangor (BHA).

CED supports entering into an option agreement with BHDC for the purchase of city-owned property off Maine Avenue in the amount of \$120,000 and to allow BHDC to pursue funding and pre-development activities on said property.

This item was reviewed and recommended for approval at the Business & Economic Development Committee on October 6, 2025.

Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 10/06/2025

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/15/2025 25-286

Date: 10/15/2025

Item No: 25-286

Assigned to Councilor: Deane

Authorizing the City Manager to Enter into an Option Agreement with the Bangor Housing Development Corporation for the Purchase of Property off Maine Avenue in the Amount of \$120,000

Whereas the city is continuing to seek ways to reduce homelessness in Bangor; and

Whereas the Bangor Housing Authority is seeking funds to develop a facility for supportive housing; and

Whereas the city supports the use of supportive housing to ensure people are receiving the services they need;

Be it Ordered by the City Council of the City of Bangor that, the City Manager is hereby authorized to enter into an Option Agreement with the Bangor Housing Authority to purchase a piece of property off Maine Avenue in the amount of \$120,000 and to allow BHA to pursue funding and conduct pre-development activities on said property.



CITY COUNCIL ACTION

10/15/2025 25-287

Council Meeting Date: 10/15/2025

Item No: 25-287

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing a Contract with Lakeside Concrete Cutting and Abatement Professionals in the amount of \$555,600 for the Demolition and Removal of the Alert Building at the Bangor International Airport

Summary

This Order would authorize a contract with Lakeside Concrete Cutting and Abatement Professionals for the demolition and removal of the Alert Building located at the Bangor International Airport.

The City issued an RFP as a rebid and received three (3) responses. The original RFP presented two options for material disposal dependent on secondary water testing. After discussion with an environmental professional, the RFP was refined and narrowed the project scope to only one disposal option.

Staff is recommending to award the contract to Lakeside Concrete Cutting and Abatement Professionals, the low bidder, for the demolition and removal. Lakeside's bid was \$555,600.

The U.S. Environmental Protection Agency has approved \$856,250 in federal funding for the project.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/06/2025
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/15/2025 25-287

Date: 10/15/2025

Item No: 25-287

Assigned to Councilor: Fish

Authorizing a Contract with Lakeside Concrete Cutting and Abatement Professionals in the amount of \$555,600 for the Demolition and Removal of the Alert Building at the Bangor International Airport

Be it Ordered by the City Council of the City of Bangor that, the City Manager is hereby authorized to execute a contract with Lakeside Concrete Cutting and Abatement Professionals in the amount of \$555,600 for the demolition and removal of the Alert Building at the Bangor International Airport.



CITY OF BANGOR ORDER

10/15/2025 25-288

Date: 10/15/2025

Item No: 25-288

Assigned to Councilor: Beck

Authorizing the City Manager to Enter into a Lease Agreement with Societe Internationale De Telecommunications Aeronautiques on 188 Maine Avenue at Bangor International Airport

Be it Ordered by the City Council of the City of Bangor that,

The City Manager is hereby authorized to enter into a lease with Societe Internationale De Telecommunications Aeronautiques (SITA) for the space on 188 Maine Ave at the annual rate of \$3,000.



CITY COUNCIL ACTION

10/15/2025 25-289

Council Meeting Date: 10/15/2025

Item No: 25-289

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the Submission of a Grant Application to the Maine Semiquincentennial Commission in the Amount of \$10,000

Summary

This Order authorizes the submission of a grant application to Maine Semiquincentennial Commission in the Amount of \$10,000 for the purpose of an art installation.

The Cultural Commission would like to seek a \$10,000 grant from the Maine Semiquincentennial Commission. The purpose of the grant is to do an installation on the history of Bangor in the art installation section of Pickering Square Park. There is no match required for this grant program.

Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 10/06/2025

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/15/2025 25-289

Date: 10/15/2025

Item No: 25-289

Assigned to Councilor: Hawes

Authorizing the Submission of a Grant Application to the Maine Semiquincentennial Commission in the Amount of \$10,000

Whereas the City is proud of our historic stories; and

Whereas the state is supporting programs across the state for the Maine Semiquincentennial; and

Whereas the Commission on Cultural Development has been working with staff on planning an art installation for the new Pickering Square project.

Be it Ordered by the City Council of the City of Bangor that, the City of Bangor Commission on Cultural Development is hereby authorized to pursue a grant in the amount of \$10,000 from the Maine Semiquincentennial.



CITY COUNCIL ACTION

10/15/2025 25-290

Council Meeting Date: 10/15/2025

Item No: 25-290

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Accepting the Gift of Holiday Decorations from the Downtown Bangor Partnership, to be Erected by City Staff for the Holiday Season

Summary

This Order authorizes the acceptance of a donation of holiday decorations from the Downtown Bangor Partnership (DBP).

This donation of holiday decorations is for the Assessment District. The large lighted snowflakes will be erected by city staff for the holiday season.

Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 10/06/2025

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/15/2025 25-290

Date: 10/15/2025

Item No: 25-290

Assigned to Councilor: Hawes

Accepting the Gift of Holiday Decorations from the Downtown Bangor Partnership, to be Erected by City Staff for the Holiday Season

Whereas the City invests staff time to decorate the downtown area with holiday decorations; and

Whereas the City increased the Assessment District in 2024 to include more portions of Main Street; and

Whereas the Downtown Bangor Partnership is providing decorations to include in this area.

Be it Ordered by the City Council of the City of Bangor that, the donation of holiday decorations from the Downtown Bangor Partnership for the Assessment District is hereby accepted.



CITY COUNCIL ACTION

10/15/2025 25-291

Council Meeting Date: 10/15/2025

Item No: 25-291

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Accepting the Donation of Signage To Be Placed in City Parks and Rights of Ways for the Purpose of Direction and Information as Part of the Greater Bangor Region Tourist and Visitor Initiative

Summary

This Order would authorize the acceptance of a donation of signage to be placed in City Parks and Right of Ways.

This project is one of the results of from the Recreation Economy for Rural Communities Initiative which began in 2023. This project commenced with a grant with the former Convention and Visitors Bureau. When the Bureau ceased operations, a grassroots effort of local professionals and stakeholders continued the project to foster the outdoor rural and regional economy. City staff are part of the Steering Committee. Other municipalities participate, including Old Town and Brewer. The fiscal agent is Eastern Maine Development Corporation and the effort is facilitated by Lisa Sturgeon of Husson University, a professor in the Hospitality, Sport and Tourism Management program. The signs were funded from a grant from the Maine Office of Tourism. Sign locations will be coordinated with staff.

This item was reviewed and recommended for approval at the Business & Economic Development Committee on October 6, 2025.

Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 10/06/2025

Action: Recommend for passage

For: 4

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/15/2025 25-291

Date: 10/15/2025

Item No: 25-291

Assigned to Councilor: Deane

Accepting the Donation of Signage To Be Placed in City Parks and Rights of Ways for the Purpose of Direction and Information as Part of the Greater Bangor Region Tourist and Visitor Initiative

Whereas, the City has seen an increase in tourism and visitation; and

Whereas, the RERC has conducted a branding exercise that has resulted in recommendations for additional signage; and

Whereas, the City seeks to encourage walking and exploring the downtown and waterfront areas;

Be it Ordered by the City Council of the City of Bangor that, the acceptance of a signage donation for City parks and rights of ways, subject to review and approval from staff, as part of the Greater Bangor Region Tourist and Visitor Initiative is hereby authorized.



CITY COUNCIL ACTION

10/15/2025 25-292

Council Meeting Date: 10/15/2025

Item No: 25-292

Responsible Dept: Fire

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Ratifying Staff Action to Apply for a Grant from Firehouse Subs for a Multi-User Headset System for the Fire Department in the Amount of \$10,000

Summary

This Resolve would ratify staff action of applying for a grant through Firehouse Subs for a multi-user headset system for the Fire Department in the amount of \$10,000.

This grant requires no local match and will provide our Firefighters with the tools necessary to communicate in the apparatus cab while responding to calls. Additionally, this headset system would provide adequate hearing protection at the same time. This competitive grant opportunity was due on Thursday, October 9th, 2025, and only allows the first 600 applicants from around the country to submit their proposal. This was reviewed and recommended by Government Operations Committee on October 6, 2025.

Committee Action

Committee: Government Operations Committee
Action:

Meeting Date: 10/06/2025
For: 4 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR RESOLVE

10/15/2025 25-292

Date: 10/15/2025

Item No: 25-292

Assigned to Councilor: Hawes

Ratifying Staff Action to Apply for a Grant from Firehouse Subs for a Multi-User Headset System for the Fire Department in the Amount of \$10,000

Be it Resolved by the City Council of the City of Bangor that, staff action of applying for a grant through Firehouse Subs for a multi-user headset system for the Fire Department in the amount of \$10,000 is hereby ratified.



REFERRALS TO
COMMITTEES
& FIRST READING



CITY COUNCIL ACTION

Council Meeting Date: October 15, 2025

Item No: 25-293

Responsible Dept: Legal

Action Requested: Ordinance

Map/Lot:

Title, Ordinance

Amending Chapter 165-11, Appeals, to Remove Appeal Fees for Disability Variances and Fair Housing Act Reasonable Accommodations

Summary

This proposed ordinance amendment would revise Chapter 165-11 of the City Code of Ordinances to remove the requirement that an application fee be paid for (1) disability variances, and (2) Federal Fair Housing Act reasonable accommodation requests.

Pursuant to the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973, the City may not charge for reasonable accommodation requests under the Federal Fair Housing Act. In reading the Land Development Code, staff has determined that the City should also not charge a fee for disability variance requests in order to comply with the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973.

This item was reviewed by the Government Operations Committee on October 6, 2025.

Committee Action

Committee: Government Operations

Meeting Date: October 6, 2025

Action: Recommended for approval

For: 4

Against: 0

Staff Comments & Approvals

Staff recommends approval.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date:

Assigned to Councilor: Mallar

ORDINANCE, Amending Chapter 165-11, Appeals, to Remove Appeal Fees for Disability Variances and Fair Housing Act Reasonable Accommodations

WHEREAS, the City must remove application fee requirements for disability variances and Federal Fair Housing Act reasonable accommodation requests to comply with the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973; and

WHEREAS, staff is recommending a change be made to the Schedule of Fees to specify that application fees shall be waived for processing disability variances and Fair Housing Act reasonable accommodation requests; and

WHEREAS, staff recommends removing the application fee requirements for disability variances and Federal Fair Housing Act reasonable accommodation requests;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 165 of the Code of Ordinances of the City of Bangor is amended as follows:

§ 165-11 Designation.

....

D. Disability variance.

(1) The Board may grant a variance to an owner of a dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The Board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. For the purpose of this subsection, a disability has the same meaning as a physical or mental disability under 5 M.R.S.A. § 4553-A, and the term "structures necessary for access to or egress from the dwelling" is defined to including railing, wall or roof systems necessary for the safety or effectiveness of the structure.

....

(3) Any applicant for a disability variance shall not be required to pay any application fee as part of their application.

E. Fair Housing Act reasonable accommodation. The Board shall grant a waiver from the strict application of the terms of this chapter as a reasonable accommodation to any person or group who qualifies as

“handicapped,” as defined by the Fair Housing Act, where an accommodation is necessary to afford such person or group equal opportunity to use and enjoy a dwelling in conformity with the requirements of the Federal Fair Housing Act, as amended, 42 U.S.C. § 3601 et seq.

....

(3) Any applicant for a Fair Housing Act reasonable accommodation shall not be required to pay any application fee as part of their application.

Additions are underlined; deletions are ~~struck through~~.



CITY COUNCIL ACTION

Council Meeting Date: October 15, 2025

Item No: 25-294

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R28-009

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 69 Perry Rd from Industry and Service District (I&S) and Contract Urban Industry District (UID) to Non-Contract Urban Industry District (UID).

Summary

This ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R28-009, located at 69 Perry Rd, from Industry and Service District (I&S) and Contract Urban Industry District (UID) to Urban Industry District (UID) without contract conditions. The total area requested to be changed is approximately 2.17 acres. The applicant/owner of record is KMD Development LLC.

This will remove the previous contract conditions which restricted the permitted uses to those allowed in the Industry and Service District, restricted the minimum dimensional requirements, and required a buffer along the boundaries.

This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Industrial area which consists of "a range of industrial and commercial uses that benefit from proximity to I-95 and the associated highway interchange".

Committee Action

Committee: Planning Board

Meeting Date: October 21, 2025

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: October 15, 2025

Assigned to Councilor: Mallar

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 69 Perry Rd from Industry and Service District (I&S) and Contract Urban Industry District (UID) to Non-Contract Urban Industry District (UID).

WHEREAS, the land uses around the property consist primarily of a mix of commercial and industrial;

WHEREAS, the zoning around the property consists primarily of Industry and Service District (I&S);

WHEREAS, the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Industrial area which consists of "a range of industrial and commercial uses that benefit from proximity to I-95 and the associated highway interchange";

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify the property at R28-009, located at 69 Perry Rd, from Industry and Service District (I&S) and Contract Urban Industry District (UID) to Urban Industry District (UID) without contract conditions. The total area requested to be changed is approximately 2.17 acres and is shown in the attached exhibit.

Area Map: 69 Perry Rd



- Buildings
- Parcels
- Zoning
- I&S
- P&O
- UID
- Contract UID
- USD

0 50 100 200 Feet

Created 10/3/2025 by the City of Bangor Planning Division



CITY COUNCIL ACTION

Council Meeting Date: October 15, 2025

Item No: 25-295

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R23-013-B

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Portion of the Property Located at 1009 Ohio St from Neighborhood Service District (NSD) to Government & Institutional Service District (G&ISD).

Summary

This ordinance would amend the Land Development Code, District Map to re-zone a portion of the property at Map-Lot R23-013-B, located at 1009 Ohio St, from Neighborhood Service District (NSD) to Government & Institutional Service District (G&ISD). The total area requested to be changed is approximately 0.42 acres. The applicant/owner of record is Stephen P. Pray & Tina M. Pray.

This area is outside the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Rural Residential area which consists of "low-density residential areas where open space and farmland is a primary feature of the landscape".

Committee Action

Committee: Planning Board

Meeting Date: October 21, 2025

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: October 15, 2025

Assigned to Councilor: Fish

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Portion of the Property Located at 1009 Ohio St from Neighborhood Service District (NSD) to Government & Institutional Service District (G&ISD).

WHEREAS, the land uses around the property consist primarily of a mix of small-scale commercial, residential, and open space;

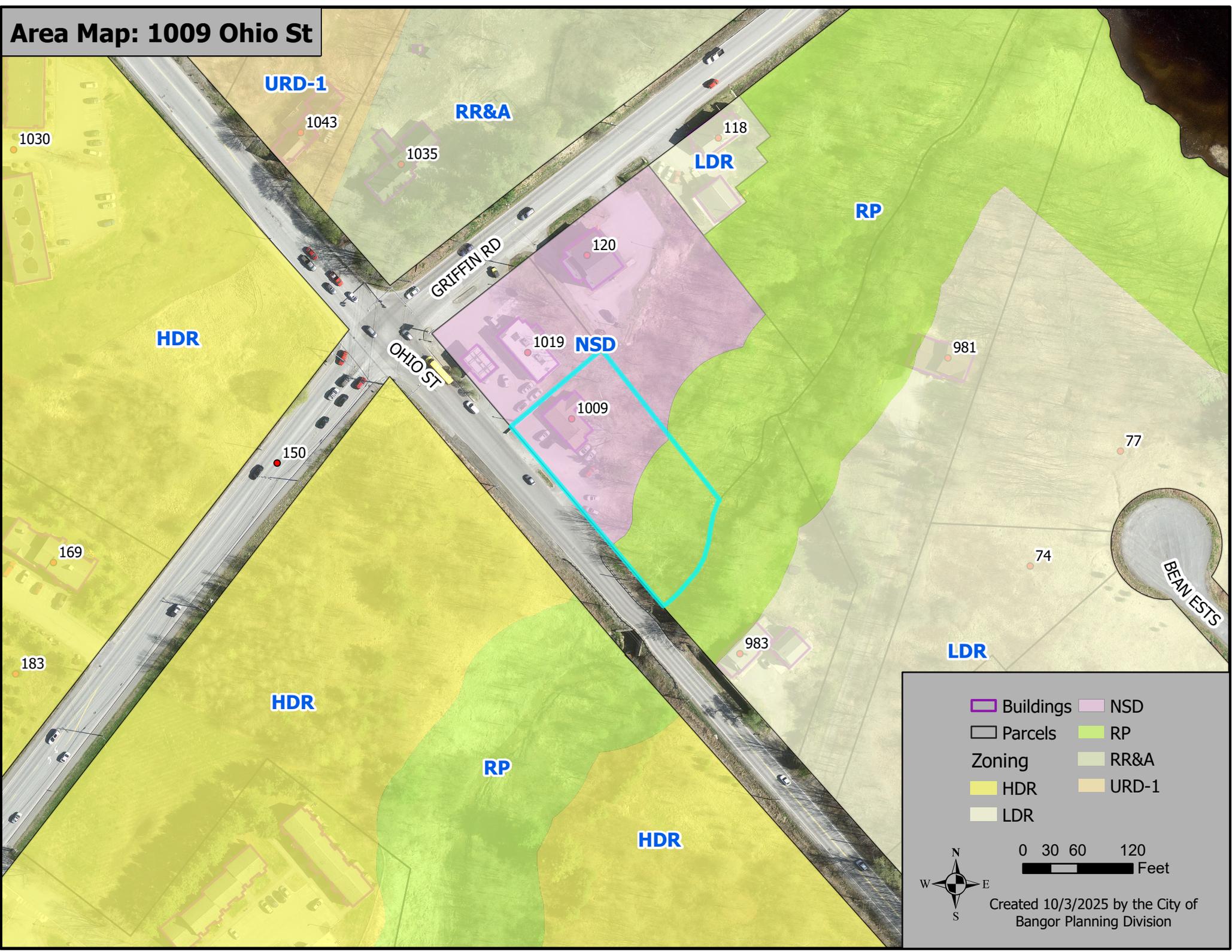
WHEREAS, the zoning around the property consists primarily of High-Density Residential (HDR), Neighborhood Service District (NSD), and Resource Protection (RP);

WHEREAS, the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Rural Residential area which consists of "low-density residential areas where open space and farmland is a primary feature of the landscape.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify a portion of the property at R23-013-B, located at 1009 Ohio St, from Neighborhood Service District (NSD) to Government & Institutional Service District (G&ISD). The total area requested to be changed is approximately 0.42 acres and is shown in the attached exhibit.

Area Map: 1009 Ohio St



Buildings	NSD
Parcels	RP
Zoning	
HDR	URD-1
LDR	

N
W E
S

0 30 60 120
Feet

Created 10/3/2025 by the City of Bangor Planning Division



CITY COUNCIL ACTION

Council Meeting Date: October 15, 2025

Item No: 25-296

Responsible Dept: Stormwater

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Authorizing modifications to City Code of Ordinance Chapter 165 to Allow City Departments to Review Projects Requiring Stormwater Law Permits

Summary

The City of Bangor Planning Department and Engineering Department routinely review site plans for many elements to ensure they comply with City Ordinances, as well as State laws. Projects that develop over 3 acres of impervious area are subject to the Site Location of Development Act ("Site Law" or "SLODA"). Projects that develop more than one acre, but less than 3 acres, of impervious area are subject to Stormwater Law. Both SLODA and Stormwater Law are state statutes that are enforced, reviewed, and monitored by the Maine Department of Environmental Protection (Maine DEP).

Since at least 2005, the City of Bangor has reviewed developments that are subject to the requirements of Site Law through "delegated authority" from the Maine DEP. The Maine DEP has recently contacted and met with City Staff from Planning and Engineering regarding the possibility of the City using Maine DEP designated "Municipal Capacity" to review projects subject to Stormwater Law. Since Staff are already reviewing site plans for Land Development Permits, the additional review of stormwater is currently attainable. Local review also expedites permitting for developers.

In order to take on Municipal Capacity, the City would need legal authority through a modification to the City Code of Ordinances. As previously mentioned, the City's Site Law legal authority is in Code of Ordinances Chapter 165, Land Development. Addition of language to Chapter 165 to include reference to State Stormwater Laws and Rules would give the City the needed legal authority for Municipal Capacity. Maine DEP also suggested we add reference to Chapters 501 and 502, which are both DEP rules, to the section related to Site Law.

Committee Action

Committee: Planning Board

Meeting Date: October 21, 2025

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: October 15, 2025

Assigned to Councilor: Mallar

ORDINANCE, Authorizing modifications to City Code of Ordinance Chapter 165 to allow City Departments to review projects requiring Stormwater Law Permits.

WHEREAS, Maine DEP has requested that the City of Bangor begin exercising Municipal Capacity to review development projects that require a Stormwater Law Permit,

WHEREAS, The City Code of Ordinances does not currently provide the legal authority for the City to exercise Municipal Capacity for Stormwater Law,

WHEREAS, Modifying the Code of Ordinances will allow for Municipal Capacity,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 165 of the Code of the City of Bangor is amended as follows:

§ 165-114. Land development approval standards. [Amended 3-10-1999 by Ord. No. 99-96; 11-25-2002 by Ord. No. 03-09]

When reviewing any plan(s) for approval of a land development project under this chapter, the Planning Board shall determine whether an application meets the following standards:

...

- J. For site developments needing approval under the provisions of 38 M.R.S.A. §§ 481 through 488, as amended, and which meet the provisions of 38 M.R.S.A. § 489-A, as amended, as structures which may be approved by local municipalities, the following provisions shall apply:
- (1) Such project shall meet the standards of 38 M.R.S.A. § 484.
 - (2) Such project shall meet the requirements of Department of Environmental Protection regulations, Chapters 371, 372, 373, 375, 376, 377, and 500, 501, and 502 as they may be amended from time to time, which are adopted for this subsection by reference. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**

K. For site developments needing approval under the provisions of 38 M.R.S.A. §420-D, as amended, the following provisions shall apply:

- (1) Such project shall meet the standards of 38 M.R.S.A. §420-D(1), as amended,
- (2) Such project shall meet the requirements of Department of Environmental Protection regulations, Chapters 500, 501, and 502, as they may be amended from time to time, which are adopted for this subsection by reference.

Additions are underlined, deletions ~~struck through~~.



CITY COUNCIL ACTION

10/15/2025 25-297

Council Meeting Date: 10/15/2025

Item No: 25-297

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Authorizing the City Manager to Accept and Appropriate \$156,970.96 from Maine Department of Health and Human Services as a General Assistance One-Time Payment to Municipalities

Summary

This Resolve authorizes the City Manager to accept and appropriate \$156,970.96 as a one time payment from Maine Department of Health and Human Services to municipalities.

Per the memo from Maine DHHS to Municipal Officers: The Department of Health and Human Services (DHHS) is distributing funds to Maine municipalities to offset the increase in municipal General Assistance costs. This is a one-time payment and funds are distributed based on the percentage of General Assistance your municipality expended during FY24.

The Government Operations Committee approved the use of \$60,000 of the funding to be allocated to support warming shelter(s) during the 2025-2026 winter. An application process will be developed and implemented for organizations to apply.

This item was reviewed and recommended for approval at the Government Operations Committee for October 6, 2025.

Committee Action

Committee: Government Operations Committee

Action: Recommend for passage

Meeting Date: 10/06/2025

For: 4

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR RESOLVE

10/15/2025 25-297

Date: 10/15/2025

Item No: 25-297

Assigned to Councilor: Beck

Authorizing the City Manager to Accept and Appropriate \$156,970.96 from Maine Department of Health and Human Services as a General Assistance One-Time Payment to Municipalities

Be it Resolved by the City Council of the City of Bangor that, the City Manager is authorized to accept and Appropriate \$156,970.96 as a one time payment from Maine Department of Health and Human Services as a general assistance one-time payments to municipalities and to allocate \$60,000 to support warming shelter(s) during the 2025-2026 winter.



UNFINISHED
BUSINESS



CITY COUNCIL ACTION

09/22/2025 25-281

Council Meeting Date: 09/22/2025

Item No: 25-281

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Accepting and Appropriating up to \$730,000 in Grant Funds from Maine Department of Health and Human Services for the Purpose of Funding Bangor Public Health and Community Services Infrastructure Needs

Summary

This Resolve accepts and appropriates up to an additional \$730,000 in grant funds from Maine Department of Health and Human Services (DHHS) to fund Bangor Public Health and Community Services for the purpose of strengthening public health infrastructure.

Bangor Public Health and Community Services was awarded funds in 2024 from Maine Department of Health and Human Services through the federal government's Public Health Infrastructure Grant. The current contract time period ran from October 1, 2024 through September 30, 2025. Maine DHHS plans to offer another contract for the period of October 1, 2025 through September 30, 2027. The funding would support personnel, training, equipment, contracted services, other materials, as well as two maternal and child health Public Health nurses.

This item was reviewed and recommended for approval at the Government Operations Committee meeting on September 15, 2025.

Committee Action

Committee: Government Operations Committee

Meeting Date: 09/15/2025

Action:

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

09/22/2025 25-281

Date: 09/22/2025

Item No: 25-281

Assigned to Councilor: Deane

Accepting and Appropriating up to \$730,000 in Grant Funds from Maine Department of Health and Human Services for the Purpose of Funding Bangor Public Health and Community Services Infrastructure Needs

Whereas, Bangor Public Health and Community Services was awarded funds in 2024 from Maine Department of Health and Human Services (DHHS) through the federal government's Public Health Infrastructure Grant (PHIG); and

Whereas, Maine DHHS plans to offer another contract for the period of October 1, 2025 through September 30, 2027; and

Whereas, The funding would support personnel, training, equipment, contracted services, other materials, as well as two maternal and child health Public Health nurses.

Be it Resolved by the City Council of the City of Bangor that, funding up to \$730,000 from Maine DHHS through the federal government's Public Health Infrastructure Grant program is hereby accepted and appropriated for the purpose of supporting Bangor Public Health and Community Services infrastructure needs.



NEW BUSINESS



CITY COUNCIL ACTION

09/22/2025 25-298

Council Meeting Date: 09/22/2025

Item No: 25-298

Responsible Dept: Parks & Recreation

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing Naming the Golf Course Clubhouse "John Frawley Clubhouse" in Honor of Former City Engineer John Frawley

Summary

This Order would authorize naming the clubhouse at the Municipal Golf Course after former City Engineer John Frawley. The Clubhouse would then be known as the "John Frawley Clubhouse."

Mr. Frawley was hired by the City in 1960 and two years later was promoted to City Engineer, a position he held for 30 years until his retirement in 1992. Mr. Frawley played an instrumental role in the design and construction of the Golf Course during its construction in 1964. Later on, he was instrumental in the design of the driving range and large scoreboard. Mr. Frawley has been a great mentor to the Golf Course specifically and the community as a whole.

In accordance with policy, this item was reviewed and recommended for approval by the Advisory Committee on Racial Equity, Inclusion and Human Rights at their meeting on September 30, 2025. Per the policy, Government Operations Committee reviewed this item, welcomed public comment, and voted to recommend to City Council at its meeting on October 6, 2025.

Committee Action

Committee: Government Operations Committee
Action:

Meeting Date: 10/06/2025
For: 4 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business



CITY OF BANGOR ORDER

09/22/2025 25-298

Date: 09/22/2025

Item No: 25-298

Assigned to Councilor: Tremble

Authorizing Naming the Golf Course Clubhouse "John Frawley Clubhouse" in Honor of Former City Engineer John Frawley

WHEREAS, Mr. John Frawley was hired by the City of Bangor in 1960 and was promoted as City Engineer in 1962 and served in that position until his retirement in 1992; and

WHEREAS, Mr. Frawley was the City Engineer during the initial planning and construction of the Golf Course; and

WHEREAS, the City has operated a municipal Golf Course since 1964; and

WHEREAS, Mr. Frawley has been of valued assistance and guidance to the Golf Course management; and

WHEREAS, naming the clubhouse in his honor at the Municipal Golf Course is an opportunity to recognize these contributions;

Now Therefore, be it Ordered by the City Council of the City of Bangor that, the clubhouse at Bangor Municipal Golf Course shall be named in honor of former City Engineer John Frawley.



CITY COUNCIL ACTION

10/15/2025 25-299

Council Meeting Date: 10/15/2025

Item No: 25-299

Responsible Dept: City Clerk

Requested Action: Order

Map/Lot: N/A

Title, Order

Appointing Nominees to Various Boards, Commissions and Committees

Summary

This Order will authorize the appointments to various Boards, Commissions and Committees contained in the report of the Personnel Committee. Vacancies were advertised in a variety of ways and the applicants were interviewed by the Council's Personnel Committee on September 24, 2025 and October 1, 2025. The Committee has completed the process of interviewing applicants for these positions and has developed the attached recommendations for full Council consideration.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business



CITY OF BANGOR ORDER

10/15/2025 25-299

Date: 10/15/2025

Item No: 25-299

Assigned to Councilor: Mallar

Appointing Nominees to Various Boards, Commissions and Committees

WHEREAS, the City of Bangor has taken applications from citizens for a variety of vacant positions on City Boards, Committees, and Commissions; and

WHEREAS, the Personnel Committee of the City Council has interviewed these applicants and made recommendations as to the various appointments;

Be it Ordered by the City Council of the City of Bangor that,

the recommendations of the Personnel Committee of the City Council are hereby accepted, and the individuals listed on the report of the Personnel Committee are hereby appointed to the positions and for the terms designated.

**PERSONNEL COMMITTEE REPORT
2025 SUBCOMMITTEE RECOMMENDATIONS**

25-299
OCTOBER 15, 2025

Committee	# of Vacancies	Term Begins	Year of Term Expiration (Dec. 31st)	Recommended Appointment	Type
Advisory Committee on Racial Equity, Inclusion and Human Rights	6	10/29/2025	10/23/2026	Vacant	High School Student
		Upon Appointment	2027	Vacant	Higher Learning
		1/1/2026	2028	Teresa Fallon	Regular
		1/1/2026	2028	Suzette Furrow	Regular
		1/1/2026	2028	Sharon Webber	Regular
		Upon Appointment	2026	Kyle Meehan	Regular
Board of Appeals	2	1/1/2026	2028	Robert Ballingall	Regular
		1/1/2026	2028	Brian Ray	Regular
Board of Assessment Review	4	1/1/2026	2028	Vacant	Regular
		1/1/2026	2028	Vacant	Regular
		Upon Appointment	2027	Vacant	Regular
		Upon Appointment	2026	Vacant	Regular
Board of Ethics	3	1/1/2026	2028	Michael Alpert	Regular
		1/1/2026	2028	Vacant	Regular
		Upon Appointment	2026	Vacant	Associate
Commission on Cultural Development	3	1/1/2026	2028	Sara Green-Hamann	Regular
		1/1/2026	2028	Mariya Doncheva	Regular
		1/1/2026	2028	Ellen Taraschi	Regular
Downtown Parking Advisory Group	3	1/1/2026	2028	Kelsi Hobbs	Resident-District
		1/1/2026	2028	James Finley	Resident-Outside Dist.
		Upon Appointment	2026	Vacant	Property Owner
Firearms Discharge Committee	3	1/1/2026	2028	Vacant	Regular
		1/1/2026	2028	Vacant	Regular
		1/1/2026	2028	Vacant	Regular

**PERSONNEL COMMITTEE REPORT
2025 SUBCOMMITTEE RECOMMENDATIONS**

25-299
OCTOBER 15, 2025

Committee	# of Vacancies	Term Begins	Year of Term Expiration (Dec. 31st)	Recommended Appointment	Type
Historic Preservation Commission	2	1/1/2026	2028	Katie Coe	Regular
		1/1/2026	2028	Peter Sachs	Regular
Housing Authority Commission	1	Upon Appointment	2028	Harris Madson	Regular
Parks & Recreation Committee	7	1/1/2026	2028	Rich Trott	Regular
		1/1/2026	2028	Ryan Robbins	Regular
		1/1/2026	2028	Brianna Woodworth	Regular
		1/1/2026	2028	Suzette Furrow	Regular
		Upon Appointment	2027	Jennifer Potter	Regular
		Upon Appointment	2027	Vacant	Regular
		Upon Appointment	2027	Vacant	Regular
Penjajawoc Marsh/Mall Management	4	1/1/2026	2028	Cindy DeBeck	Regular
		1/1/2026	2028	Bernerd Cannovan	Regular
		1/1/2026	2028	Sarah Eremita	Regular
		Upon Appointment	2027	Tristin Friend	Regular
Planning Board	3	1/1/2026	2028	Greg Hobson	Regular
		1/1/2026	2028	Ross Whitford	Regular
		1/1/2026	2028	Justin Cartier	Associate
Tree Board	2	1/1/2026	2028	Karen Marysdaughter	Regular
		Upon Appointment	2028	Daniel Shaw	Arborist
Water District Trustees	3	1/1/2026	2028	John Hwalek	Regular
		1/1/2026	2028	Lee Chick	Regular
		1/1/2026	2028	Samuel Morse	Regular



CITY COUNCIL ACTION

10/15/2025 25-300

Council Meeting Date: 10/15/2025

Item No: 25-300

Responsible Dept: City Manager

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Reaffirming Safety, Trust, and Community Priorities in Local Law Enforcement Policies

Summary

This Resolve would reaffirm the Council's priorities valuing safety, dignity, and trust within our community related to local law enforcement policies.

This Resolve was recommended by the Advisory Committee on Racial Equity, Inclusion, and Human Rights to reaffirm that the City of Bangor values everyone's safety, dignity, and trust within our community. It would also provide information to the public regarding the City's policies and procedures that prevent the Bangor Police Department from entering into any cooperation agreements with federal immigration enforcement or other agencies, without an open process and multiple layers of review, thereby protecting civil rights of every resident and maintaining community trust.

This item was reviewed at a Government Operations Committee meeting on September 15, 2025 and again October 6, 2025, at which time it was recommended to proceed to full Council.

Committee Action

Committee: Government Operations Committee

Action: Recommend for passage

Meeting Date: 10/06/2025

For: 3

Against: 1

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business



Date: 10/15/2025

Item No: 25-300

Assigned to Councilor: Beck

Reaffirming Safety, Trust, and Community Priorities in Local Law Enforcement Policies

WHEREAS, the City of Bangor is committed to ensuring the safety, dignity, and trust of all its residents and visitors, regardless of immigration status; and

WHEREAS, the City values that local law enforcement should focus on the safety, health, and welfare of Bangor's residents, and should not be diverted from those duties; and

WHEREAS, the Bangor City Council affirms that any request for cooperation between the Bangor Police Department and an outside agency will go through established municipal channels—beginning with the City Manager—and be handled with transparency, accountability, and respect for due process; and

WHEREAS, the Bangor City Council seeks to make clear to City staff, law enforcement, and the public that Bangor's policies and procedures prevent the City from entering into immigration enforcement agreements or partnerships with federal authorities without an open process and multiple layers of review, thereby protecting civil rights and maintaining community trust; and

WHEREAS, an open process and multiple layers of review would entail inclusion of the City Manager's Office, discussion at Government Operations Committee meeting(s), potential referral to the Advisory Committee on Racial Equity, Inclusion and Human Rights, and consideration of formal approval with opportunity for public comment and feedback prior to a decision at a publicly noticed City Council meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Bangor City Council affirms that the Bangor City Council emphasizes that the protection of civil rights—including freedom from unlawful searches and seizures, the right to due process, and equal protection under the law—guides City decisions involving federal immigration enforcement; and

BE IT FURTHER RESOLVED, that the Bangor City Council will cooperate with our state and federal partners to advance policies that protect immigrant rights, reduce fear, and preserve public safety, and will continue to engage with community organizations to ensure transparency, accountability, and the promotion of a welcoming environment for all who call Bangor home.