



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](#))

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 Meeting of October 15, 2025, Infrastructure Committee Meetings of July 21, 2025, August 18, 2025, September 15, 2025 and October 20, 2025 and Business and Economic Development Committee Meetings of May 28, 2025, June 2, 2025, June 9, 2025, June 16, 2025, July 7, 2025, August 4, 2025, August 18, 2025, September 3, 2025, September 15, 2025, October 6, 2025 and October 20, 2025

25-301 ORDER Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 7 Shepherd Drive HAWES

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 7 Shepherd Drive. Tax, sewer and stormwater liens have matured on the property owned by David W. Cockburn and Lindy L. Cockburn, at 7 Shepherd Drive. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

25-302 ORDER Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 12 N Street BECK

Executive Summary: This Order will authorize the execution of a municipal bill of sale for real estate located at 12 N Street. Tax liens have matured on the property owned by Darlene Black, at 12 N Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

25-303 ORDER Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 21 Hutchinson Street **TREMBLE**

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 21 Hutchinson Street. Tax, sewer and stormwater liens have matured on the property owned by Gaelen J. Saucier and Roxanne M. Saucier, at 21 Hutchinson Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

25-304 ORDER Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 27 Virginia Lane **MALLAR**

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 27 Virginia Lane. Sewer and stormwater liens have matured on the property owned by Tyler Muzzy and Jessica Muzzy, at 27 Virginia Lane. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

25-305 ORDER Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 43 Holiday Park **HAWES**

Executive Summary: This Order will authorize the execution of a municipal bill of sale for real estate located at 43 Holiday Park. Tax liens have matured on the property owned by Ashley B. Brown, at 43 Holiday Park. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

25-306 ORDER Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 150 Holiday Park **BECK**

Executive Summary: This Order will authorize the execution of a municipal bill of sale for real estate located at 150 Holiday Park. Tax liens have matured on the property owned by Talli M. Anderson, at 150 Holiday Park. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

25-307 ORDER Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 250 Cedar Falls **TREMBLE**

Executive Summary: This Order will authorize the execution of a municipal bill of sale for real estate located at 250 Cedar Falls. Tax liens have matured on the property owned by Kaylee Holman, at 250 Cedar Falls. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

REFERRALS TO COMMITTEE AND FIRST READING
ITEM NO.

ASSIGNED TO
COUNCILOR

25-311 RESOLVE Authorizing the City Manager to Accept and Appropriate \$3,045,785 in Grant Funding from the Maine Department of Health and Human Services for the Women, Infants, and Children Program (First Reading)

DEANE

Executive Summary: This Resolve will accept and appropriate a total of \$3,045,785 in grant funds for the Women, Infants, and Children (WIC) Program for the coverage period of October 1, 2025 through September 30, 2026.

Public Health and Community Services, WIC Nutrition Program currently services a monthly average of 2,700 participants and has been operating the program since 1974. The proposed agreement provides \$832,331 in administrative funding for WIC, Breastfeeding Peer Counseling (BFPC), and Farmers Market Nutrition Program (FMNP) services and \$2,213,454 for food dollar costs, for a total of \$3,045,785.

UNFINISHED BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

25-293 ORDINANCE Amending Chapter 165-11, Appeals, to Remove Appeal Fees for Disability Variances and Fair Housing Act Reasonable Accommodations

MALLAR

Executive Summary: This 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 and recommended by the Government Operations Committee on October 6, 2025.

25-295 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)

FISH

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.



CONSENT AGENDA

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 15, 2025

*Meeting called to order at 7:00 PM
Chaired by Council Chair Fournier
Councilors Absent: None
Meeting adjourned at 8:18 PM*

PROCLAMATION: *Proclaimed October as Domestic Violence Awareness Month*

PUBLIC COMMENT *Richard Ward spoke in favor of finding solutions for the unhoused.*
Scott Pardy was in favor of a low-barrier City shelter and supportive housing.
Suzanne Kelly was concerned that there are not enough warming shelters in the City and a solution was needed now.

CONSENT AGENDA ITEM NO.	ASSIGNED TO COUNCILOR
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MINUTES OF: *Bangor City Council Meetings of September 22, 2025, Government Operations
Committee Meetings of September 3, 2025 and September 15, 2025*

Action: Approved

<u>25-284</u>	<u>ORDER</u>	<i>Authorizing the Award of Two Contracts for Boiler Replacement, Conversion, and Feed Tank Replacement at the Bangor International Airport</i>	<i>DEANE</i>
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Action: Passed

<u>25-285</u>	<u>ORDER</u>	<i>Authorizing Waiving the Bid Process for the Control System Upgrade Phase C for the Department of Water Quality</i>	<i>BECK</i>
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Action: Passed

<u>25-286</u>	<u>ORDER</u>	<i>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</i>	<i>DEANE</i>
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Action: Passed

<u>25-287</u>	<u>ORDER</u>	<i>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</i>	<i>FISH</i>
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Action: Passed

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 15, 2025

CONSENT AGENDA			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>25-288</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Enter into a Lease Agreement with Societe Internationale De Telecommunications Aeronautiques on 188 Maine Avenue at Bangor International Airport</i>	BECK
	<i>Action:</i>	<i>Passed</i>	
<u>25-289</u>	<u>ORDER</u>	<i>Authorizing the Submission of a Grant Application to the Maine Semiquincentennial Commission in the Amount of \$10,000</i>	HAWES
	<i>Action:</i>	<i>Passed</i>	
<u>25-290</u>	<u>ORDER</u>	<i>Accepting the Gift of Holiday Decorations from the Downtown Bangor Partnership, to be Erected by City Staff for the Holiday Season</i>	HAWES
	<i>Action:</i>	<i>Passed</i>	
<u>25-291</u>	<u>ORDER</u>	<i>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</i>	DEANE
	<i>Action:</i>	<i>Passed</i>	
<u>25-292</u>	<u>RESOLVE</u>	<i>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</i>	HAWES
	<i>Action:</i>	<i>Passed</i>	
REFERRALS TO COMMITTEE AND FIRST READING			ASSIGNED TO
ITEM NO.			COUNCILOR

<u>25-293</u>	<u>ORDINANCE</u>	<i>Amending Chapter 165-11, Appeals, to Remove Appeal Fees for Disability Variances and Fair Housing Act Reasonable Accommodations</i>	MALLAR
	<i>Action:</i>	<i>First Reading</i>	
<u>25-294</u>	<u>ORDINANCE</u>	<i>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)</i>	MALLAR
	<i>Action:</i>	<i>First Reading and Referral to Planning Board Meeting on October 21, 2025</i>	

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 15, 2025

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.	ASSIGNED TO COUNCILOR
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| <p><u>25-295</u> <u>ORDINANCE</u> <i>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)</i></p> <p style="margin-left: 40px;"><i>Action: First Reading and Referral to Planning Board Meeting on October 21, 2025</i></p> | FISH |
| <p><u>25-296</u> <u>ORDINANCE</u> <i>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)</i></p> <p style="margin-left: 40px;"><i>Action: First Reading and Referral to Planning Board Meeting on October 21, 2025</i></p> | MALLAR |
| <p><u>25-297</u> <u>RESOLVE</u> <i>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</i></p> <p style="margin-left: 40px;"><i>Action: First Reading</i></p> | BECK |

UNFINISHED BUSINESS ITEM NO.	ASSIGNED TO COUNCILOR
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| <p><u>25-281</u> <u>RESOLVE</u> <i>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</i></p> <p style="margin-left: 40px;"><i>Action: Motion made and seconded for Passage Passed</i></p> | DEANE |
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NEW BUSINESS ITEM NO.	ASSIGNED TO COUNCILOR
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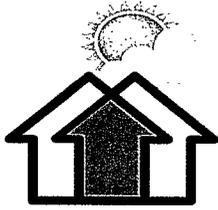
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| <p><u>PUBLIC HEARING:</u> <i>Application for Special Amusement License Renewal of Penn Entertainment, Inc. d/b/a Hollywood Casino Hotel & Raceway, 500 Main Street</i></p> <p style="margin-left: 40px;"><i>Action: Motion made and seconded to Open Public Hearing
Public Hearing Opened
Motion made and seconded to Close Public Hearing
Public Hearing Closed
Motion made and seconded for Approval
Approved</i></p> | HAWES |
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MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 15, 2025

NEW BUSINESS ITEM NO.		ASSIGNED TO COUNCILOR
<u>PUBLIC HEARING:</u>	<i>Application for Special Amusement License Renewal of Giri Bangor Holiday Inc., d/b/a Holiday Inn 404 Odlin Road</i>	HAWES
	<i>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</i>	

NEW BUSINESS ITEM NO.		ASSIGNED TO COUNCILOR
<u>25-298</u>	<u>ORDER</u>	
	<i>Authorizing Naming the Golf Course Clubhouse “John Frawley Clubhouse” in Honor of Former City Engineer John Frawley</i>	TREMBLE
	<i>Action: Motion made and seconded for Passage Passed</i>	
<u>25-299</u>	<u>ORDER</u>	
	<i>Appointing Nominees to Various Boards, Commissions and Committees</i>	MALLAR
	<i>Action: Motion made and seconded for Passage Passed</i>	
<u>25-300</u>	<u>RESOLVE</u>	
	<i>Reaffirming Safety, Trust, and Community Priorities in Local Enforcement Policies</i>	BECK
	<i>Hilari Simmons, Justin Cartier and Richard Ward spoke against the resolve.</i>	
	<i>Samantha Duplisea, Maryann Larson, Michael Whitman, Brendan Davison, M. Smith for Rose Pompey, Scott Pardy, Tristen Friend, Clare Mundell, Gabrielle Wiley, Marwa Hassanien, Mitchell Cooper, Larry Dansinger and Shane Boyce spoke in favor with some feeling it was too watered down.</i>	
	<i>Action: Motion made and seconded for Passage Doubted Vote: 3- 5 Councilors Voting Yes: Beck, Deane, Leonard Councilors Voting No: Fish, Hawes, Mallar, Tremble, Fournier Motion Failed</i>	

ATTEST: 
Lisa J. Goodwin, MMC, City Clerk



Freshstartrecovery-maine.org

Fresh Start, Inc.
207-481-8201
100 Center St
Bangor, Maine 04401

My name is Scott Pardy and I live in Bangor

I am here tonight to speak about the escalating public health and safety crisis that we all see on the streets of Bangor: homelessness driven by Substance Use Disorder. We are not just talking about poverty; we are talking about addiction. The data is clear, locally and nationally: the vast majority of chronic homelessness is a direct result of untreated SUD. Furthermore, the overwhelming majority of people cycling through our county jail are incarcerated because of crimes committed to sustain an addiction.

Our current approach is failing because it addresses the symptom, not the cause.

The Bangor Police Department is doing the best it can, but they are, quite frankly, hamstrung. They can no longer arrest and detain individuals for public drug use or other low-level offenses like disorderly conduct, which is the exact category where we encounter our unhoused population struggling with addiction. Diversion is the state-mandated goal, yet without accessible, adequate shelters and high-barrier treatment, diversion simply means displacement. The problem is not disappearing; it is just moving from the streets to our parks and riverbanks.

I took the time to write each of you a detailed letter outlining the immediate actions necessary to address this. I am sure that in the crush of city business, many of you did not have a chance to read it. I respect your busy schedules, but I implore you: please treat that letter not as constituent mail, but as an urgent report on our city's physical and fiscal health.

The core solution, which is detailed in that document, is establishing a functional, low-barrier city homeless shelter with integrated supportive services. And here is the fiscal reality: building a safe, supportive place for these citizens is not an expense, but an investment. Studies show that Housing First models can be **net zero cost**. For every dollar we invest in supportive housing, we recoup more in savings from reduced reliance on emergency room visits, fewer police hours spent on low-level calls, and reduced costs of incarceration.

We cannot arrest our way out of a public health crisis, but we can house and treat our way out of a fiscal one.

I will be back over the next several weeks to address this council on specific components of this plan. Before my next appearance, I respectfully request that every member reads my letter in full. The time for observation is over; the time for action is now.

Thank you.

Good evening, my name is Brendan Davison, I live in West Side Village in Bangor, and I rise this evening in support of the Resolve: Reaffirming Safety, Trust, and Community Priorities in Local Enforcement Policies.

In April, I addressed the city council on this topic, noting that this is not merely a moral or political question but a practical one. Cooperation agreements with federal immigration agencies are funded directly by municipal budgets and are not reimbursed by Federal agencies. If we enter into such an agreement, the overtime, training, administrative costs, legal fees, and potential liabilities from wrongful detention lawsuits all come directly out of Bangor's budget. We cannot afford to divert our resources away from the needs of this community, like housing, substance use response, social services, and the actual public safety needs of our community.

Moreover, this is an issue of accountability and trust. Many Bangor residents are already anxious and afraid in the wake of immigration raids that have taken place in this community. That fear has eroded public trust in both law enforcement and local government. If we want to rebuild that trust, we must ensure transparency and strict oversight of any potential cooperation between local law enforcement and federal immigration authorities.

We face major challenges as a city, and we need to prioritize using our resources on policies that keep our city safe, strong, and welcoming. Please vote yes to safeguard our resources, to promote transparency and accountability, and to restore trust in the community.

Finally, while I chose to focus more on the practical side of this, this is a moral issue as, and I would like to briefly speak about this from my own perspective, because while I was born in this country, like many of us, my family does not originate here. My family came here from Ireland three generations ago. And an Irish American, I carry the memory, however distant, of people who came to this country fleeing famine, occupation, and poverty. People who were once called vermin. Papists. Drunks. Threats to American society. Those who were met with signs saying "No Irish need apply." Because of that memory, I am reminded of the words of the Irish revolutionary James Connolly, who said "Let no Irishman throw a stone at the foreigner, for he may hit his own clansman."

I'm certain there are others in this room and on this council who are also Irish Americans, Gael-Mheiriceánaigh, and so I want to call you to remember your ancestors, our ancestors our community, and when they came to this country, and think for a moment about your ancestors and their experience that they went through and the experience that our own immigrant neighbors here and now are going through as we speak.

Go raibh maith agaibh, agus go maire ár bpobal le chéile i síocháin is i gceartas. Votail Ta, le do thoil.

25-300

Gwen E Higgins
Cedar Street
Bangor ME 04401

Response in favor of the resolve
"Reaffirming Safety, Trust, and Community Priorities in Local Law Enforcement Policies"

Opening up the city of Bangor law enforcement to a working relationship with ICE would be a betrayal to the safety and privacy not only of the people of Bangor, but the many people from outside the city who trust us every time they come here for work, school, care, or leisure.

Aside from the egregious violence we have witnessed coming out of cities across the country at the hands of ill-trained ICE agents who act with seeming immunity, ICE is a privacy nightmare.

ICE officers are being equipped with surveillance and tracking equipment designed to be used in military operations. Phone location tracking, facial recognition, social media skimming, AI investigations. Billions of dollars spent on technology, much of which is produced and owned by foreign entities. The fourth amendment protects people within America – be they citizens or not – from illegal search and seizure. That protection however, is not a wall defending people. It is a route for recourse once people have had their rights violated. Privacy is a fragile concept that cannot be repaired with a lawsuit once violated. If it's gone, it's gone. Beyond that, hiding behind masks and chaos in all levels of government, ICE officers' actions are going ignored or are purported to be falling in some legal grey area where violators of rights are not being held responsible for their transgressions.

The US federal government has at its disposal technology to use photos and videos of people on the streets to track and identify them with AI technology. This puts your privacy not only at risk of being violated by the US government but by *anyone* who breaches their security. Technologies originally procured for identifying trafficking victims are being exploited by the current administration to identify whoever the hell they want. That could be a criminal, that could be an immigrant, that could be someone who speaks poorly about the government online, that could be anyone for any reason. That could be you.

DHHS has determined it wants to spend billions of our tax dollars on surveilling and tracking and harassing everyday people in the streets and online, violating privacy and exposing people to having their personal data stolen by bad actors. The city of Bangor does not need to leave the door open to assisting them without careful examination of the potential harms. Do not ease their ability to expand this campaign by having our police forces cooperate and assist. If they want to turn our city into a panopticon, they can do it themselves. The goal of the city should be to protect the people *of* the city, not offer them up to an increasingly violent and invasive arm of the federal government whose behaviors are so willfully cruel and reprehensible they have decided *as a collective* to hide their identities.

INFRASTRUCTURE COMMITTEE

Monday, July 21, 2025

Immediately Following Business & Economic Development Committee
Penobscot Room, Lower Floor of Penquis CAP

MEETING MINUTES

City Councilors Present: Deane, Fish, Fournier, Hawes, Mallar, Pelletier,
Tremble.

City Staff Present: Arruda, Davis, Smith.

Chair Deane called the meeting to order at 6:17 P.M., and appointed Councilor Tremble to serve as a Committee member due to Councilor Leonard's absence.

1. SEWER ABATEMENT: QUARTER 4 2024 & QUARTER 1 2025

Water Quality Management Director Amanda Smith presented to the Committee and provided an overview on sewer abatements for Quarter 4 of 2024 and Quarter 1 of 2025.

Councilor Hawes moved to approve the abatement for 18 North High Street, seconded by Councilor Tremble. Vote unless doubted, no doubt.

Councilor Hawes moved to approve the abatement for 1343 Ohio Street, seconded by Councilor Fournier. Vote unless doubted, no doubt.

Councilor Hawes moved to approve the abatement for 515 Main Street, seconded by Councilor Tremble. Vote unless doubted, no doubt.

2. UPDATE: EMERALD ASH BORER MANAGEMENT PLAN

City Forester Benjamin Arruda presented to the Committee and provided an update on the emerald ash borer management plan.

Councilor Tremble asked about public outreach regarding property owners with ash trees – City Forester Arruda responded and discussed outreach efforts with Tremble.

Council Chair Pelletier expressed support for the management plan. City Forester Arruda provided some clarification regarding the projected costs of the plan.

Council Fournier moved acceptance of the management plan, seconded by Councilor Tremble. Vote unless doubted, no doubt.

3. LEASE AGREEMENT: BANGOR WATER DISTRICT AT WATER TOWER

City Engineer Jefferson Davis introduced new civil engineer, Hannah Peasley.

City Engineer Davis and Chuck Harrison, Bangor Water District, provided an overview of the lease agreement.

Councilor Hawes moved to forward item to full Council, seconded by Councilor Tremble. Vote unless doubted, no doubt.

4. UPDATE: TRAFFIC CALMING & PEDESTRIAN SAFETY IMPROVEMENTS **A. UNION & THIRTEENTH** **B. THIRD & BUCK**

City Engineer Jefferson Davis provided an update on proposed traffic calming and pedestrian safety improvements.

Chair Deane asked if there are any existing examples of curb bump-outs in the City – City Engineer Davis responded and provided examples.

Councilor Tremble noted that citizen concerns regarding crosswalk paint have been brought to the Council's attention. Tremble also asked about adding another crosswalk on Buck Street – discussed this with Councilors.

Council Chair Pelletier expressed a desire for more traffic calming efforts on both Buck Street and Lincoln Street – discussed with City Engineer Davis.

5. UPDATE: PICKERING SQUARE PROJECT

City Engineer Jefferson Davis provided an update on the Pickering Square project.

Chair Deane asked for clarification regarding the project completion timeline – City Engineer Davis responded and clarified.

6. MAINEDOT TRAFFIC SIGNAL MAINTENANCE AGREEMENT

City Engineer Jefferson Davis provided an overview of the proposed maintenance agreement.

Councilor Hawes moved to forward item to full Council, seconded by Councilor Tremble. Vote unless doubted, no doubt.

Council Chair Pelletier asked about the estimated cost of traffic signal maintenance, and how this agreement will assist with the cost – City Engineer Davis responded and clarified.

7. UPDATE: VALLEY AVENUE SPEED STUDY

City Engineer Jefferson Davis provided an update on the Valley Avenue speed study.

Members of the public Brad and Elizabeth Coffey presented to the Committee and asked for clarification about the speeds recorded during the study – City Engineer Davis responded and clarified. Elizabeth Coffey also discussed speed humps and other traffic calming measures with Davis.

Council Chair Pelletier asked about overall traffic calming measures on the full length of the road – City Engineer Davis responded and discussed with Pelletier.

Councilor Tremble asked whether plows could go over the speed hump that had previously been installed on Kenduskeag Avenue – City Engineer Davis responded and discussed with Tremble.

Brad Coffey expressed concern for neighborhood residents with young children. Chair Deane asked that the Coffeys email the information that they have collected to Councilors. Deane also asked whether residents could legally place caution signs regarding watching for children – City Engineer Davis responded that this is allowed but not recommended. Discussed with Committee members and the Coffeys.

Councilor Hawes asked about curb bump-outs on this road, and clarification regarding other proposed traffic calming measures – City Engineer Davis responded and clarified.

Brad Coffey requested that speed humps be placed on the road sooner rather than later. Discussed with City Engineer Davis and Elizabeth Coffey.

Councilor Tremble asked about converting the intersection to a 3-way stop – City Engineer Davis responded and discussed with Tremble.

Meeting adjourned at 7:07 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

INFRASTRUCTURE COMMITTEE

Monday, August 18, 2025

Immediately following Business & Economic Development
Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Deane, Fish, Fournier, Hawes, Leonard, Mallar.

City Staff Present: Davis.

Chair Deane called the meeting to order at 7:20 P.M.

1. AUTHORIZE CITY ENGINEER TO DISCONTINUE PORTION OF MILLER STREET

City Engineer Jefferson Davis presented the agenda item and gave an overview of the street discontinuation request, as well as the overall process.

Councilor Leonard moved authorization for the City Engineer to move forward with the process for discontinuing a portion of Miller Street, seconded by Councilor Fournier. Vote unless doubted, no doubt. Motion passed.

2. ENGINEERING UPDATE

City Engineer Jefferson Davis presented several project updates from the Engineering Department.

Councilor Hawes asked about the pump stations – City Engineer Davis responded and provided an update.

Councilor Leonard asked if there would be a period of time after the completion date during which Pickering Square will still be closed – City Engineer Davis responded and confirmed that this is not currently planned.

Meeting adjourned at 7:30 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

INFRASTRUCTURE COMMITTEE
Monday, September 15, 2025
Immediately following Business & Economic Development
Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Beck, Deane, Fish, Fournier, Hawes, Mallar, Tremble.

City Staff Present: Arruda, Davis.

Chair Deane called the meeting to order at 5:43 P.M.

1. BANGOR BEAUTIFUL TREE DONATION

Urban Forestry Manager Benjamin Arruda and Greg Edwards of Bangor Beautiful presented to the Committee and provided an overview of the proposed tree donation.

Councilor Tremble expressed gratitude for the work of Bangor Beautiful.

Councilor Fournier moved approval of the tree donation, seconded by Councilor Fish. Vote unless doubted, no doubt. Motion passed.

2. EASEMENT AGREEMENT – 189 GILMAN ROAD

City Engineer Jefferson Davis presented the agenda item and gave an overview of the proposed easement agreement.

Councilor Fish asked for clarification of the leased area – City Engineer Davis responded and clarified.

Councilor Tremble asked who had prepared the easement documents – City Engineer Davis responded and clarified. Tremble also asked if it would be easier to discontinue this section of the parcel – Davis responded and clarified that this could be pursued if desired by Council.

Councilor Fournier asked about maintenance responsibilities – City Engineer Davis responded and clarified.

Councilor Fournier moved approval to move this item forward to full City Council, seconded by Councilor Hawes. Vote unless doubted, no doubt. Motion passed.

3. VALLEY AVENUE SPEED STUDY UPDATE

City Engineer Jefferson Davis presented the agenda item and gave an overview of and update on the speed study. Davis also presented further recommendations.

Councilor Tremble expressed support for the recommendations of City Engineer Davis.

Councilor Hawes asked about the timeline for further action – City Engineer Davis responded and clarified. Hawes also expressed additional concerns about speeding in this area.

Meeting adjourned at 5:53 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

INFRASTRUCTURE COMMITTEE

Monday, October 20, 2025

Immediately Following the Business & Economic Development Committee
City Hall Council Chambers, 73 Harlow Street

MEETING MINUTES

City Councilors Present: Deane, Fish, Fournier, Leonard, Mallar, Tremble.

City Staff Present: Davis, Smith.

Chair Deane called the meeting to order at 5:52 P.M.

1. SNOW PLOWING UPDATE

Assistant Public Works Director Steve Smith presented to the Committee and provided an update on snow plowing.

Councilor Tremble asked for clarification regarding enforcement of parking bans, and some public notification efforts regarding violations.

Councilor Fish recommended making a public service announcement.

Councilor Mallar asked for clarification regarding the parking bans, and when towing will occur – Assistant Public Works Director Smith responded and clarified.

Assistant Public Works Director Smith also discussed snow clearing on downtown sidewalks. Councilor Mallar recommended addressing this with Downtown Bangor Partnership.

Councilor Mallar asked if there is a GPS monitoring system for the plow trucks – Assistant Public Works Director Smith responded and confirmed that there is.

Assistant Public Works Director Smith also discussed staff turnover and training.

Councilor Leonard asked about the cost of training a new employee – Assistant Public Works Director Smith responded and discussed with Leonard.

Chair Deane asked for clarification about the return to previous snow plowing procedures – Assistant Public Works Director Smith responded and clarified.

Councilor Tremble asked if the roads will be pre-treated – Assistant Public Works Director Smith responded and clarified.

Councilor Mallar asked about implementing an incentive program for new employees who complete the CDL training program – Assistant Public Works Director Smith responded and discussed with the Committee.

2. AUTHORIZE CITY ENGINEER TO DISCONTINUE PORTION OF GILMAN ROAD

City Engineer Jefferson Davis provided an overview of the authorization request.

Councilor Tremble moved to forward the request to full Council, seconded by Councilor Leonard. Vote unless doubted, no doubt.

3. AUTHORIZE CITY ENGINEER TO DISCONTINUE PORTION OF PUSHAW ROAD

City Engineer Jefferson Davis provided an overview of the authorization request.

Councilor Leonard asked about development plans on this road – City Engineer Davis responded and clarified that there is no City-owned property on this road, so all development would be up to private owners.

Councilor Leonard moved to forward the request to full Council, seconded by Councilor Tremble. Vote unless doubted, no doubt.

4. VALLEY AVENUE SPEED STUDY UPDATE

City Engineer Jefferson Davis provided an update on the speed study.

Councilor Tremble mentioned speed humps in a roundabout in Orono, and asked whether something like this would work on Valley Avenue – City Engineer Davis responded and discussed with Tremble.

Committee members expressed support for staff's recommendations.

Chair Deane asked about spacing of speed limit signs – City Engineer Davis responded and clarified. Davis discussed with Deane.

5. UNATTENDED CROSSWALK POLICY DISCUSSION

City Engineer Jefferson Davis introduced a discussion on the unattended crosswalk policy. Davis provided a full overview of the policy.

Councilor Tremble asked about placement of beacon lights – City Engineer Davis responded and clarified. Davis discussed with Tremble.

Councilor Mallar mentioned the removal of street lights in his neighborhood and gave a positive report on this – City Engineer Davis responded and discussed at length with Mallar and Councilor Tremble.

Meeting adjourned at 6:29 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, May 28, 2025 @ 5:15 PM

Penobscot Room, Lower Floor of Penquis CAP

MEETING MINUTES

City Councilors Present: Beck, Deane, Fish, Fournier, Mallar, Pelletier.

City Staff Present: Hanscom Bilotta, Innis, Krieg.

Chair Fournier called the meeting to order at 5:15 P.M.

1. UPDATE ON 271 ELM STREET

Development Director Anne Krieg presented the agenda item and provided an update on 271 Elm Street.

Councilor Mallar asked how the site will be secured – Development Director Krieg confirmed that a fence will be installed.

Council Chair Pelletier asked if the trash at the site has been removed – Interim Code Enforcement Director Brenda Hanscom Bilotta presented to the Committee and confirmed that it has not yet been removed, but the property owner confirmed that he would do so. Pelletier asked if there should be a deadline for installation of a fence – Hanscom Bilotta and Krieg noted that it has been challenging to determine reasonable timelines for work on the site with the property owner.

Councilor Mallar echoed Council Chair Pelletier's concerns and asked if there should be deadlines both for installation of a fence and for trash removal – Development Director Krieg confirmed. Chair Fournier suggested imposing a 30-day deadline for both projects – Committee members in agreement. Interim Code Enforcement Director Hanscom Bilotta asked whether these projects could be included in the dangerous building order – Assistant City Solicitor Grace Innis responded and confirmed that the fence installation and trash removal would need to be handled as part of a separate process.

Meeting adjourned at 5:21 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, June 2, 2025 @ 5:15 PM

Penobscot Room, Lower Floor of Penquis CAP

MEETING MINUTES

City Councilors Present: Beck, Deane, Fish, Fournier, Leonard, Mallar, Pelletier, Tremble.

City Staff Present: Hernandez-Smith, Krieg.

Chair Fournier called the meeting to order at 5:26 P.M.

- 1. BANGOR FARMERS' MARKET – REQUESTS TO AMEND LEASE AGREEMENT**, Action requested to authorize staff to accept or amend otherwise or reject requests

Development Director Anne Krieg presented the agenda item.

Economic Development Officer Biguita Hernandez-Smith presented to the Committee and provide an overview of the requested lease amendments.

Councilor Tremble asked about the requested storage container, and staff's recommended location for it – Economic Development Officer Hernandez-Smith confirmed that no parking spaces would be lost. Tremble expressed some concern about placement of a container encouraging further negative activity from transient individuals, but overall expressed support for the proposal. Tremble also asked how long the new lease would be in place for prior to another renewal – Hernandez-Smith confirmed that it would be in place for one year.

Councilor Deane asked about the specifications of the storage container – Economic Development Officer Hernandez-Smith responded and confirmed. Deane asked that pictures be provided in future proposals of this kind.

Councilor Mallar asked if Code Enforcement approval has been obtained for installation of a storage container – Economic Development Officer Hernandez-Smith confirmed that this has not been done yet. Development Director Krieg noted that the container was found to meet setback requirements – Mallar responded and clarified that there are other Code requirements regarding the length of time a storage container can be in place and expressed that this should be clarified prior to Council's approval of the proposal. Discussed with Krieg and Chair Fournier.

Council Chair Pelletier expressed support for the storage container proposal.

Everett Ottinger, Chair of the Bangor's Farmers' Market, presented to the Committee and provided clarification regarding the length of time that the proposed storage container would be in place.

Chair Fournier echoed Councilor Tremble's concerns regarding security of the storage container and potential encouragement of negative activity.

Councilor Beck asked if something could be added to the lease that would allow for a back-up plan if there ended up being any resulting issues from placement of a storage container.

Chair Fournier opened the discussion to the proposed amendment to allow beer sales at the Market.

Councilor Mallar expressed support for the sale of beer, but noted that he would be concerned if serving were to be allowed.

Councilor Deane recommended that beer not be stored in the storage container.

Councilor Tremble brought up the voucher program – Ottinger responded and clarified.

Chair Fournier asked whether rent should be increased if the Market is taking up more space – Councilor Tremble responded that he would be in favor of this if parking spaces were being lost, but expressed that he did not feel it would be necessary under current circumstances.

Councilor Fish moved authorization of staff to accept the requests, seconded by Councilor Mallar. Vote unless doubted, no doubt.

2. BANAIR UPDATE, No action requested

Economic Development Officer Biguita Hernandez-Smith provided an update to the Committee regarding the BanAir Corporation.

Chair Fournier expressed concern regarding Board membership, and the ability to meet quorum – Economic Development Officer Hernandez-Smith responded and discussed with Fournier. Hernandez-Smith also noted that a Board meeting will be scheduled soon.

3. PROPOSED MODIFICATION TO DEVELOPMENT AGREEMENT FOR 8 HARLOW STREET, Action requested to authorize staff to accept or amend otherwise or reject requests

Development Director Anne Krieg presented the agenda item and provided background on the development agreement, as well as an overview of the proposed modification.

Councilor Fish expressed support for releasing the reverter clause, but expressed concern regarding the requirements for bonds and letters of credit – Development Director Krieg responded and clarified the reasons for these requirements.

Councilor Tremble asked for clarification regarding the background on this agreement – Development Director Krieg responded and clarified. Tremble expressed some concern regarding the 2-year timeline for work to be completed at the property, and expressed support for shortening this period of time.

Council Chair Pelletier asked for clarification regarding the City's interest in the property – Development Director Krieg responded and clarified. Pelletier expressed support for releasing the development agreement. Chair Fournier added some clarification regarding the background on this agreement.

Councilor Mallar asked for clarification regarding the current agreement not having been fulfilled – Development Director Krieg responded and clarified that there would be a new buyer under the proposed modification.

Councilor Fish asked if similar reverter clauses or conditions have been in place for other development agreements – Development Director Krieg responded and clarified.

Councilor Beck asked if the City has any history with the new buyer – Development Director Krieg responded that more information regarding the new buyer could be provided to the Committee.

Councilor Mallar asked if Code Enforcement has inspected the property recently to find what violations are still present, and if there are any new violations. Mallar also asked what the estimated cost of building repairs would be. Development Director Krieg responded that the building has been inspected recently, and clarified the process for obtaining estimated repair costs. Mallar expressed concern regarding potential further damage over the proposed 2-year timeline for completion of the project.

Councilor Deane expressed support for allowing the new buyer to take over the development agreement.

Councilor Fish echoed Councilor Deane's support but also expressed agreement with Councilor Mallar's concerns over further deterioration. Discussed with Development Director Krieg.

Councilor Fish moved authorization for staff to amend otherwise the requests, to include a letter of credit and other suggestions that may be forthcoming for Council review, seconded by Councilor Mallar.

Councilor Mallar asked if this agreement would be brought back to the Committee prior to a full Council vote – Development Director Krieg responded that it would not. Mallar expressed support for this agreement being brought back to the Committee for further review prior to a full Council vote.

Vote unless doubted – 2 in favor, 2 (Councilors Leonard and Mallar) opposed. Motion failed.

Development Director Krieg asked to confirm what additional information the Committee would like to see.

Council Chair Pelletier expressed concern over waiting until the next Committee meeting for additional information to be obtained – Development Director Krieg confirmed that this could be presented at a Council workshop meeting next week.

Councilor Mallar requested information regarding the Code violations and estimated repair costs. Mallar also asked if the building is subject to the review of the Historic Preservation Commission – Development Director Krieg confirmed that any exterior work would be.

Councilor Fish asked if staff is aware of the proposed new use of the building – Development Director Krieg responded that the proposed use will be partially residential.

Development Director Krieg provided additional clarification regarding the Code violations noted in November 2023, and recent review of these violations.

4. EXECUTIVE SESSION: 1 M.R.S.A. § 405(6)(C) – Disposition of Real Property or Economic Development, 1 item

Councilor Mallar moved to go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) – Disposition of Real Property or Economic Development. Seconded by Councilor Fish. Roll call vote conducted – all in favor, none opposed. Motion passed.

Meeting adjourned at 6:08 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

City of Bangor

Business & Economic Development Committee

Minutes

Special Meeting

June 9, 2025

Members Present at the meeting: Committee Chairman Richard Fournier, Joseph Leonard, Carolyn Fish

Members on Zoom: Wayne Mallar

Other Councilors present: Council Chair Cara Pelletier, Michael Beck, Dan Tremble, Susan Deane

Staff Present: Anne Krieg, Director of Community & Economic Development; David Szewczyk, City Solicitor

It is noted that this meeting was inadvertently not live-streamed and therefore, there is no recording.

The Chair opened the meeting at 6:00 PM.

Director Krieg reviewed the overall project for 8 Harlow Street. The current owners of the property purchased the property in order to avoid the city taking the property for taxes from the previous owner. The city's interest at the time was fixing code issues in the building and entered into a development agreement to ensure the work would happen.

The request is to change the name on the development agreement to a new buyer, require a Letter of Credit in a specified amount to ensure the building is brought up to code and to adjust the timeline to complete the project.

She also reviewed the contents of the packet for the special meeting. This topic had been previously reviewed by B&ED the week before, and staff responded to the request for more information. Information was shared related to the development agreement and the accompanying letter of credit proposed by staff to ensure the project will be rehabilitated. Additional information was provided as requested previously by Committee member Mallar.

Discussion centered on clarification of code enforcement review and the letter of credit.

The chair called for a motion.

Councilor Fish moved to forward the item to the full Council for a vote. With no second apparent, the Chair seconded the motion.

**City of Bangor Business & Economic Development Committee
Special Meeting June 9, 2025 - Minutes**

Councilor Tremble pointed out to the Committee Chair that the Chair may appoint a committee member from the members present to replace the missing committee member. Councilor Beck objected to the Chair doing so, and the Chair requested an opinion of the City Solicitor. City Solicitor Szewczyk indicated he was not aware of any provisions that would prevent a member from being appointed by the Chair to replace the missing member.

Committee Chair Fournier appointed Council Chair Pelletier, who agreed to serve.

The vote was taken as roll call:

Councilor Leonard: No

Councilor Mallar: No

Councilor Fish: Yes

Councilor Pelletier: Yes

Councilor Fournier: Yes

The motion passed, and the item would be considered at the Council meeting that evening, should Councilors pass a motion to suspend the rules to allow the item to be addressed which was not on the agenda.

Councilor Leonard indicated his vote for the motion not to pass was because he was against the Council suspending the rules to consider an item that was not on the Council agenda. Councilor Beck agreed, indicating that he believed the requirement that items be on the agenda is an ordinance provision that can't be suspended. The Chair requested an opinion from the City Solicitor. City Solicitor Szewczyk indicated that a motion to suspend the rules is the vehicle which Council may utilize to take up an item that was not included on the agenda, if the Council sees fit to do so.

Minutes prepared on June 10, 2025, by Anne M Krieg, AICP – Director of Community & Economic Development

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, June 16, 2025 @ 5:15 PM

Penobscot Room, Lower Floor of Penquis CAP

MEETING MINUTES

City Councilors Present: Beck, Deane, Fish, Fournier, Hawes, Leonard, Mallar, Pelletier, Tremble.

City Staff Present: Collette, Krieg, Lear, Saavedra, Szewczyk.

Chair Fournier called the meeting to order at 7:05 P.M.

1. RECONSIDERATION – PROPOSED MODIFICATION TO DEVELOPMENT AGREEMENT FOR 8 HARLOW STREET, Action requested to reconsider forwarding to Council

City Solicitor David Szewczyk presented the agenda item and discussed the procedural questions from the last meeting at which this item was discussed. Szewczyk recommended the Committee rescind their previous vote on this item and revisit it at tonight's meeting.

Councilor Fish moved to rescind the Committee's previous vote, seconded by Councilor Hawes. Vote unless doubted – Councilor Mallar expressed that he did not feel the vote should be retaken. Roll call vote conducted – 4 in favor, 1 (Councilor Mallar) opposed. Motion passed.

Councilor Mallar asked for clarification regarding the proposed letter of credit – Chair Fournier responded and clarified. Mallar expressed concern regarding the repair cost estimates, as well as the completion of the masonry work – Development Director Anne Krieg confirmed that the masonry work has been completed, and provided additional clarification regarding the repair cost estimates and the proposed letter of credit. Mallar also asked about what would happen if the project fails – Krieg responded and clarified.

Councilor Deane expressed that she feels the project has already failed, and it would be in the City's best interest to allow a new buyer to take over.

Councilor Fish asked to clarify what else needs to be accomplished to move this forward – Development Director Krieg responded and clarified.

Councilor Fish moved to forward the proposed modification to full Council, seconded by Councilor Leonard. Vote unless doubted, no doubt.

2. **AIRPORT LEASES**, Action requested to forward to Council
 - A. LYFT
 - B. UBER

Airport Director Jose Saavedra presented to the Committee and provided an overview of the lease renewals.

Councilor Hawes moved forward the lease renewals to full Council, seconded by Councilor Fish. Vote unless doubted, no doubt.

3. **2025 PLANNING DIVISION MID-YEAR REPORT**, No action requested

Planning Officer Anja Collette presented to the Committee and provided an overview of her written report.

Councilor Beck asked when the proposed amendments to the Historic Preservation Ordinance may come before the Committee – Planning Officer Collette responded and clarified.

4. **C-PACE PROGRAM**, Action requested to forward to Council

Planning Officer Anja Collette presented the agenda item and provided an overview of the program.

Councilor Fish asked for clarification that this program would be optional for property owners – Planning Officer Collette responded and confirmed that it would be.

Councilor Leonard moved to forward the proposal to full Council, seconded by Councilor Fish. Vote unless doubted, no doubt.

5. **GENERAL DIRECTOR CHECK-IN**

Development Director Anne Krieg presented to the Committee and gave an overview of several requests for letters of support from the City.

Councilor Mallar asked for clarification regarding the need for Historic Preservation Commission approval for one of the projects requesting a letter of support – Development Director Krieg responded and clarified.

Airport Director Jose Saavedra presented to the Committee and provided a brief update on Airport projects.

Council Chair Pelletier asked if the runway project has caused any unexpected closures – Airport Director Saavedra responded and confirmed that it has not.

Councilor Tremble asked when the last closure will be – Airport Director Saavedra responded that it will likely be in mid-September.

Councilor Beck asked for an update on new flights to Atlanta and Detroit – Airport Director Saavedra responded and provided a positive report. Councilor Tremble asked about the availability and scheduling of these flights – Saavedra responded and clarified.

6. EXECUTIVE SESSION: 1 M.R.S.A. § 405(6)(C) – DISPOSITION OF REAL PROPERTY OR ECONOMIC DEVELOPMENT, 2 items

Councilor Hawes moved to go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) – Disposition of Real Property or Economic Development. Seconded by Councilor Leonard. Roll call vote conducted – all in favor, none opposed. Motion passed.

7. OPEN SESSION – POSSIBLE RECOMMENDATION ON EXECUTIVE SESSION ITEMS

Committee returned to open session at 7:46 PM.

Councilor Hawes moved to forward the first disposition of real property (39 Florida Avenue) to full Council, seconded by Councilor Fish. Vote unless doubted, no doubt.

Councilor Hawes moved to forward the first disposition of real property (110 Hildreth Street) to full Council, seconded by Councilor Leonard. Vote unless doubted, no doubt.

Meeting adjourned at 7:49 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, July 7, 2025 @ 5:15 PM

Penobscot Room, Lower Floor of Penquis CAP

MEETING MINUTES

City Councilors Present: Beck, Deane, Fournier, Hawes, Leonard, Mallar, Pelletier.

City Staff Present: Collette, Hernandez-Smith, Krieg, Lear, Saavedra, Szewczyk.

Chair Fournier called the meeting to order at 5:41 P.M, and appointed Councilor Beck to serve as a Committee member in the absence of Councilor Fish.

1. EASEMENT REQUEST – SUNSET ACRES, Action requested to forward to Council

City Solicitor David Szewczyk presented the agenda item and provided an overview of the easement request.

Joe Bethony, council for Bangor Housing Development Corporation, presented to the Committee and provided additional clarification regarding the requirement for an easement agreement.

Councilor Leonard moved to forward the request to full Council, seconded by Councilor Hawes. Vote unless doubted, no doubt.

2. ANNOUNCEMENT OF RELEASE – REPORT FOR LAND USE PLAN IMPLEMENTATION, No action requested

Planning Officer Anja Collette presented to the Committee and provided an update on the upcoming release of the report for the Land Use Plan implementation, as well as the public feedback period.

Councilor Beck asked about methods for the public to provide feedback outside of public meetings – Planning Officer Collette responded and clarified.

Councilor Leonard asked for clarification regarding scheduling of the joint meeting between City Council and the Planning Board – Planning Officer Collette responded and clarified.

Chair Fournier asked if any projects would be in jeopardy in the interim period before the Land Use Plan updates are finalized – Planning Officer Collette and Development Director Anne Krieg responded that this is unlikely, and clarified the overall process.

3. 2025 ECONOMIC DEVELOPMENT DIVISION MID-YEAR REPORT, No action requested

Economic Development Officer Biguita Hernandez-Smith presented to the Committee and provided an overview of her written report.

Councilor Leonard asked if updates given to Councilors could be publicized to the general public more – Economic Development Officer Hernandez-Smith responded and expressed agreement with this. Leonard also brought up using the commercial kitchen project as an avenue for educating the general public about the Foreign Trade Zone.

Councilor Beck expressed gratitude for this report and asked about upcoming projects – Economic Development Officer Hernandez-Smith responded and discussed the completion of the commercial kitchen project and usage of the Foreign Trade Zone.

Chair Fournier expressed gratitude for this report and support for staff's work.

4. AIRPORT DIRECTOR'S REPORT, No action requested

Airport Director Jose Saavedra presented to the Committee and provided an overview of his written report.

Chair Fournier asked about potential sites for the fuel farm – Airport Director Saavedra responded and clarified the site options. Fournier also asked about the cost of the taxiway project – Saavedra responded that he is not yet sure what the total cost estimate will be. Fournier also asked if other area airports, such as Portland and Manchester, have a CFC program – Saavedra responded and discussed with Fournier.

Councilor Leonard asked about ordinances that may need to be drafted to guide implementation of a CFC program, and other ways that Council can support airport growth. Leonard also suggested reinstating an Airport Committee.

Councilor Hawes expressed agreement with Councilor Leonard regarding reinstating an Airport Committee.

Airport Director Saavedra discussed future guidance for the airport with the Committee.

Councilor Beck asked about upcoming projects – Airport Director Saavedra responded and discussed strategic planning in his role moving forward.

5. OTHER BUSINESS

Development Director Anne Krieg presented a request from the Commission on Cultural Development to pursue an upcoming grant opportunity.

Councilor Leonard moved approval for the Commission to move forward with their grant application, seconded by Councilor Hawes. Vote unless doubted, no doubt.

Development Director Krieg also gave a positive report on her attendance at the art festival downtown.

Meeting adjourned at 6:43 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, August 4, 2025 @ 5:15 PM

Penobscot Room, Lower Floor of Penquis CAP

MEETING MINUTES

City Councilors Present: Beck, Fish, Fournier, Hawes, Leonard, Mallar, Tremble.

City Staff Present: Krieg, Saavedra.

Chair Fournier called the meeting to order at 5:38 P.M.

1. REQUEST FOR REVIEW OF CHANGE TO ALLOWED USES IN THE RURAL RESIDENTIAL & AGRICULTURAL DISTRICT, Action requested to forward to Council

Development Director Anne Krieg presented the agenda item and provided an overview of the requested Land Use Code amendment.

Councilor Tremble asked for clarification regarding the term “neighborhood residential” used in the Comprehensive Plan – Development Director Krieg responded and clarified. Tremble also asked to clarify that the Comprehensive Plan recommends that the area in question remain zoned as Rural Residential & Agricultural – Krieg confirmed that it does, and discussed with Tremble.

Councilor Beck asked whether this proposed use could be made a conditional use rather than a permitted use – Development Director Krieg responded that this could be done.

Chair Fournier asked for clarification regarding the timeline for approving the proposed change – Development Director Krieg responded and clarified.

Councilor Mallar asked for clarification regarding how major arterials are defined – Development Director Krieg responded and clarified.

Councilor Fish expressed support for Councilor Beck’s suggestion to make this use a conditional use, rather than a conditional use. Committee members expressed consensus with this.

2. AIRPORT DIRECTOR’S REPORT, No action requested

Airport Director Jose Saavedra presented to the Committee and provided an overview of his written report. Saavedra also requested support for staff to submit a letter of support on a piece of upcoming legislation. Councilor Tremble expressed support for this and discussed with Saavedra.

Councilor Leonard asked why this legislation has taken so long to be updated – Airport Director Saavedra responded and clarified. Discussed at length with Leonard.

Chair Fournier asked about the cost of relocating the fuel farm – Airport Director Saavedra responded and provided a rough estimate. Discussed at length with Fournier.

Meeting adjourned at 6:02 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, August 18, 2025 @ 5:15 PM
City Hall Council Chambers, 73 Harlow Street

MEETING MINUTES

City Councilors Present: Beck, Deane, Fish, Fournier, Hawes, Leonard, Mallar.

City Staff Present: Innis, Krieg, Stanicki.

Chair Fournier called the meeting to order at 5:36 P.M.

1. CODE CHANGE REQUEST – SAFE ZONES, Action requested to forward to Council

Assistant City Solicitor Grace Innis presented the agenda item and provided an overview of the requested amendment.

Chair Fournier expressed gratitude for the list of safe zones within the City.

Councilor Beck how the safe zone would be designated – Assistant City Solicitor Innis responded and clarified that there would be signage.

Councilor Leonard moved to forward item to full Council, seconded by Councilor Hawes. Vote unless doubted, no doubt.

2. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – CONSOLIDATED PLAN – PRESENTATION/TECHNICAL REVIEW, Action requested to provide input

Community Development Officer Robyn Stanicki presented to the Committee and provided a presentation on the Consolidated Plan for the Community Development Block Grant Program.

Chair Fournier asked about one of the insurance coverage statistics – Community Development Officer Stanicki responded and clarified.

Councilor Fish asked for clarification about these statistics are national or specific to Bangor – Community Development Officer Stanicki responded and confirmed that these are specific to Bangor.

Councilor Mallar asked how many families on the waitlist for public housing are from Bangor – Community Development Officer Stanicki responded that she was not sure.

Chair Fournier asked about the area definition for determining median income – Community Development Officer Stanicki responded and clarified.

Councilor Mallar asked about the statistics on retail opiate prescriptions, and how many of these may not be for residents of Bangor – Community Development Officer Stanicki responded and discussed with Mallar.

Councilor Fish commented on how much of the report focused on the City's economically challenged population, and trends differing from the presented statistics that she has observed in her real estate work – Community Development Officer Stanicki responded and discussed with Fish. Fish asked for additional clarification regarding the intended focus of the report, and how this relates to the economic development strategic plan – Stanicki responded and clarified.

Councilor Leonard commented on gentrification in the area, and what responsibility he believes City Council has to respond to this issue.

Councilor Beck brought up the idea of an affordable housing bond. Councilor Leonard expressed support for this idea.

3. ED DIRECTOR'S REPORT, No action requested

Development Director Anne Krieg provided a department update to the Committee.

Councilor Leonard asked if Code Enforcement is leading the Land Use Plan updates – Development Director Krieg responded and clarified that this is being led by the Planning Division.

Meeting adjourned at 7:19 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, September 3, 2025 @ 5:15 PM

City Hall Council Chambers, 73 Harlow Street

MEETING MINUTES

City Councilors Present: Beck, Deane, Fournier, Hawes, Leonard, Mallar, Pelletier, Tremble.

City Staff Present: Krieg.

Chair Fournier called the meeting to order at 5:15 P.M. and appointed Councilor Beck as a Committee member in the absence of Councilor Fish.

- 1. 21 EATON PLACE – REQUEST FOR A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT,** Action requested to forward to Council

Development Director Anne Krieg presented the agenda item and provided an overview of the proposed modification.

Chair Fournier asked why it has taken so long for the project to reach completion – Development Director Krieg responded and clarified. Property owner David Gillen presented to the Committee and provide additional details and clarification about the work that has been completed thus far and why the project has taken longer than originally planned.

Councilor Leonard moved to forward item to full Council, seconded by Councilor Hawes. Vote unless doubted, no doubt.

- 2. INTRODUCTION OF NEW DIRECTOR OF CODE ENFORCEMENT,** No action requested

Development Director Krieg introduced new Director of Code Enforcement, Laura Jarrell.

- 3. EXECUTIVE SESSION: 1 M.R.S.A. § 405(6)(C) – DISPOSITION OF REAL PROPERTY OR ECONOMIC DEVELOPMENT,** 2 items

Councilor Hawes moved to go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) – Disposition of Real Property or Economic Development. Seconded by Councilor Leonard. Roll call vote conducted – all in favor, none opposed. Motion passed.

- 4. POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS**

Committee returned to open session at 5:47 P.M.

Councilor Hawes moved reassignment of lease for 110 Hildreth Street, seconded by Councilor Leonard. Vote unless doubted, no doubt.

Councilor Hawes moved sale of property for 110 Hildreth Street, seconded by Councilor Leonard. Vote unless doubted, no doubt.

Meeting adjourned at 5:50 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, September 15, 2025 @ 5:15 PM
City Hall Council Chambers, 73 Harlow Street

MEETING MINUTES

City Councilors Present: Beck, Deane, Fish, Fournier, Hawes, Mallar, Tremble.

City Staff Present: Jarvis, Krieg, Willette.

Chair Hawes called the meeting to order at 5:15 P.M. and appointed Councilor Beck as a Committee member in the absence of Councilor Leonard.

- 1. REQUEST FROM PARKS & RECREATION DEPARTMENT TO MODIFY FEE STRUCTURE AT THE MUNICIPAL GOLF COURSE,** Action requested to provide feedback to staff

Parks & Recreation Director Tracy Willette presented to the Committee and provided an overview of the request.

Councilor Hawes asked to confirm that this modification will bring the fee structure more in line with similar golf courses – Parks & Recreation Director Willette responded and confirmed this.

Councilor Tremble recommended increasing the fees by smaller amounts annually moving forward.

Councilor Mallar asked for clarification about the fees for residents vs. non-residents – Parks & Recreation Director Willette responded and clarified. Mallar suggested that residents should have a lower rate as taxpayers – Willette responded and clarified that the golf course is not funded by any tax revenue.

Councilor Tremble asked for clarification about memberships – Golf Course Head Rob Jarvis presented to the Committee and provided additional details and clarification.

- 2. DEPARTMENT UPDATES, No action requested**
 - A. UPDATE ON HISTORIC PRESERVATION ORDINANCE WORK**

Development Director Anne Krieg provided an update on ongoing work on the Historic Preservation Ordinance.

Councilor Tremble asked if review of permitted materials would be included in this discussion – Development Director Krieg responded and confirmed this. Councilor Beck asked for additional clarification about this – Krieg responded and clarified.

B. PRE-APPROVED ARCHITECTURAL PLANS COMPLETION

Development Director Krieg provided an update on progress and completion of this project.

Councilor Mallar asked when this project went out to bid – Development Director Krieg responded that it went out to bid in 2024.

Councilor Beck expressed support for the project.

C. UPDATE ON SCIENCE CENTER PROJECT WITH MAINE DISCOVERY MUSEUM

Development Director Krieg provided an update on progress of this project.

3. OTHER BUSINESS

Chair Fournier asked for an update on the commercial kitchen – Development Director Anne Krieg responded and provided an update.

Councilor Mallar asked for an update on the cost of the commercial kitchen project – Development Director Krieg responded that she did not presently have this figure but would add a formal update on this project, to include the requested cost information, at the Committee's next meeting.

Meeting adjourned at 5:29 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, October 6, 2025 @ 5:15 PM

City Hall Council Chambers, 73 Harlow Street

MEETING MINUTES

City Councilors Present: Beck, Deane, Fish, Fournier, Hawes, Mallar.

City Staff Present: Davis, Krieg, Lear, Saavedra, Smith, Stanicki.

Chair Hawes called the meeting to order at 5:45 P.M.

- 1. UPDATES FROM RECREATION ECONOMY FOR RURAL COMMUNITIES INITIATIVE ON OUTDOOR RECREATION AND REGIONAL TOURISM – BRANDING PRESENTATION**, Action requested to provide feedback to staff and forward recommendations on signage in the right-of-way

Development Director Anne Krieg presented the agenda item.

Lisa Sturgeon, Husson University, presented to the Committee and provided an update and presentation on the tourism branding project.

Councilor Fish expressed support for the project.

Councilor Beck asked for clarification about kiosk operations – Sturgeon responded and clarified.

Councilor Deane asked for clarification about signage – Sturgeon responded and clarified.

Councilor Hawes moved to forward recommendations to full Council, seconded by Councilor Fish. Vote unless doubted, no doubt. Motion passed.

- 2. DOWNTOWN BANGOR PARTNERSHIP – REPORT QUARTER 1**, Action requested to provide feedback to staff

Betsy Lundy, Downtown Bangor Partnership, presented to the Committee and provided an overview of her written report.

Councilor Fish asked if any of the requested ordinance changes have been reviewed by the Legal Department -- Development Director Anne Krieg responded that she will forward these for Legal Department review once feedback from Council is received.

Councilor Deane asked about storage of abandoned property – Lundy responded and clarified.

Councilor Mallar asked about the ambassador program – Chair Fournier requested to revisit this question after further discussion of the requested ordinance changes.

Councilor Beck commented on the requested shopping cart ordinance, and did not express support for this.

Councilor Fish commented on the usage of staff resources in removal of abandoned property.

Councilor Hawes asked about safety downtown, and whether the ambassador program is helping with this – Lundy responded and clarified that ambassador program staff are primarily scheduled during nights and weekends, so may not be as visible to Councilors. Discussed at length with Hawes.

Councilor Mallar asked about enforcement of issues encountered by ambassador program staff – Lundy responded and clarified that the party responsible for enforcement depends on the specific situation. Mallar also asked about enforcement of no motorized vehicles, bikes, etc. on sidewalks – Lundy responded that she will bring this to the attention of ambassador program staff.

Chair Fournier discussed the Council's suggestions with Lundy.

Councilor Mallar asked about the original contract for the ambassador program – Lundy responded and provided some additional details. City Manager Carolynn Lear confirmed that the original contract would be provided to Councilors.

Councilor Fish commented on the cost of the ambassador program vs. the work that has been completed by them thus far, and expressed some disappointment.

Chair Fournier clarified with Lundy what information that the Council would like to be provided with moving forward – Lundy responded and discussed.

Councilor Hawes requested further discussion on the ambassador program in the future.

Councilor Deane suggested receiving a monthly report from businesses downtown on the issues they have had and who has or has not responded to them – Lundy responded and discussed.

Councilor Beck commented on these issues being primarily related to homelessness in the City, and Council's obligation in responding to this.

Councilor Mallar asked how many Partnership members there are – Lundy responded and clarified how members are tracked, and estimated the current amount to be about 500 businesses.

Councilor Mallar asked about the funding for the Partnership – Lundy responded and clarified. Mallar asked to confirm that the snowflake donation requires no financial contribution from the City – Lundy responded and confirmed this. Mallar discussed with Lundy and Development Director Anne Krieg.

Councilor Deane moved acceptance of the snowflake donation, seconded by Councilor Hawes. Vote unless doubted, no doubt. Motion passed.

Chair Fournier asked about the Partnership's relationship with the cruise lines – Lundy responded and clarified.

Councilor Mallar asked about snow removal downtown – Assistant Public Works Director Steve Smith presented to the Committee and provided clarification.

3. LAND DEVELOPMENT CODE – PROPOSED CHANGE TO STORMWATER MANAGEMENT REVIEW, Action requested to forward recommendation

City Engineer Jefferson Davis presented to the Committee and provided an overview of the proposed ordinance change.

Councilor Fish asked for an estimate of how many permits this would add for Engineering Department review – City Engineer Davis responded and clarified that all permits are partially reviewed by the Engineering Department already, so there would be no increase in permits being reviewed. Fish also asked if the MDEP would still be available for questions, if needed – Davis responded that they would be.

Chair Fournier asked if this would be a difficult staff burden to take on – City Engineer Davis responded that he did not feel it would be.

Councilor Fish moved to forward recommendation, seconded by Councilor Mallar. Vote unless doubted, no doubt.

4. AIRPORT DIRECTOR'S REPORT – PRESENTATION BY CONSULTANTS

Airport Director Jose Saavedra presented the agenda item and provided an overview of his written report, as well as a presentation regarding the capital plan.

Chair Fournier asked about operating cash – Airport Director Saavedra responded and clarified.

Airport Director Saavedra introduced consultants Katie Servis and Jonathan Crowdes – Servis and Crowdes provided a presentation regarding the TSA checkpoint project.

Airport Director Saavedra also presented on the taxiway project, as well as other major airport projects.

Councilor Fish asked about potential funding opportunities for airport projects – Airport Director Saavedra responded and discussed at length with Fish.

Airport Director Saavedra also presented on community outreach efforts.

5. SOCIETE INTERNATIONALE DE TELECOMMUNICATIONS AERONAUTIQUES (SITA) LEASE WITH BANGOR INTERNATIONAL AIRPORT, Action requested to forward recommendation

Airport Director Jose Saavedra presented the agenda item and provided an overview of the proposed lease.

Councilor Beck asked for clarification regarding provisions in the lease in the event of a move – Airport Director Saavedra responded and clarified.

Councilor Hawes moved to forward recommendation, seconded by Councilor Mallar. Vote unless doubted, no doubt.

6. COMMUNITY DEVELOPMENT STATUS REPORT, Action requested to provide feedback to staff

Community Development Officer Robyn Stanicki presented to the Committee and provided an overview of the status report.

**7. DEPARTMENT UPDATES, Action requested to provide staff with direction
A. REQUEST TO PROVIDE LETTER OF SUPPORT TO THE BANGOR YMCA**

Development Director Anne Krieg provided an overview of the request.

Councilor Hawes moved support of the letter of support, seconded by Councilor Fish. Vote unless doubted, no doubt.

B. HOUSING UPDATE

Development Director Krieg provided an update on housing.

C. OCTOBER PRESENTATIONS

Development Director Krieg provided an overview of upcoming department presentations.

D. REQUEST TO PURSUE GRANT – CULTURAL COMMISSION

Development Director Krieg provided an overview of the Commission's grant request.

Councilor Hawes moved support for the Cultural Commission to pursue grant, seconded by Councilor Mallar. Vote unless doubted, no doubt.

8. EXECUTIVE SESSION: 1 M.R.S.A. § 405(6)(C) – DISPOSITION OF REAL PROPERTY OR ECONOMIC DEVELOPMENT, 1 item

Councilor Hawes moved to go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) – Disposition of Real Property or Economic Development. Seconded by Councilor Fish. Roll call vote conducted – all in favor, none opposed. Motion passed.

9. POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS

Committee returned to open session at 7:19 P.M.

Councilor Fish moved to grant Bangor Housing Authority access to the Maine Avenue property, seconded by Councilor Hawes. Vote unless doubted, no doubt. Motion passed.

Meeting adjourned at 7:20 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, October 20, 2025 @ 5:15 PM
City Hall Council Chambers, 73 Harlow Street

MEETING MINUTES

City Councilors Present: Deane, Fish, Fournier, Leonard, Mallar, Tremble.

City Staff Present: Hernandez-Smith, Krieg.

Chair Fournier called the meeting to order at 5:15 P.M.

1. ECONOMIC DEVELOPMENT PROJECTS – CHECK-IN, No action requested

Development Director Anne Krieg presented the agenda item.

Economic Development Officer Biguita Hernandez-Smith presented to the Committee and provided an update on several Economic Development projects.

Councilor Fish asked if the current tariff climate has negatively impacted the Foreign Trade Zone – Economic Development Officer Hernandez-Smith responded that it has not and provided additional clarification.

Councilor Mallar asked about operational plans for the commercial kitchen – Economic Development Officer Hernandez-Smith responded and discussed with Mallar and Development Director Krieg.

Councilor Deane asked about phasing of the project – Economic Development Officer Hernandez-Smith responded and clarified.

Councilor Fish expressed gratitude for staff's economic development work.

2. EXECUTIVE SESSION – 1 M.R.S.A. § 405(6)(C) – DISPOSITION OF REAL PROPERTY OR ECONOMIC DEVELOPMENT, 1 item

Councilor Fish moved to go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) – Disposition of Real Property or Economic Development. Seconded by Councilor Deane. Roll call vote conducted – all in favor, none opposed. Motion passed.

3. POSSIBLE ACTION ON EXECUTIVE SESSION ITEM

Committee returned to open session at 5:43 P.M.

Councilor Fish moved acceptance of the development agreement for Grandview Avenue, seconded by Councilor Leonard. Vote unless doubted, no doubt.

Meeting adjourned at 5:44 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED



CITY COUNCIL ACTION

10/27/2025 25-301

Council Meeting Date: 10/27/2025

Item No: 25-301

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R21-128

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 7 Shepherd Drive

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 7 Shepherd Drive. Tax, sewer and stormwater liens have matured on the property owned by David W. Cockburn and Lindy L. Cockburn, at 7 Shepherd Drive. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/27/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-301

Date: 10/27/2025

Item No: 25-301

Assigned to Councilor: Hawes

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 7 Shepherd Drive

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of tax, sewer and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 16877, Page 275; Book 16546, Page 94; Book 17020, Page 171; Book 16830, Page 303; Book 17392, Page 279; Book 17152, Page 164; and Book 17021, Page 83. Said deed shall be directed to David W. Cockburn and Lindy L. Cockburn and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/27/2025 25-302

Council Meeting Date: 10/27/2025

Item No: 25-302

Responsible Dept: Legal

Requested Action: Order

Map/Lot: B39-002

Title, Order

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 12 N Street

Summary

This Order will authorize the execution of a municipal bill of sale for real estate located at 12 N Street. Tax liens have matured on the property owned by Darlene Black, at 12 N Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/27/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-302

Date: 10/27/2025

Item No: 25-302

Assigned to Councilor: Beck

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 12 N Street

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Bill of Sale releasing any interest the City may have by virtue of tax liens recorded in the Penobscot County Registry of Deeds in Book 17210, Page 276; and Book 16877, Page 307. Said bill of sale shall be directed to Darlene Black and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/27/2025 25-303

Council Meeting Date: 10/27/2025

Item No: 25-303

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 010-021-A

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 21 Hutchinson Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 21 Hutchinson Street. Tax, sewer and stormwater liens have matured on the property owned by Gaelen J. Saucier and Roxanne M. Saucier, at 21 Hutchinson Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/27/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-303

Date: 10/27/2025

Item No: 25-303

Assigned to Councilor: Tremble

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 21 Hutchinson Street

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of tax, sewer and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 14545, Page 80; Book 17512, Page 88; Book 17391, Page 319; Book 17151, Page 238; Book 17020, Page 148; Book 14441, Page 202; Book 14268, Page 8; Book 14040, Page 143; Book 13892, Page 86; Book 14440, Page 74; Book 14269, Page 75; Book 14041, Page 189; Book 13893, Page 174; Book 17511, Page 91; Book 17392, Page 235; Book 17152, Page 133; and Book 17021, Page 51. Said deed shall be directed to Gaelen J. Saucier and Roxanne M. Saucier and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/27/2025 25-304

Council Meeting Date: 10/27/2025

Item No: 25-304

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R71-048

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 27 Virginia Lane

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 27 Virginia Lane. Sewer and stormwater liens have matured on the property owned by Tyler Muzzy and Jessica Muzzy, at 27 Virginia Lane. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/27/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-304

Date: 10/27/2025

Item No: 25-304

Assigned to Councilor: Mallar

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 27 Virginia Lane

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of sewer and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 17511, Page 299; Book 17391, Page 228; Book 17151, Page 132; Book 17020, Page 55; Book 17510, Page 291; Book 17392, Page 129; Book 17152, Page 15; and Book 17020, Page 297. Said deed shall be directed to Tyler Muzzy and Jessica Muzzy and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/27/2025 25-305

Council Meeting Date: 10/27/2025

Item No: 25-305

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R47-007-A

Title, Order

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 43 Holiday Park

Summary

This Order will authorize the execution of a municipal bill of sale for real estate located at 43 Holiday Park. Tax liens have matured on the property owned by Ashley B. Brown, at 43 Holiday Park. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/27/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-305

Date: 10/27/2025

Item No: 25-305

Assigned to Councilor: Hawes

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 43 Holiday Park

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Bill of Sale releasing any interest the City may have by virtue of tax liens recorded in the Penobscot County Registry of Deeds in Book 17210, Page 235; Book 16877, Page 248; Book 16546, Page 75; Book 15652, Page 244; and Book 16103, Page 16. Said bill of sale shall be directed to Ashley B. Brown and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/27/2025 25-306

Council Meeting Date: 10/27/2025

Item No: 25-306

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R47-007-A

Title, Order

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 150 Holiday Park

Summary

This Order will authorize the execution of a municipal bill of sale for real estate located at 150 Holiday Park. Tax liens have matured on the property owned by Talli M. Anderson, at 150 Holiday Park. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/27/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-306

Date: 10/27/2025

Item No: 25-306

Assigned to Councilor: Beck

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 150 Holiday Park

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Bill of Sale releasing any interest the City may have by virtue of tax liens recorded in the Penobscot County Registry of Deeds in Book 16878, Page 82; and Book 16546, Page 241. Said bill of sale shall be directed to Aaron Annunziata and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/27/2025 25-307

Council Meeting Date: 10/27/2025

Item No: 25-307

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R21-011

Title, Order

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 250 Cedar Falls

Summary

This Order will authorize the execution of a municipal bill of sale for real estate located at 250 Cedar Falls. Tax liens have matured on the property owned by Kaylee Holman, at 250 Cedar Falls. The outstanding charges due the City have been paid. Because the liens matured, a municipal bill of sale is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/27/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-307

Date: 10/27/2025

Item No: 25-307

Assigned to Councilor: Tremble

Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 250 Cedar Falls

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Bill of Sale releasing any interest the City may have by virtue of tax liens recorded in the Penobscot County Registry of Deeds in Book 16546, Page 341. Said bill of sale shall be directed to Kaylee Holman and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/27/2025 25-308

Council Meeting Date: 10/27/2025

Item No: 25-308

Responsible Dept: Engineering

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Engineer to Begin the Process of Discontinuing a Portion of Gilman Road

Summary

This Order would authorize the City Engineer to begin the process of discontinuing a portion of Gilman Road right of way that is located on the west end of Gilman Road.

Gilman Road right of way is 50 feet wide and extends for about 2,775 feet northwesterly from Stillwater Avenue. Gilman Road was accepted by the City of Bangor on March 5, 1866.

The Engineering Department proposes that the City discontinue the right of way on a portion of Miller Street as described above and shown on Exhibit A.

The total area of right of way to be discontinued is about 18,425 square feet for a distance of 370 +/- feet.

Committee Action

Committee: Infrastructure Committee

Meeting Date: 10/20/2025

Action: Recommend for passage

For: 4

Against: 0

Staff Comments & Approvals

"Exhibit A" Portion of Gilman Road Depicting proposed discontinuance.

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-308

Date: 10/27/2025

Item No: 25-308

Assigned to Councilor: Leonard

Authorizing the City Engineer to Begin the Process of Discontinuing a Portion of Gilman Road

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

WHEREAS, Gilman Road was accepted on March 5, 1866;

WHEREAS, Gilman Road right of way is 50 feet wide and extends for about 2,775 feet northwest from Stillwater Avenue;

WHEREAS, the total area of right of way to be discontinued is about 18,425 square feet (0.42 acre +) for a distance of 370 +/- feet;

WHEREAS, said portion of Gilman Road is no longer necessary to serve the public as a right of way;

Now Therefore, Be it Ordered by the City Council of the City of Bangor that, the City Engineer is hereby authorized and directed to begin the process of discontinuing a portion of Gilman Road as shown in "Exhibit A" in accordance with the provisions of 23 M.R.S.A. § 3026-A and to submit a written report to the City Council for further action.

Be it further ordered that, pursuant to 23 M.R.S.A. § 3026-A, an "order of discontinuance" will be filed with the City Clerk pending future action of this Council.



0.42 ac.

171 Gilman
Road

168 Gilman
Road

Gilman Rd Discontinuance End of Existing Gilman Rd Exhibit A





CITY COUNCIL ACTION

10/27/2025 25-309

Council Meeting Date: 10/27/2025

Item No: 25-309

Responsible Dept: Engineering

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Engineer to Begin the Process of Discontinuing a Portion of Pushaw Road

Summary

The Order would authorize the City Engineer to begin the process of discontinuing a portion of Pushaw Road right of way that is located on the northeast end of Finson Road.

Pushaw Road is 60 feet wide and extends for about 1,825 feet northeasterly from Finson Road. Pushaw Road was accepted by the City of Bangor in August 17, 1880.

The Engineering Department proposes that the City discontinue the right of way on a portion of Pushaw Road as described above and shown on Exhibit A.

The total area of right of way to be discontinued is about 8,445 square feet for a distance of 145 +/- feet.

Committee Action

Committee: Infrastructure Committee
Action: Recommend for passage

Meeting Date: 10/20/2025
For: 5 Against: 0

Staff Comments & Approvals

"Exhibit A" Portion of Pushaw Road Depicting proposed discontinuance.

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/27/2025 25-309

Date: 10/27/2025

Item No: 25-309

Assigned to Councilor: Leonard

Authorizing the City Engineer to Begin the Process of Discontinuing a Portion of Pushaw Road

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

WHEREAS, Pushaw Road was accepted on August 17, 1880,

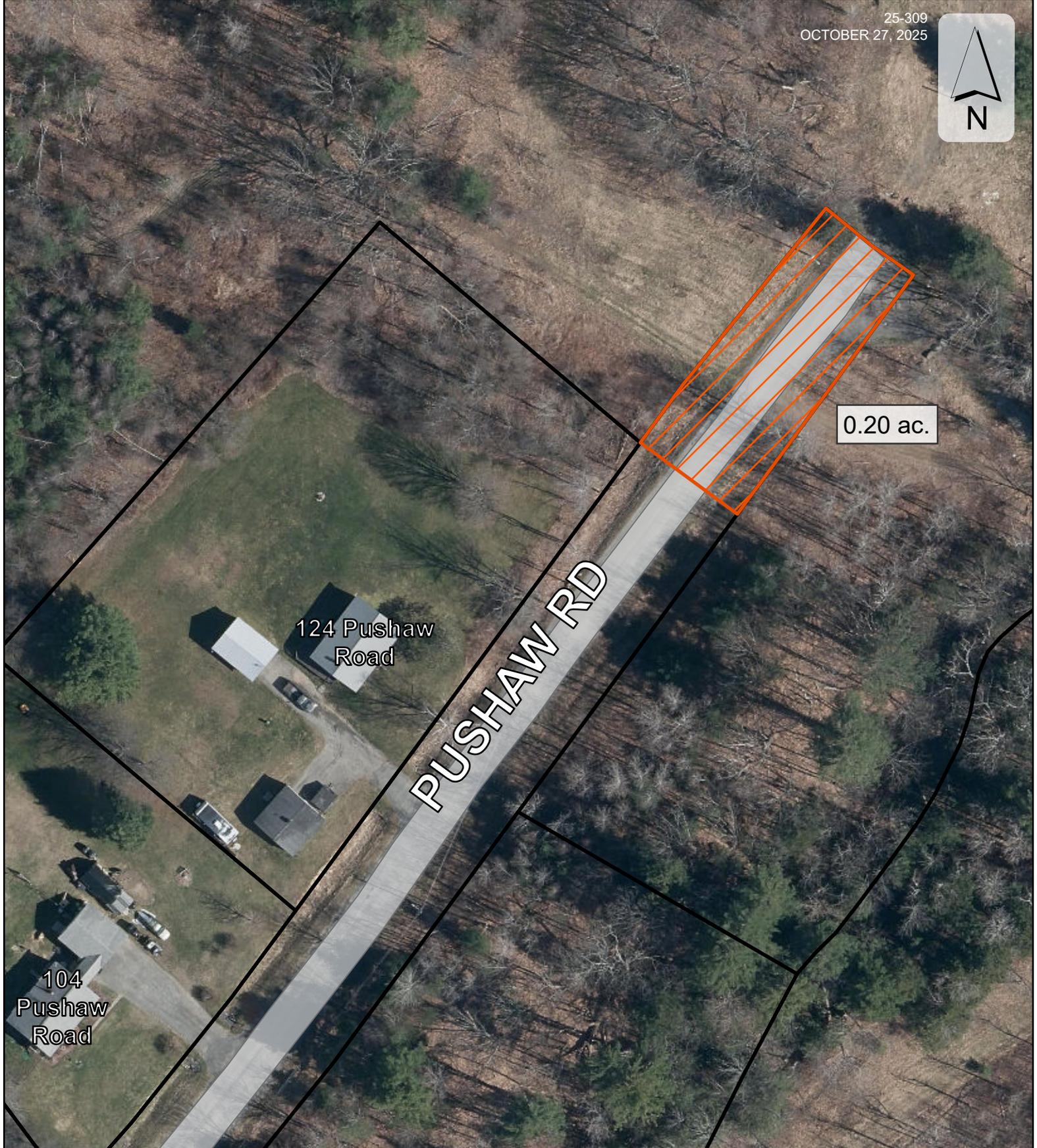
WHEREAS, Pushaw Road is 60 feet wide and extends for about 1,825 feet northeast from Finson Road.

WHEREAS, the total area of right of way to be discontinued is about 8,445 square feet (0.19 acre +) for a distance of 145 +/- feet,

WHEREAS, said portion of Pushaw Road is no longer necessary to serve the public as a right of way;

Now Therefore, Be it Ordered by the City Council of the City of Bangor that, the City Engineer is hereby authorized and directed to begin the process of discontinuing a portion of Pushaw Road as shown in "Exhibit A" in accordance with the provisions of 23 M.R.S.A. § 3026-A and to submit a written report to the City Council for further action.

Be it further ordered that, pursuant to 23 M.R.S.A. § 3026-A, an "order of discontinuance" will be filed with the City Clerk pending future action of this Council.



Pushaw Rd Discontinuance End of Existing Pushaw Rd Exhibit A

City of Bangor
Department of Engineering
Geographic Information Services
September 15, 2025





CITY COUNCIL ACTION

10/27/2025 25-310

Council Meeting Date: 10/27/2025

Item No: 25-310

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: R41-023-A

Title, Order

Authorizing the City Manager to Enter Into A Development Agreement and City Option Agreement with Developer's Collaborative Predevelopment LLC of Portland, Maine for the Permitting, Construction and Future Acquisition of the Former City Nursery on Grandview Avenue

Summary

In 2023, city staff worked with the Genesis Fund to create a process to possibly develop the former City Nursey located on Grandview Avenue to create housing for rent or purchase for households in the 80-120% median income range.

In 2024, a public design charrette was held at Husson University to encourage public participation in the design process for the parcel. The zoning was also changed to accommodate multi-family development. A Request for Qualifications was issued thereafter, and the team led by Developers Collaborative was recommended to Council. Council empowered staff to negotiate a development agreement with this developer.

The Business & Economic Development Committee recommended passage of the final Development Agreement and City Option Agreement at their meeting on October 20, 2025.

Following local permitting, it is expected the project will break ground in Spring of 2026. Up to seventy-four (74) units of a mix of ownership and condominium ownership are anticipated to be constructed.

Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 10/20/2025

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business





CITY OF BANGOR ORDER

10/27/2025 25-310

Date: 10/27/2025

Item No: 25-310

Assigned to Councilor: Fish

Authorizing the City Manager to Enter Into A Development Agreement and City Option Agreement with Developer's Collaborative Predevelopment LLC of Portland, Maine for the Permitting, Construction and Future Acquisition of the Former City Nursery on Grandview Avenue

Whereas, City Council designated 2024 the Year of Housing; and

Whereas, housing studies indicate that the housing stock for middle income households is insufficient; and

Whereas the City has property not slated for other development; and

Whereas the property on Grandview is well located to goods, services, jobs and transportation; and

Whereas the City undertook a fair and open process to choose the developer for the property; and

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

The City Manager is hereby authorized to execute a Development Agreement and the City Option Agree with Developer's Collaborative Predevelopment LLC, of Portland, Maine for the permitting, construction and future acquisition of the former City Nursery on Grandview Avenue.



REFERRALS TO
COMMITTEES
& FIRST READING



CITY COUNCIL ACTION

10/27/2025 25-311

Council Meeting Date: 10/27/2025

Item No: 25-311

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Authorizing the City Manager to Accept and Appropriate \$3,045,785 in Grant Funding from the Maine Department of Health and Human Services for the Women, Infants, and Children Program

Summary

This Resolve will accept and appropriate a total of \$3,045,785 in grant funds for the Women, Infants, and Children (WIC) Program for the coverage period of October 1, 2025 through September 30, 2026.

Public Health and Community Services, WIC Nutrition Program currently services a monthly average of 2,700 participants and has been operating the program since 1974. The proposed agreement provides \$832,331 in administrative funding for WIC, Breastfeeding Peer Counseling (BFPC), and Farmers Market Nutrition Program (FMNP) services and \$2,213,454 for food dollar costs, for a total of \$3,045,785.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/20/2025
For: 4 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

10/27/2025 25-311

Date: 10/27/2025

Item No: 25-311

Assigned to Councilor: Deane

Authorizing the City Manager to Accept and Appropriate \$3,045,785 in Grant Funding from the Maine Department of Health and Human Services for the Women, Infants, and Children Program

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

The City Manager is hereby authorized to accept and appropriate \$3,045,785 from the Maine Department of Health and Human Services to administer the WIC Nutrition Program during the period of October 1, 2025 through September 30, 2026.



UNFINISHED
BUSINESS



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: 25-295

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.



CITY OF BANGOR

Anne M Krieg, AICP - Director

Community & Economic Development
Planning Division

Memorandum

To: Honorable City Council
From: Anne Krieg, CED Director – Planning Division
Date: October 23, 2025
Regarding: Planning Board recommendation for Zoning District Change for 1009 Ohio Street, Map R23 Lot 013-B from Neighborhood Business District (NSD) to Government and Institutional Service District (G&ISD)

Please accept this memorandum as a review of the Planning Board deliberations and recommendation for the above-noted agenda item.

Jonathan Boucher was absent from the meeting. All other members were present in the meeting.

Associate Member Justin Cartier recused himself from the agenda item upon discussion by Board members. The discussion was initiated by a request from the applicant that Member Cartier should be recused due to bias. Member Cartier remained in the room to participate as a private citizen.

The applicant is Needlepoint Sanctuary and the Owners are Stephen & Tina Pray.

Staff presented a primer on the notification and the purpose of the proposed change. The slide deck for this presentation is attached.

From the staff memo:

- 1) This applicant is seeking a zone change for a portion of their property located at 1009 Ohio Street from Neighborhood Service District (NSD) to Government & Institutional Service District (G&ISD). The portion of the lot that is zoned as Resource Protection is not proposed to be changed. The specific area to be changed is shown with hatched lines in the second map in your packets.
- 2) The area around the property consists primarily of low-density residential and service uses. The zoning directly around the property consists primarily of Resource Protection District (RP), Neighborhood Service District (NSD), and High-density Residential District (HDR).

- 3) 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”.
- 4) Staff recommend that the Board discuss whether the uses in the new proposed zone are compatible with the future land uses designated for this area in the Comprehensive Plan.

The applicant reviewed their request, indicating the use would be a community-based center, and not a chemical dependency clinic/facility.

Comments from the public included support for the initiative and that it aligns with the Comprehensive Plan.

Discussed also included the need for a curb cut and it was noted that there was on there.

A motion passed 5-1 to recommend that the amendment ought to pass. Member Bush voted against the motion, indicating he felt it was spot zoning and that were other places that this use could be located.



G+1SD

GRIFFIN RD

KENBUSH VALLEY

OHIO ST

GRIFFIN RD

G+1SD

G+1SD and S+PS

S+PS



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.



NEW BUSINESS



CITY COUNCIL ACTION

10/27/2025 25-312

Council Meeting Date: 10/27/2025

Item No: 25-312

Responsible Dept: Legal

Requested Action: Order

Map/Lot: N/A

Title, Order

Amending the Schedule of Fees to Remove the Requirement of Payment of the Board of Appeals Application Fee for Disability Variances and Fair Housing Act Reasonable Accommodations

Summary

This Order would amend the fee structure for Board of Appeals application fees.

In order to comply with the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973, the City will no longer be charging a fee for Board of Appeals applications requesting (1) disability variances, and (2) Federal Fair Housing Act reasonable accommodations.

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: New Business



CITY OF BANGOR ORDER

10/27/2025 25-312

Date: 10/27/2025

Item No: 25-313

Assigned to Councilor: Mallar

Amending the Schedule of Fees to Remove the Requirement of Payment of the Board of Appeals Application Fee for Disability Variances and Fair Housing Act Reasonable Accommodations

WHEREAS, in order to comply with the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973, the City will not charge an appeal fee for applicants for disability variances or Federal Fair Housing Act reasonable accommodation requests; and

WHEREAS, staff recommends passage of the amendment to the Schedule of Fees;

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

the Schedule of Fees for Code Enforcement, Appeals is hereby amended in accordance with the attached Exhibit A.

EXHIBIT A
CITY OF BANGOR
SCHEDULE OF FEES

E. Code.

(1) General Provisions.

- a. Fees shall be increased to match the Consumer Price Index (CPI-U) on July 1 of each year, unless set by the State or otherwise indicated below.
- b. Any work started without the benefit of a permit may be issued a stop work order. Additionally, an applicant is required to pay a double permit fee before any permit is issued for work that has already begun.

(2) Appeals

Appeals Board	\$ 351
Appeals Board Advertising	\$ 80

[Application fees shall be waived for processing disability variances and Fair Housing Act reasonable accommodation requests.](#)

(3) Certificate of Occupancy

No Construction	\$ 30
\$0-\$2500	\$ 30
\$2,501-\$7,500	\$ 119
\$7,501-\$175,000	\$ 180
\$175,001-\$300,000	\$ 238
\$300,001-\$1,000,000	\$ 474
\$1,000,001 and up	\$ 705

(4) Construction (New)

- a. The fee for new construction shall be as follows:

$(\text{gross square footage}) \times (\text{type of construction factor}) \times .0075 = \text{fee}$

- b. The type of construction factor shall be determined in accordance with the following table, which, instead of being increased in accordance with subsection E(1) above, shall be updated whenever a new Building Validation Data table is published by the International Code Council to match said table: