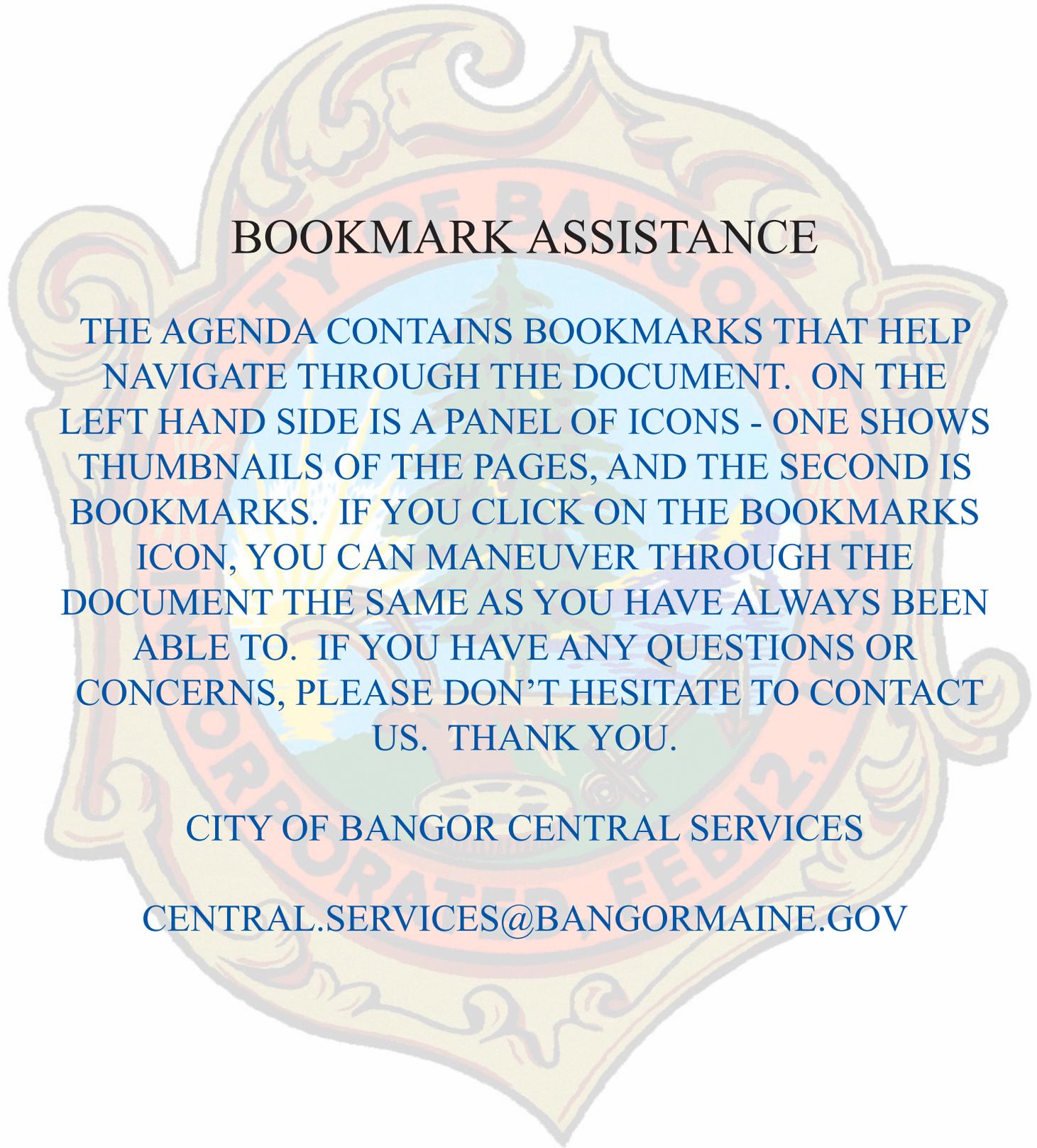


MEDIA
COPY



CITY COUNCIL AGENDA

APRIL 27, 2015



BOOKMARK ASSISTANCE

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

CITY OF BANGOR CENTRAL SERVICES

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REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

PLEDGE ALLEGIANCE TO THE FLAG

- Recognition:** Recognizing The Success Of The Maine Science Festival
- Proclamation:** Proclaiming April 27, 2015 As Arbor Day In The City Of Bangor
- Proclamation:** Proclaiming May 10th – May 16th, 2015 Women’s Lung Health Week

PUBLIC COMMENT

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

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

MINUTES OF: Bangor City Council Meeting of April 13, 2015, School Committee Regular Meetings of March 11, 2015, March 25, 2015, October 22, 2014, November 12, 2014, December 10, 2014, School Committee Special Meetings of March 11, 2015, March 25, 2015, November 10, 2014, November 25, 2014 and December 9, 2014, Special Finance Committee Meeting of April 14, 2014, Government Operations Committee Meetings of March 16, 2015 and April 6, 2015

- Liquor License Renewal:** Application for Liquor License Renewal, Malt Spirituous, Vinous of GMRI, INC d/b/a The Olive Garden Italian Restaurant #1430 **BALDACCI**
- 15-141 ORDER** Authorizing Execution of Municipal Quitclaim Deed – Real Estate Located at 20 Norfolk Street (Map 39 Lot 92) **SPRAGUE**

Executive Summary: Sewer liens have matured on property owned by John and Karen Gilgan at 20 Norfolk Street. All outstanding charges due the City have been paid. There are no outstanding real estate taxes or property issues. Because the liens have matured, a municipal quitclaim is required to release the City’s interest in the property. Staff recommends approval.

- 15-142 ORDER** Authorizing Execution of Municipal Quitclaim Deed – Real Estate Located at 20 State Street (Map 41, Lot 86) **BLANCHETTE**

REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

CONSENT AGENDA ITEM NO.

ASSIGNED TO COUNCILOR

Executive Summary: Real estate tax liens matured on the property located at 20 State Street, once owned by Brandon Wilson and now owned by The WCS Family Trust. All outstanding charges due the City have been paid. There are no outstanding sewer charges or property issues. Because the liens matured a quitclaim deed is required to release the City's interest in the property. Staff recommends approval.

15-143 ORDER Authorizing Execution of Municipal Quitclaim Deed – **BALDACCI
Real Estate Located at 71 Pier Street (Map 23, Lot 107)
and 79 Pier Street (Map 23, Lot 107C).**

Executive Summary: Real estate tax and sewer liens matured on the properties located at 71 and 79 Pier Street. All outstanding charges due the City have been paid. There are no property issues. Because the liens matured, a municipal quitclaim is required to release the City's interest in the property. Staff recommends approval.

15-144 ORDER Directing the City Manager to Take Possession of **CIVIELLO
Property Located at 16 G Street, Birch Hill Estates
(Map B39 Lot 2)**

Executive Summary: This Order directs the City Manager to take all appropriate actions to take possession of the mobile home located at 16 G Street, Birch Hill Estates by virtue of 2012 and 2013 matured tax liens. The City of Bangor has recorded real estate tax liens on the property for unpaid real estate taxes. This has been reviewed and recommended for approval by the Finance Committee on April 22, 2015.

15-145 ORDER Authorizing Execution of Municipal Quitclaim Deed – **NEALLEY
Real Estate Located at 16 G Street, Birch Hill Estates
(Map B39 Lot 2)**

Executive Summary: Real estate tax liens matured on the property located at 16 G Street, Birch Hill Estates. The City of Bangor has taken possession of a mobile home located at 16 G Street, Birch Hill Estates by virtue of matured real estate tax liens. All outstanding taxes have been paid by Douglas Ronco. This Order will authorize staff to issue a municipal quitclaim deed to Douglas Ronco.

15-146 ORDER Directing the City Manager to Take Possession of the **SPRAGUE
Property Located at 76 Market Street (Map 40 Lot
38B)**

Executive Summary: This Order directs the City Manager to take all appropriate actions to take possession of the property located at 76 Market Street by virtue of the 2012 matured tax lien. The City of Bangor has recorded tax liens on the property at 76 Market Street for unpaid real estate taxes; several of which have matured. All attempts to receive payment have been unsuccessful. This has been reviewed and recommended for approval by the Finance Committee on April 22, 2015

REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

CONSENT AGENDA ITEM NO.

ASSIGNED TO COUNCILOR

15-147 ORDER Directing the City Manager to Take Possession of the **BLANCHETTE
Property Located at 217 State Street (Map 48 Lot 281)**

Executive Summary: This Order directs the City Manager to take all appropriate actions to take possession of the property located at 217 State Street by virtue of the 2012 matured tax lien. The City of Bangor has recorded tax liens on the property at 217 State Street for unpaid real estate taxes; several of which have matured. All attempts to receive payment have been unsuccessful. This has been reviewed and recommended for approval by the Finance Committee on April 22, 2015.

15-148 ORDER Authorizing Grant of \$425 to Christopher Peary to **PLOURDE
Support Production of Detritus**

Executive Summary: This Order will authorize a grant in the amount of \$425 to Maine artist Christopher Peary. Mr. Peary submitted an application to support the production of “Detritus,” a journal of comics, writing and art, which is edited and published in Bangor. The Cultural Commission has recommended approval of this request because of the benefit to the community and its continued commitment to promote art in the City of Bangor.

If the project is funded by the Council at the recommended level, the Commission will have \$608.21 of available funds remaining for this fiscal year. This item was reviewed and recommended for approval by the Business & Economic Development Committee at its April 21, 2015 meeting.

15-149 ORDER Authorizing a Contract in the amount of \$164,328 for **SPRAGUE
the Purchase of a Rescue Truck (Ambulance)**

Executive Summary: The Fire Department operates five rescue trucks (ambulances) that respond to over 6,000 requests for service each year. The current trucks were built by four different manufacturers on two different chassis. As the trucks have aged, obtaining parts and technical support has become increasingly challenging.

In southern Maine several fire departments were experiencing the same difficulties with their rescue trucks. A group collaborated to develop a specification that could be used to purchase multiple units. They eventually awarded a contract to purchase 16 trucks in six Maine communities. This contract has allowed them to standardize their fleets, as well as take advantage of multi truck discounts by the body and chassis manufacturers. Additionally, they have better parts and service options, and a buyback program.

The City of Bangor recently took advantage of this “Southern Maine Bid” to replace one vehicle. This order would authorize the purchase of another unit under this program. This unit would replace a 2006 unit with 110,000 miles. CDBG funds are available to fund up to \$65,000 of this cost and the additional funding will be appropriated from the Fire Equipment Reserve account. Our reasons for using CDBG Funds for this transaction are due to the increasing number of uninsured transports and because we are in danger of losing the money if funds are not committed by April 30, 2015. On April 22, 2015, the Finance Committee reviewed and approved staff recommendation to purchase the rescue truck from Sugarloaf Vehicles in the amount of \$164,328. The contract award recommendation must be reviewed and approved by the City Council as it is over \$100,000.

REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

CONSENT AGENDA ITEM NO.

ASSIGNED TO COUNCILOR

15-150 ORDER Authorizing the City Manager to execute a lease amendment between Maine Department of Public Safety -Maine State Police, and the City of Bangor, Bangor International Airport (BGR) **GRAHAM**

Executive Summary: This Order authorizes a lease amendment between Maine Department of Public Safety - Maine State Police and the City of Bangor, Bangor International Airport (BGR). The Maine State Police are requesting to lease the communications tower, located adjacent to the current building. This amendment allows for the addition of the communications tower to the current lease agreement, defines the term of the amendment to coincide with the original lease, establishes an annual base rental rate of \$600 per month, and stipulates that the State Police is responsible for electricity, lighting and communications equipment associated with the use of the tower. The amendment also requires the State Police to be responsible for obtaining all permits, certifications, authorizations and licenses for the use of this tower. This lease amendment has been reviewed and approved by City Legal. This item has been reviewed and approved by the Airport Committee at its meeting on April 14, 2015.

15-151 RESOLVE Ratifying Execution of Agreement with Jensen, Baird, Gardner and Henry for Legal Services Related to the Property Tax Abatement Request of GLP Capital L.P. – 500 Main Street **CIVIELLO**

Executive Summary: GLP Capital L.P., owner of property at which Hollywood Casino operates, has requested a reduction in the value of the real estate and an abatement in its property taxes. Issues regarding valuation of gaming properties are unique and defending an abatement request for gaming property requires considerable time and a certain level of expertise. Because the City needed to respond to the request as soon as possible, staff has begun to work with William Dale, Esq. of Jensen, Baird, Gardner and Henry to assist the City in its defense and response to the pending request for abatement. This Resolve with ratify the actions of staff in retaining the services of William Dale, Esq.

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.

ASSIGNED TO COUNCILOR

15-152 ORDINANCE Amending Land Development Code – Zone Change – 720 Essex Street (Tax Map 016-016) from a Low Density Residential District to an Urban Residence One District (First Reading and Referral to Planning Board meeting of May 5, 2015) **BALDACCI**

Executive Summary: The applicants, James Rogers and Elizabeth Rogers are, requesting a zone change for a parcel of land (9,500 sq. ft.) located at 700 Essex Street (Tax Map 016-016) from a Low Density Residential District to an Urban Residence One District. The Urban Residence 1 District (URD-1) more closely fits their lot at 10,000 SF Minimum Lot Area, than the Low Density Residential District (LDR) at 12,000 SF Minimum Lot Area. Both Districts provide for single family dwellings.

REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.

ASSIGNED TO COUNCILOR

15-153 RESOLVE Authorizing the City Manager to Accept and Appropriate funding in the amount of \$40,000 from the Maine Health Access Foundation (First Reading) CIVIELLO

Executive Summary: This resolve will authorize the City Manager to accept and appropriate \$40,000 from the Maine Health Access Foundation for planning on substance abuse issues. Having successfully completed the first pre-planning phase, the Public Health and Community Services Department received notice of funding for the second planning phase of the Maine Health Access Foundation Achieving Better Health in Communities: Healthy Community Grants Program. The pre-planning phase brought together a diverse group representing public and private organizations across multiple industries and sectors to work collectively to identify 1-2 critical health issues that warrant attention in the Healthy Maine Partnership service area including Bangor, Brewer, Clifton, Eddington, Glenburn, Hampden, Hermon, Holden, Levant, Newburgh, Orono, Orrington, and Veazie.

The critical issue selected for the second planning phase is Substance Abuse. This issue was chosen because of its documented impact on health. Momentum exists to make substantive positive changes to address the substance abuse-related needs of our community. There is demonstrated commitment from influential stakeholder leadership and area organizations. Strategies are in place for meaningfully engaging those with lived experiences and maintaining communication and inclusivity. The term of the grant is May 1, 2015 – October 31, 2016.

This was reviewed and recommended for approval at the April 22, 2015 Government Operations Committee meeting.

15-154 RESOLVE Appropriating \$100,000 from the Fire Equipment Reserve for Purchase of a Rescue Truck (Ambulance) (First Reading) SPRAGUE

Executive Summary: The attached resolve would appropriate \$100,000 from the Fire Equipment Reserve to partially fund the purchase of a rescue truck (ambulance).

The Fire Department operates five rescue trucks (ambulances) that respond to over 6,000 requests for service each year. The current trucks were built by four different manufacturers on two different chassis. As the trucks have aged, obtaining parts and technical support has become increasingly challenging.

The City of Bangor recently took advantage of a “Southern Maine Bid” to replace one vehicle. This order would authorize the purchase of another unit under this program. This unit would replace a 2006 unit with 110,000 miles. CDBG funds are available to fund up to \$65,000 of this cost and the additional funding will be appropriated from the Fire Equipment Reserve account.

This appropriation was reviewed and recommended for approval by the Finance Committee on April 22, 2015.

REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

15-114 ORDINANCE **Amending Chapter 148, Historic Preservation, of the Code of the City of Bangor, By Changing Timing and Minor Revision Requirements **FAIRCLOTH****

Executive Summary: If approved this ordinance amendment would make several changes to the Historic Preservation Commission (HPC) application review process including extending the review period, amending the sign permit, and setting forth deadlines when construction on HPC approved projects can begin.

The current ordinance provides only 30 days for the HPC to review applications. As the HPC meets once per month, and staff and the HPC advisor must review the application before the HPC meeting, this time limit is impractical. Failure to meet the ordinance deadline means that a project is approved without review. This amendment would give the Code Office three business days to review the application to ensure it is complete, and 45 days for staff, the HPC advisor, and the HPC itself to render a decision. In most cases, projects will not take the full 45 days to review, but this timeframe is necessary for applications submitted too close to a meeting date.

Currently every new sign or change to a sign must be reviewed by the Commission, leading to delays on what are often very minor projects. As amended, the ordinance would allow issuance of a sign permit without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve.

The amendment would also require construction on an approved project to begin within six months and be finished in twelve months, unless some other time limit is agreed to by the Commission, and that the applicant submit photos of the completed project. This was reviewed and recommended for approval at the Business and Economic Development Committee meeting on April 21, 2015.

15-115 ORDINANCE **Amending Chapter 71, Bangor Center Revitalization Area, of the Code of the City of Bangor, By Adding a Minor Revision Process **NEALLEY****

Executive Summary: This ordinance amendment would allow for review of certain minor revisions to properties in the Bangor Center Revitalization Area without requiring a meeting of the full Historic Preservation Commission. If approved, this minor revision process would be modeled after a similar process that has been in place for historic properties for many years. Currently every project with an estimated cost of over \$1,000, including new signs or changes to signs, on a property in the Bangor Center Revitalization Area must be reviewed by the Historic Preservation Commission, leading to delays on what are often very minor projects. As amended, this ordinance would allow issuance of permits without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve. If any of the three do not approve, the project would go to the full Historic Preservation Commission for review. This was reviewed and recommended for approval at the Business and Economic Development Committee meeting on April 21, 2015.

REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

15-135 RESOLVE **Appropriating Proceeds of the Baler in the Amount of \$25,000 for the Purpose of Funding Recycling Building Improvements **NEALLEY****

Executive Summary: This resolve would appropriate \$25,000 received from the sale of the baler from the recycling building for the purpose of funding improvements to the recycling building. The recycling building will be divided among three departments; Public Works, Sewer Maintenance and Community Connector. Due to its past use as a recycling center, there are a number of tasks that need to be undertaken. If approved, the proceeds would be used to fund a thorough cleaning of the facility as well as roof and exhaust fan work. This item was reviewed and recommended for adoption by the Finance Committee on 4/6/2015.

15-136 ORDINANCE **Amending Chapter 23, Board, Committees and Commissions, of the Code of the City of Bangor, By Clarifying the Notification Process for Decisions of the Board of Appeals **BLANCHETTE****

Executive Summary: This ordinance amendment would clarify the notification process that follows a decision of the Board of Appeals.

Both state law and the City Code lay out procedural rules for the City's Board of Appeals. These rules include procedures for notifying the person appearing before the Board and others of the Board's decision in a case.

Our City Code currently differs from state law in some respects, leading to potential for confusion. The proposed ordinance change would clarify the City Code and bring it into alignment with State law. This item was reviewed and recommended for approval on April 6, 2015 by the Government Operations Committee.

15-137 ORDINANCE **Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Amending Zoning Requirements for the Low-Density Residential Parcels and High Density Residential Parcels and by Amending Schedule B **BALDACCI****

Executive Summary: This ordinance amendment would amend the zoning requirements for the Low Density Residential District (LDR) and the High Density Residential District (HDR). This amendment would also amend Schedule B to reflect changes made to the Low Density Residential District and the High Density Residential District.

The LDR changes reflect an adjustment to the minimum lot size for cluster developments and the elimination of Zero Lot Line development which has not shown any likelihood of being used. The HDR changes are a realignment of housing types and densities to reflect our current experience with multi-family housing in Bangor. This item was reviewed and recommended for approval by the Planning Board at its April 21, 2015 meeting.

REGULAR MEETING BANGOR CITY COUNCIL – APRIL 27, 2015

**NEW BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

This Order will authorize the City to enter into Agreements with 28 Broad Street, LLC, which will include the following terms: a return to 28 Broad Street, LLC of 100% of the real estate taxes paid on the increase in the value of property located at 28 Broad Street as a result of the development of the property for a period of eight (8) years; \$1.46 million of private funding and equity in the development project; project to be completed by June 1, 2016; project shall be for commercial and residential uses.; and such other terms and conditions as appropriate. This was reviewed and approved by the Business & Economic Development Committee at its April 21, 2015 meeting.

15-156 ORDER Authorizing the City Manager to execute a lease amendment between C&L Aerospace Holdings, LLC. and the City of Bangor, Bangor International Airport (BGR) GRAHAM

Executive Summary: This Order authorizes a lease amendment between C&L Aerospace Holdings, LLC. and the City of Bangor, Bangor International Airport (BGR) for the lease of hangar #12. This hangar is dedicated for aircraft painting and related maintenance activities. The City received a grant through the Economic Development Administration (EDA) to purchase and install paint equipment. The EDA requires specific language in a lease agreement which meets the requirements of EDA’s property management standards. The lease amendment requires that facility be used for operating an aircraft paint facility for the term of the lease. Funding for the improvements was paid for in part with funding from the EDA. The original lease agreement terms for the facilities that C&L Aero current leases is twenty (20) years, which includes extensions. The annual lease rates are: Hangar #12 - \$50,960; Hangar #11, #13 and Office Building - \$179,742. This lease amendment has been reviewed and approved by City Legal. This item has been reviewed and approved by the Airport Committee at its meeting on April 14, 2015.

15-157 ORDER Accepting and Adopting the Recommendations of the Substance Abuse Working Group and the Community Health Leadership Board CIVIELLO

Executive Summary: This order will accept and adopt the recommendations of the Substance Abuse Working Group and the Community Health Leadership Board. This past spring, the City engaged in an unprecedented new collaborative with health care and service organizations known as the Community Health Leadership Board (CHLB). The city working with the CHLB launched Bangor’s Community Working Group on Substance Abuse. The group brought together a broad based coalition of people representing public health professionals, medical professionals, addiction specialists, public safety personnel, residents, and business owners to study the impacts of addiction and substance abuse on the community.

If approved, this Order will adopt the recommendations of the Working group, endorse the priorities of the CHLB, and convey the City’s position and the report to the Commissioner of DHHS, the Bangor legislative delegation; the Joint Committee on Health and Human Services, and the Maine legislative leadership. This item was reviewed and recommended for approval at the Government Operations Committee on April 22, 2015.

BANGOR CITY COUNCIL



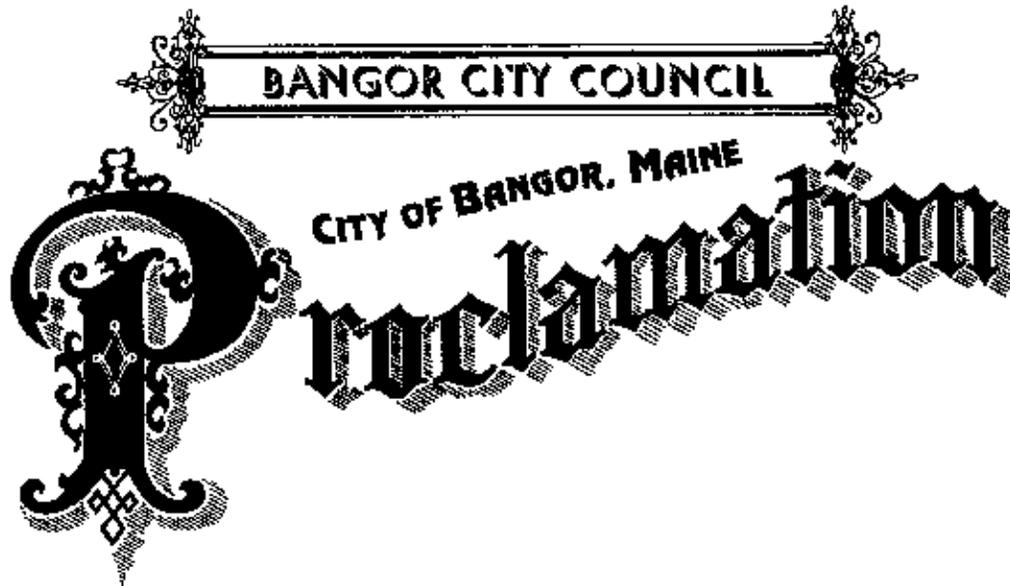
RECOGNIZING THE SUCCESS OF THE MAINE SCIENCE FESTIVAL

- WHEREAS,** an inaugural event known as the Maine Science Festival took place in Bangor in March of 2015; and
- WHEREAS,** this event brought over 10,000 people to our community to study, engage with, and learn from scientific leaders around the state of Maine and beyond; and
- WHEREAS,** many Bangor citizens took part in the events and exhibits at the Maine Science Festival and learned more about the impacts of science on everyday life; and
- WHEREAS,** the Maine Science Festival helped to draw attention to existing efforts, fields of study, and vocations in the sciences here in the greater Bangor area; and
- WHEREAS,** Maine has a long history of scientific discovery and of advancing the importance of continued research and development in the sciences; and
- WHEREAS,** considerable planning and organization went into this momentous event; and
- WHEREAS,** it is a source of community pride for Bangor to be the home of the Maine Science Festival.

NOW, THEREFORE, I, Nelson E. Durgin, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby recognize, thank and congratulate the team behind the Maine Science Festival and wish them luck in their planning of future events and festivals.

Given this the 27TH day of April, 2015.

Nelson E. Durgin, Mayor



**PROCLAIMING APRIL 27, 2015 AS ARBOR DAY IN THE CITY OF
BANGOR**

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the first Arbor Day was observed in Nebraska, where more than a million trees were planted; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees reduce the erosion of topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life giving oxygen and provide habitat for wildlife; and

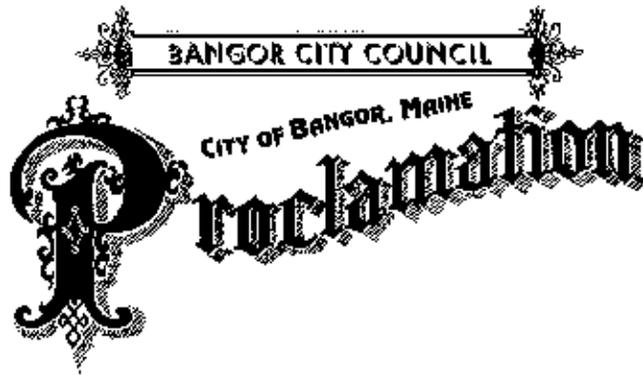
WHEREAS, trees are a renewable resource providing us with paper, wood for our homes, fuel for our fires and beauty for our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, I, Nelson E Durgin MAYOR OF THE CITY OF BANGOR, on behalf of the City Council and citizens of Bangor, we do hereby proclaim April 27, 2015 as Arbor Day in the City of Bangor. I urge all of our citizens to set aside time on that day and throughout the year to appreciate the importance of trees to our quality of life and to engage in efforts to protect our trees and woodlands.

Given this the 27th day of April 2015.

Mayor Nelson E. Durgin



**PROCLAIMING MAY 10TH – MAY 16TH, 2015
WOMEN'S LUNG HEALTH WEEK**

WHEREAS, every five minutes, a woman in the U.S. is told she has lung cancer; and

WHEREAS, lung cancer is the #1 cancer killer of women in the U.S. and Maine; and

WHEREAS, the lung cancer death rate in women has almost doubled over the past 37 years; and

WHEREAS, advocacy and increased awareness will result in more and better early detection and treatment for women with lung cancer and other lung diseases and will ultimately save lives; and

WHEREAS, LUNG FORCE is the national movement led by the American Lung Association to unite women to stand together with collective strength and determination to lead the fight against lung cancer and for lung health.

NOW, THEREFORE, I, Nelson E. Durgin, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby proclaim May 10th – May 16th, 2015 Women's Lung Health Week throughout the community, and encourage all residents to learn more about the detection and treatment of lung cancer.

Given this the 27th day of April, 2015.

A handwritten signature in black ink, appearing to read "Nelson E. Durgin".

Nelson E. Durgin, Mayor



**CONSENT
AGENDA**

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – APRIL 13, 2015

*Meeting called to Order at 7:30 PM
Chaired by Council Chair Durgin
Councilors Absent: None
Meeting Adjourned at 7:49 PM*

PUBLIC COMMENT *None.*

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

MINUTES OF: *Bangor City Council Regular Meeting of March 23, 2015, School Committee Meetings of July 21, 2014, July 30, 2014, August 20, 2014, September 10, 2014, September 17, 2014 and September 23, 2014, Airport Committee Meeting of March 10, 2015, Infrastructure Committee Meeting of March 24, 2015*

Action: Accepted and Approved

LIQUOR LICENSES: *Application for Liquor License Renewal, Malt Spirituous, Vinous of Husson University d/b/a Husson University, 1 College Circle* **PLOURDE**

Action: Approved

Application for Liquor License Renewal, Malt, Spirituous, Vinous of Bangor Ground Round LLC d/b/a Ground Round, 248 Odllu Road **PLOURDE**

Action: Approved

Application for Liquor License Renewal, Malt, Spirituous, Vinous of Waterfront Concerts LLC d/b/a Waterfront Concerts, 1 Railroad Street **PLOURDE**

Action: Approved

Application for Liquor License Renewal, Malt, Spirituous, Vinous of Timka Inc. d/b/a Geaghans Pub & Craft Company, 570 Main Street **PLOURDE**

Action: Approved

15-121 ORDER *Authorizing City Staff to Take Possession of Property Located at 100v Briarwood Drive (Map R45 Lot 66)* **SPRAGUE**

Action: Passed

15-122 ORDER *Authorizing Execution of Municipal Quitclaim Deed – Real Estate Located at 100v Briarwood Drive (Map R45 Lot 66)* **BLANCHETTE**

Action: Passed

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – APRIL 13, 2015

ITEM NO.	TYPE	DESCRIPTION	ASSIGNED TO
<u>15-123</u>	<u>ORDER</u>	<i>Authorizing Execution of Municipal Quitclaim Deed – Real Estate Located at 115-117 Grove Street (Map 48 Lot 67)</i>	BALDACCI
		<i>Action: Passed</i>	
<u>15-124</u>	<u>ORDER</u>	<i>Authorizing Execution of Agreement for Maine Department of Transportation Local Project – WIN 018639.00, Resurfacing a Portion of Broadway</i>	PLOURDE
		<i>Action: Passed</i>	
<u>15-125</u>	<u>ORDER</u>	<i>Authorizing Execution of Agreement for Maine Department of Transportation Local Project – WIN 018640.00, Resurfacing a Portion of Union Street</i>	FAIRCLOTH
		<i>Action: Passed</i>	
<u>15-126</u>	<u>ORDER</u>	<i>Authorizing Execution of Agreement for Maine Department of Transportation Local Project – WIN 018642.00, Resurfacing a Portion of Union Street</i>	GRAHAM
		<i>Action: Passed</i>	
<u>15-127</u>	<u>ORDER</u>	<i>Authorizing Execution of Agreement for Maine Department of Transportation Local Project – WIN 018645.00, Independence Street and Water Street Traffic Signal Improvements</i>	SPRAGUE
		<i>Action: Passed</i>	
<u>15-128</u>	<u>ORDER</u>	<i>Authorizing Execution of Agreement for Maine Department of Transportation Local Project – WIN 20232.42, Broadway Mill and Fill Project</i>	PLOURDE
		<i>Action: Passed</i>	
<u>15-129</u>	<u>ORDER</u>	<i>Authorizing Execution of a Modification Agreement for Maine Department of Transportation Local Project – WIN 020401.00, Resurfacing of a Portion of Broadway</i>	BLANCHETTE
		<i>Action: Passed</i>	
<u>15-130</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Accept a \$20,000 Donation from the Stephen & Tabitha King Foundation for the Purchase of Fire Gear Washer and Dryer</i>	CIVIELLO
		<i>Action: Passed</i>	
<u>15-131</u>	<u>ORDER</u>	<i>Amending \$25,000 Forgivable Loan Award from Broadway Housing, Inc. to Penquis</i>	BALDACCI
		<i>Action: Passed</i>	

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL –APRIL 13, 2015

ORDERS TO BE CONSIDERED AND FIRST READING **ASSIGNED TO COUNCILOR**

15-132 **ORDER** *Authorizing Staff Action to Apply for Grants to Augment the Annual Operating Budget of the Commission on Cultural Development* **PLOURDE**

Action: Passed

15-133 **ORDER** *Authorizing the City Manager to Execute a Lease with the Bangor Farmers' Market Association – Upper Abbott Square* **GRAHAM**

Action: Passed

15-134 **ORDER** *Authorizing Contract Extension for Rubbish Collection* **SPRAGUE**

Action: Passed

RESOLUTIONS TO BE CONSIDERED AND FIRST READING **ASSIGNED TO COUNCILOR**

15-135 **RESOLVE** *Appropriating Proceeds of the Baler in the Amount of \$25,000 for the Purpose of Funding Recycling Building Improvements* **NEALLEY**

Action: First Reading

15-136 **ORDINANCE** *Amending Chapter 23, Board, Committees and Commissions, of the Code of the City of Bangor, By Clarifying the Notification Process for Decisions of the Board of Appeals (First Reading)* **BLANCHETTE**

Action: First Reading

15-137 **ORDINANCE** *Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Amending Zoning Requirements for the Low-Density Residential Parcels and High Density Residential Parcels and by Amending Schedule B* **BALDACCI**

Action: First Reading and Referral to Planning Board Meeting of April 21, 2015

15-138 **ORDINANCE** *Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Defining and Regulating Landscaping as a Use in the Rural Residence and Agricultural (RR & A) District* **NEALLEY**

Action: First Reading and Referral to the Business and Economic Development Committee and the Planning Board Meetings on April 21, 2015

15-139 **ORDINANCE** *Amending Land Development Code – Zone Change – 300 Forest Avenue (Tax Map 046-129) from an Urban Residence One District to a Government and Institutional Service District* **FAIRCLOTH**

Action: First Reading and Referral to Planning Board Meeting of April 21, 2015

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL -- APRIL 13, 2015

REFERRALS TO COMMITTEE AND FIRST READING **ASSIGNED TO COUNCILOR**

15-140 RESOLVE *Appropriating \$30,000 from the Fire Equipment Reserve for Repairs to Fire Engine 1* **SPRAGUE**

Action: First Reading

EXPANDED BUSINESS **ASSIGNED TO COUNCILOR**

15-116 RESOLVE *Accepting and Appropriating a \$136,000 Grant from the Maine Department of Health & Human Services to support an In Home Asthma Education Program* **CIVIELLO**

Action: Motion made and seconded for Passage Passed

15-117 RESOLVE *Accepting and Appropriating Grant Funds from the U.S. Department of Housing and Urban Development - Shelter Plus Care Renewal (First Reading)* **PLOURDE**

Action: Motion made and seconded for Passage Passed

NEW BUSINESS **ASSIGNED TO COUNCILOR**

LIQUOR LICENSE (CLASS XI) *Application for Liquor License Renewal, Malt, Spirituous, Vinous of DMF International Inc. d/b/a DMF International Inc., 299 Godfrey Boulevard* **PLOURDE**

Action: Motion made and seconded for Approval Approved

PUBLIC HEARING *Application for Special Amusement License of Waterfront Concerts LLC d/b/a Waterfront Concerts, 1 Railroad Street* **PLOURDE**

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

PUBLIC HEARING *Application for Special Amusement License of Timka Inc. d/b/a Geaghans Pub & Craft Brewery, 570 Main Street* **PLOURDE**

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


Lisa J. Goodwin, MMC, Bangor City Clerk

MINUTES

BANGOR SCHOOL COMMITTEE REGULAR MEETING

7:00 p.m., Wednesday, March 11, 2015

School Committee Members present: Chairman Warren Caruso, Vice Chair Jay Ye, Marc Eastman, Sue Sorg, and Marlene Susi. Committee Members Sue Hawes and Sarah Smiley were unable to attend.

- A. 1.&2. The meeting was called to order by Chairman Caruso at 7:03 p.m. and the Pledge of Allegiance followed.
3. a. The Bangor School Department and the Bangor School Committee recognized Sam Kenney, a Bangor High School senior, for being chosen by the Foreign Language Association of Maine (FLAME) to receive their Student Recognition Award for 2015 for his passion for and achievement in both French and Spanish, along with his involvement in and service to his school and community. He will be honored at the FLAME annual conference in Portland in March.
- b. The Bangor School Department and the Bangor School Committee recognized the Bangor High School Science Bowl Team for their achievement as 2015 State Champions. In a press release from United States Energy Secretary Ernest Moniz, the National Science Bowl for the 25th year brings together "some of the brightest science and math students from across the country." The team has earned an all-expense paid opportunity to compete in the national competition of 120 regional winners in Washington D.C. in April.
- c. The Bangor School Department and the Bangor School Committee recognized the Bangor High School Speech and Debate Teams for their team state championship and three individual state championships. The Bangor High School teams also earned the Sportsmanship Award in two categories, Debate and Congressional Debate, and shared the award in Speech. Coaches Joseph Pelletier and Jennifer Page indicated that this level of recognition for one school is unprecedented in their experience.
- d. The Bangor School Department and the Bangor School Committee recognized Bangor High School Science Teacher Cary James and Associate Dean of the College of Engineering Professor Dr. Mohamad Musavi as recipients of the K-12 STEM Literacy Educator-Engineer Partnership Award from IEEE-USA, the Institute of Electrical and Electronic Engineers. IEEE-USA is the world's largest professional association for advancement of technology. The award recognizes the partnership between Bangor High School and the University of Maine, whose partnership on the development of the STEM Academy has resulted in extremely high quality mentored learning opportunities through high school and a pathway for students to continue their science and engineering study in college.
- D. 2. a. Each year the Superintendent of Schools recognizes our highest achieving scholars in the senior and sophomore classes. These students elect to take the most challenging academic courses that we offer and maintain a grade point average that is outstanding. Seniors must take a minimum of eight Honors or Advanced Placement courses with an overall average GPA of 4.0 or higher. This award is added to the students' college/university applications and is recognized at graduation. Thirty-eight students received the Superintendent's Academic Excellence Award for 2014-2015. Assistant Superintendent Robert MacDonald read the names into the record.

- b. Superintendent Webb recommended approval of the Visual and Performing Arts Academy and the Business Academy given the high number of students interested in the programs.

Committee members asked questions and shared their thoughts on the quality of programming.

VOTED 6-0 to approve the academies as presented.

- c. Superintendent Webb provided a budget update of the FY16 budget development.

E. 1. a. 1. VOTED 6-0 to approve the Minutes of the February 25, 2015 Regular School Committee Meeting.

b. 1. VOTED 6-0 to approve of the January 2015 Financial Statement.

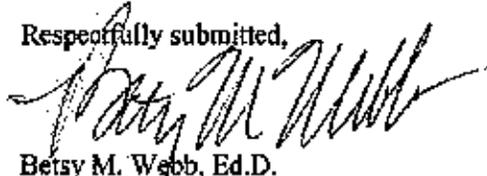
c. 1. Superintendent Webb recommended the Second Reading and approval of Policy GCD - Professional Staff Hiring.

VOTED 6-0 to approve the Second Reading of Policy GCD as presented.

H. & I. Chairman Caruso reviewed the important dates and commented on the evening's recognitions. He stated that these awards were evidence of the return on investment; by providing a quality education, students are successful.

J. The meeting adjourned at 8:32 p.m.

Respectfully submitted,



Betsy M. Webb, Ed.D.
Superintendent of Schools

MINUTES

BANGOR SCHOOL COMMITTEE
REGULAR MEETING

7:00 p.m., Wednesday, March 25, 2015

School Committee Members present: Chairman Warren Caruso, Sarah Smiley, Sue Sorg, and Mariene Susi. Committee Members Marc Eastman, Sue Hawes and Jay Ye were unable to attend.

A. 1.&2. The meeting was called to order by Chairman Caruso at 7:03 p.m. and the Pledge of Allegiance followed.

3. The Bangor School Department and the Bangor School Committee recognized two Bangor High School seniors who won Gold Medals at the SkillsUSA Competition. SkillsUSA is a national nonprofit organization serving teachers and high school and college students who are preparing for careers in trade, technical and skilled service occupations.

D. 1. a. Superintendent Webb reviewed and recommended the First Reading of the FY16 Budget.

VOTED 4-0 to receive the First Reading as presented.

E. 1. a. 1-2. The approval of the draft Minutes of the March 11, 2015 Special School Committee Meeting and the March 11, 2015 Regular School Committee Meeting were tabled until the next meeting when other members will be present.

b. 1. Superintendent Webb recommended approval of the February 2015 Financial Statement.

VOTED 4-0 to approve the February 2015 Financial Statement as presented.

c. 1. a. Superintendent Webb nominated for Committee approval and election the following Administrator Nominees for Second Year Probationary Contracts from July 1, 2015 to June 30, 2016:

Brian Doyle	Assistant Principal, Bangor High School
Albert Mooers	Principal, Downeast School

VOTED 4-0 to approve the nominations as presented.

b. Superintendent Webb nominated for Committee approval and election the following Administrator Nominees for Continuing Contracts from July 1, 2015 to June 30, 2017:

Daniel Chadbourne	.5 Principal, 14 th Street School/.5 Asst. Director of Pupil Services
Samuel Moring	Assistant Principal, James F. Doughty School

VOTED 4-0 to approve the nominations as presented.

d. Superintendent Webb reported the following donations:

To Abraham Lincoln School from the Abraham Lincoln School PTO, books for classroom libraries, literacy center and library, having a total dollar value of \$7,000.

To Fourteenth Street School from Ryan Higgins, classroom books, having a total dollar value of \$152.91.

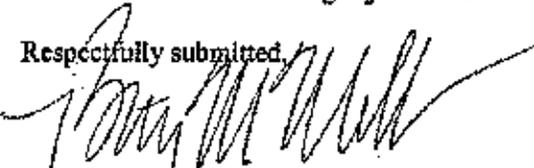
VOTED 4-0 to accept the donations with great appreciation.

F. 2. d. Member Susi reported on the United Technologies Center Board Meeting. The Board heard from the students that placed at the SkillsUSA competition. She further reported that Marc Eastman was sworn in as a board member; they reviewed the 2015-2016 calendar; accepted the First Reading of the FY16 budget; and reviewed the service coordinator position.

H. & I. Chairman Caruso reviewed the important dates and commented on the quality and the participation at the All City Band Concert.

J. The meeting adjourned at 7:53 p.m.

Respectfully submitted,



Betsy M. Webb, Ed.D.
Superintendent of Schools

MINUTES

BANGOR SCHOOL COMMITTEE
REGULAR MEETING
7:00 p.m., Wednesday, October 22, 2014

School Committee Members present: Chairman Warren Caruso, Vice Chair Jay Ye, Marc Eastman, Phyllis Guerette, Sarah Smiley, and Christine Szal. Member Susan Hawes was unable to attend.

A. 1.&2. The meeting was called to order by Chairman Caruso at 7:01 p.m. and the Pledge of Allegiance followed.

3. The Bangor School Committee and the Bangor School Department recognized Phyllis Guerette and Christine Szal for their years of service on the Bangor School Committee. Chairman Ben Sprague attended the meeting and presented each member with a Resolve from the Bangor City Council expressing appreciation for their years of service.

B. Superintendent Webb requested adding D.2.c. to add a report of reassignment.

VOTED 6-0 to approve the addition as requested.

C. Citizen Paul LeClair of 666 Finson Road, expressed his concern for the city and school budget and shared some data he had located online.

D. 2. a. Superintendent Webb reviewed the October 1 enrollment report. October 1 and April 1 enrollments are used as the two census dates for state subsidy calculation purposes.

b. Director of Business Services Alan Kochis provided a Budget Review of Bangor High School, Athletics, Peakes Auditorium, and Garland Street Field.

c. Superintendent Webb reported the following reassignment:

Shana Curtis from (.5) Title I Teacher at Vine Street School to (.8) Title I Teacher at Vine Street School

E. 1. a. 1. VOTED 5 (Caruso, Ye, Eastman, Guerette, Szal) for 0 against and 1 (Smiley) abstained to approve the Minutes of the September 23, 2014 Regular School Committee Meeting as amended.

b. 1. Superintendent Webb recommended approval of the September 2014 Financial Statement.

School Committee members asked questions regarding the hot lunch program revenues.

VOTED 6-0 to approve the September 2014 Financial Statement as presented.

c. 1. a. Superintendent Webb recommended the following Extra-Duty Assignments for the 2014-2015 school year:

Boys JV Basketball Head Coach	Bangor High School	John Trull (1st yr. ET w/BSD)
Ice Hockey Asst. Coach	Bangor High School	Michael Hersom (1st yr. Tchr w/BSD)
Spring Track Asst. Coach	Bangor High School	Lindsey Mercier (2nd yr. Tchr w/BSD)
Girls Freshman Basketball Coach	Bangor High School	Breanna Tocci (2nd yr w/BSD)
Girls Tennis Head Coach	Bangor High School	Cathy Lemin (1st yr w/BSD)

VOTED 6-0 to approve the nominations as presented.

d. Superintendent Webb reported the following donations:

To Abraham Lincoln School, Downeast School, Fourteenth Street School, Fruit Street School and Vine Street School from Weebiez ROCKET READERS reading program, a cash donation to purchase books to promote student reading, having a total dollar value of \$1,000.

To Abraham Lincoln School from Bangor Breakfast Kiwanis, 60 copies of The Best Dictionary for students, having a total dollar value of \$250.

To Abraham Lincoln School from Phillip & Elena Sykes, a cash donation, having a total dollar value of \$150.

To Abraham Lincoln School from Becka Castania & Dominic Sanchez, 192 notebooks and 160 folders, having a total dollar value of \$100.

To Fruit Street School from Bangor Lodge of Elks #244, 80 student dictionaries for third grade students, having a total dollar value of \$290.

To Fairmount School from Mr. & Mrs. Richard Bernstein, a cash donation for the Pay It Forward account, having a total dollar value of \$200.

To James F. Doughty School from Friends of Acadia National Park, student busing to the Teacher Ranger Teacher Program – Learning the Ecology of Acadia National Park, having a total dollar value of \$900.

VOTED 6-0 to approve the donations with gratitude.

G. 1. Principal Paul Butler provided a report on the Maine High School Assessment results from the 2013-2014 school year.

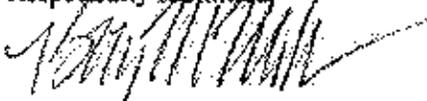
Committee Members asked questions and praised all for the great achievement.

2. Assistant Superintendent Robert MacDonald reported on the Grade 5 and Grade 8 MEA Science Assessment results from 2013-2014.

Committee Members asked questions and voiced their excitement over the results.

J. The meeting adjourned at 8:33 p.m.

Respectfully submitted,



Betsy M. Webb, Ed.D.
Superintendent of Schools

MINUTES

BANGOR SCHOOL COMMITTEE REGULAR MEETING 7:00 p.m., Monday, November 12, 2014

School Committee Members present: Chairman Warren Caruso, Vice Chair Jay Ye, Sue Hawes, Sue Sorg, and Marlene Susi. Members Marc Eastman and Sarah Smiley were unable to attend.

- A. 1.&2. The meeting was called to order by Superintendent Webb at 7:01 p.m. and the Pledge of Allegiance followed.
3. The Bangor School Department and the Bangor School Committee recognized Bangor School Department Educational Technician Lorie Darling for her nomination and award as Special Education Support Staff of the Year by Maine Administrators of Services for Children With Disabilities (MADSEC).
- D. 1. a. Superintendent Webb recommended approval of the Comprehensive Emergency Plan. Committee members spoke to the thoroughness of the plan and thanked members of the Bangor School Department for their work to continuously improve the plan. Member Hawes also noted the outstanding partnerships with the Bangor Police Department, Bangor Fire Department, and the sheriff's office.

VOTED 5-0 to approve the plan as presented.

2. a. Director of Business Services Alan Kochis provided a budget review of the James F. Doughty School, William S. Cohen School and Downeast School divisions.
- b. 1. Superintendent Webb reported the following teacher reassignment:
- Leslie Stewart, Speech Language Clinician, from (.4) at Mary Snow School, (.4) at Vine Street School and (.2) at Fourteenth Street School to (.3) at Mary Snow School, (.2) at Vine Street School and (.5) at Fourteenth Street Schools.
2. Superintendent Webb reported the following extra-duty reassignment:
- Daniel Chadbourne, Administrator, from Affirmative Action Officer to (½) Affirmative Action Officer.
- E. 1. a. 1. The Minutes of the October 22, 2014 Regular School Committee Meeting were tabled until the next meeting when a quorum of the October 22nd meeting would be present.

- b. a.-e. The Chairman assigned members to the following committees:

United Technology Center -- Marc Eastman, Susan Sorg and Marlene Susi
Southern Penobscot Regional Program for Children With Exceptionalities -- Jay Ye and alternate Susan Sorg,
Negotiations -- Jay Ye, Susan Hawes, and Warren Caruso
Dropout Prevention -- Sarah Smiley
Friends of Cameron Stadium -- Warren Caruso

- c. 1. Superintendent Webb recommended approval of the Final June Budget Transfers.

VOTED 5-0 to approve the Final June Budget Transfers as presented.

- d. 1. a. Superintendent Webb recommended the following Extra-Duty Assignments for the 2014-2015 school year:

Affirmative Action Officer (1/2)	Systemwide	Christina Babin
Girls "A" Basketball	William S. Cohen School	Donald Stanhope
Freshman Class Advisor	Bangor High School	Wendy Hooke
Freshman Class Advisor	Bangor High School	Susan McGarry
Envirothon Advisor	Bangor High School	Joyce Harrison

VOTED 5-0 to approve the nominations as presented.

- e. Superintendent Webb reported the following donation:

To Fruit Street School from the family of Evelyn Goodridge, 16 books for the library, having a total dollar value of \$174.

VOTED 5-0 to receive the donation with great thanks.

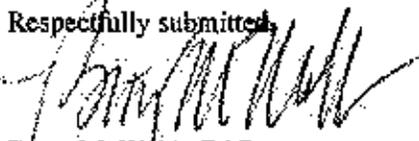
2. a. 1-6. Superintendent Webb recommended receipt of the First Reading of the following policies.

Policy CCA – Administrative Organization
Revised Policy GDB-5 – Lunch Aide Compensation Guide
Revised Policy GDB-6 – Executive Office Compensation Guide
Revised Policy GDB-7 – Support Staff Compensation Guide
Revised Policy GDB-8 – Adult & Community Education Compensation Guide
Revised Policy GDB-10 – Educational Technology Staff Compensation Guide

- H. Chairman Caruso reviewed the important dates.

- J. The meeting adjourned at 7:29 p.m.

Respectfully submitted,


Betsy M. Webb, Ed.D.
Superintendent of Schools

MINUTES

BANGOR SCHOOL COMMITTEE REGULAR MEETING 7:00 p.m., Wednesday, December 10, 2014

School Committee Members present: Warren Caruso, Marc Eastman, Sue Hawes, Sarah Smiley, Sue Sorg, Marlene Susi and Jay Ye.

A. 1.&2. The meeting was called to order by Chairman Caruso at 7:02 p.m. and the Pledge of Allegiance followed.

B. Superintendent Webb recommended adjusting the Agenda to add J. Executive Session for the purpose of consulting with the school attorney pursuant to 1 MRSA subsection 405 (6) (E).

VOTED 7-0 to adjust the Agenda as recommended.

D. 2. a. Each year the Department of Education requires an October 1st count of the students identified for special education programming. Director Parti Rapaport provided the Committee with an update of the Bangor special education programs, enrollment, and eligibility requirements.

b. Assistant Superintendent Robert MacDonald shared the MEA Science Assessment results as compared to other schools testing at least 100 students. Bangor schools have continued to perform at high achievement levels as compared to others throughout the State.

Committee Members Ye and Caruso commented on the success of the schools, the efforts of the students, faculty and staff, leadership of the administration, and the support of the Community all play a part in the high achievement levels.

c. Superintendent Webb reported the following retirement:

James Paton	Music	Fairmount & Mary Snow Schools
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d. Director of Business Services Alan Kochis reviewed the budgets of the Fairmount School, Fruit Street School and Fourteenth Street School.

E. 1. a. 1.-3. VOTED 4 (Caruso, Ye, Eastman, Smiley) for, 0 against, and 3 (Susi, Sorg, and Hawes) abstained to approve the Minutes of the October 22, 2014 Regular School Committee Meeting.

VOTED 6 (Caruso, Eastman, Hawes, Sorg, Susi, Ye) for, 0 against, and 1 (Smiley) abstained to approve the Minutes of the November 10, 2014 Organizational School Committee Meeting.

VOTED 5 (Caruso, Ye, Hawes, Sorg, Susi) for, 0 against, and 2 (Eastman, Smiley) abstained to approve the Minutes of the November 12, 2014 Regular School Committee Meeting.

b. Title 20-A M.R.S.A. Section 1051 (2) requires that school committees certify employment of a superintendent each December for the following school year. All Maine school units are required by law to have a superintendent.

VOTED 7-0 to authorize the Chair to complete the certification of employment form for the next school year 2015-2016.

c. 1. Superintendent Webb recommended approval of the October 2014 Financial Statement.

VOTED 7-0 to approve the October 2014 Financial Statement as presented.

- d. 1. a. Superintendent Webb recommended the following Extra-Duty Assignments for the 2014-2015 school year:
- | | | |
|-------------------------------|-------------------------|-------------------------------------|
| Boys "A" Basketball | William S. Cohen School | Matthew MacKenzie |
| JV Winter Cheerleading w/BSD) | Bangor High School | Hannah Chambers (1 st yr |

VOTED 7-0 to approve the nominations as presented.

- e. Superintendent Webb reported the following donations:

To Mary Snow School from St. Paul the Apostle Parish, 18 pairs of sneakers and 6 packets of socks, having a total dollar value of \$400.

To William S. Cohen School from the William S. Cohen School Booster Club, three superdrives compatible with teacher iMacs, having a total dollar value of \$225.

To James F. Doughty School from an anonymous donor, twenty-two \$10 iTunes gift cards, having a total dollar value of \$220.

VOTED 7-0 to approve the donations with thanks.

- f. 1.-6. Superintendent Webb recommended Second Reading of the following policies.

1. Policy CCA – Administrative Organization
2. Revised Policy GDB-5 – Lunch Aide Compensation Guide
3. Revised Policy GDB-6 – Executive Office Compensation Guide
4. Revised Policy GDB-7 – Support Staff Compensation Guide
5. Revised Policy GDB-8 – Adult & Community Education Compensation Guide
6. Revised Policy GDB-10 – Educational Technology Staff Compensation Guide

VOTED 7-0 to approve the Second Readings of all policies as presented.

- F. 2. a. Committee Member Smiley reported on the Dropout Prevention Committee Meeting. She is happy to report that the graduation rate continues to climb and the dropout rate continues to drop. Member Smiley was impressed with the efforts of the faculty and staff to connect with and motivate at risk students.

- c. Committee Member Sorg reported on the December 4th United Technologies Center monthly board meeting. Members of the UTC Board were treated to a meal prepared by the vocational students prior to the meeting. At the meeting, new board members were sworn in and newly elected Interim Director Greg Miller shared his goals for the future.

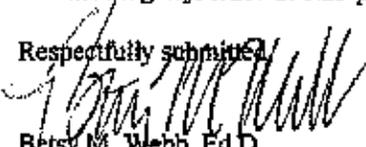
- J. By roll call vote (7-0) to enter Executive Session at 7:44 p.m. for the purpose of consulting with the school attorney pursuant to 1 MRSA subsection 405 (6)(E).

Returned to Public Session at 8:22 p.m.

VOTED 7-0 to dismiss James McHenry based on the findings that he is unfit to teach and unprofitable to the Bangor School Department and to adopt the findings of fact as prepared by the school attorney.

The meeting adjourned at 8:23 p.m.

Respectfully submitted,


Betsy M. Webb, Ed.D.
Superintendent of Schools

DRAFT
MINUTES

BANGOR SCHOOL COMMITTEE
SPECIAL MEETING
6:00 p.m., Wednesday, March 11, 2015

School Committee Members present: Marc Eastman, Sarah Smiley, Sue Sorg, and Marlene Susi. Chairman Caruso joined the meeting at 6:05 p.m. while Committee Member Smiley had to leave early. Committee Members Sue Hawes and Jay Ye were unable to attend.

The meeting was called to order by Committee Member Eastman at 6:04 p.m.

By roll call voted 4 (Eastman, Smiley, Sorg, Susi) – 0 to enter Executive Session at 6:05 p.m. for the purpose of discussion regarding collective bargaining with the Teachers' Bargaining Unit pursuant to 1 M.R.S.A § 495 (6)(D).

Returned to Public Session at 6:59 p.m.

Meeting adjourned at 7:00 p.m.

Respectfully submitted,



Eetsy M. Webb, Ed.D.
Superintendent of Schools

DRAFT
MINUTES

BANGOR SCHOOL COMMITTEE
SPECIAL MEETING
6:00 p.m., Wednesday, March 25, 2015

School Committee Members present: Chairman Warren Caruso, Sarah Smiley, Sue Sorg, and Marlene Susi. Committee Members Marc Eastman, Sue Hawes, and Jay Ye were unable to attend.

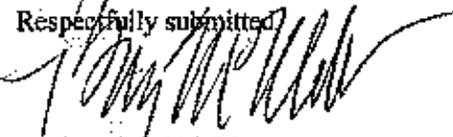
The meeting was called to order by Chairman Caruso at 6:02 p.m.

By roll call voted 4 (Caruso, Smiley, Sorg, Susi) - 0 to enter Executive Session at 6:04 p.m. for the purpose of discussion regarding collective bargaining with the Teachers' Bargaining Unit pursuant to 1 M.R.S.A. § 495 (6)(D).

Returned to Public Session at 6:59 p.m.

Meeting adjourned at 7:00 p.m.

Respectfully submitted,



Betsy M. Webb, Ed.D.
Superintendent of Schools

MINUTES

BANGOR SCHOOL COMMITTEE
ORGANIZATIONAL MEETING
11:00 a.m., Monday, November 10, 2014

School Committee Members present: Warren Caruso, Marc Eastman, Susan Hawes, Susan Sorg, Marlene Susi and Jay Ye. Member Sarah Smiley was unable to attend.

The meeting was called to order by Superintendent Webb at 11:01 a.m. and the Pledge of Allegiance followed.

A. Lisa Goodwin, the City Clerk, swore in newly elected School Committee Members Warren Caruso, Susan Sorg, and Marlene Susi.

B. 1&2. Superintendent Webb took nominations for Chairman.

Jay Ye nominated and Sue Hawes seconded Warren Caruso as Chairman. Marc Eastman nominated himself as chair and the nomination failed due to a lack of a second.

VOTED 5 (Caruso, Hawes, Sorg, Susi, and Ye) for 0 against and 1 (Eastman) abstention to elect Warren Caruso as Chair.

Chairman Caruso took nominations for Vice Chairman.

Susan Hawes nominated and Marlene Susi seconded Jay Ye for Vice Chair. There were no other nominations.

VOTED 5 (Caruso, Hawes, Sorg, Susi, and Ye) for 0 against and 1 (Eastman) abstention to elect Jay Ye as the Vice Chair.

C. Items 1-6 were postponed until the next School Committee meeting scheduled for Wednesday, November 12th.

7. Superintendent Webb recommended the draft Finance Committee Rotation List.

VOTED 6-0 to approve the Finance Committee Rotation List.

8. Superintendent Webb recommended the reappointment of Dr. Kristen Martin as School Physician.

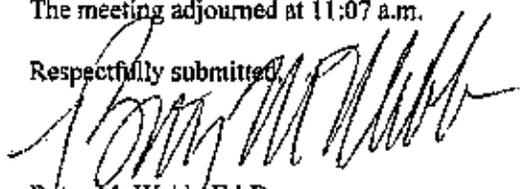
VOTED 6-0 to approve the recommendation.

9. Superintendent Webb recommended the continued legal services of Brann & Isaacson with Daniel Stockford to serve as General Legal Counsel and Chief Negotiator for the Bangor School Department.

VOTED 6-0 to approve the recommendation.

The meeting adjourned at 11:07 a.m.

Respectfully submitted,


Betsy M. Webb, Ed.D.
Superintendent of Schools

MINUTES

BANGOR SCHOOL COMMITTEE
SPECIAL MEETING
7:00 p.m., Tuesday, November 25, 2014

School Committee Members present: Warren Caruso, Marc Eastman, Sue Hawes, Sue Sorg, Marlene Susi and Jay Ye. Member Sarah Smiley was unable to attend.

The meeting was called to order by Chairman Caruso at 7:00 p.m. and the Pledge of Allegiance followed.

1. By roll call vote (6-0) entered Executive Session for the purpose of consulting with the school attorney pursuant to 1 MRSA subsection 405(6)(E) at 7:01 p.m.

Entered Public Session at 7:16 p.m.

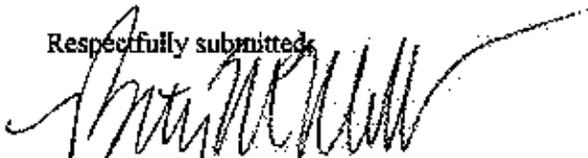
2. By roll call vote (6-0) entered Executive Session for the purpose of discussing a personnel matter pursuant to 1 MRSA subsection 405(6)(A) at 7:17 p.m.

Entered Public Session at 7:36 p.m.

VOTED 6-0 to schedule a dismissal hearing on December 9, 2014 at 7:00 p.m. at City Council Chambers to consider the charges presented by the Superintendent of Schools; to instruct the Superintendent of Schools to issue advance written notice to the employee of the charges and the date, time and location of the hearing; and to instruct the Superintendent of Schools to make arrangements for the student's testimony at the hearing to be recorded by a videographer.

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,



Betsy M. Webb, Ed.D.
Superintendent of Schools

MINUTES

BANGOR SCHOOL COMMITTEE
SPECIAL MEETING
7:00 p.m., Tuesday, December 9, 2014

School Committee Members present: Warren Caruso, Marc Eastman, Sue Hawes, Sarah Smiley, Sue Sorg, Marlene Susi and Jay Ye.

The meeting was called to order by Chairman Caruso at 7:05 p.m. and the Pledge of Allegiance followed.

1. By roll call vote (7-0) entered Executive Session for the purpose of discussing a personnel matter pursuant to 1 MRSA subsection 405(6)(A) at 7:07 p.m.

Returned to Public Session at 10:20 p.m.

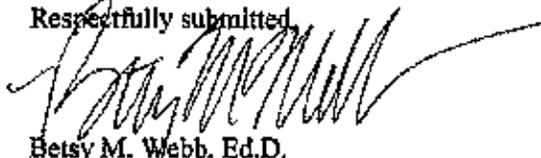
VOTED 7-0 to extend the meeting beyond 10:30 p.m.

By roll call vote (7-0) entered Executive Session for the purpose of discussing a personnel matter pursuant to 1 MRSA subsection 405(6)(A) at 10:21 p.m.

Returned to Public Session at 12:43 a.m.

The meeting adjourned at 12:44 a.m.

Respectfully submitted,



Betsy M. Webb, Ed.D.
Superintendent of Schools

SPECIAL FINANCE COMMITTEE MINUTES
April 14, 2015 @ 5:15 pm

Council Members: Durgin, Blanchette, Civiello, Graham, Nealley, Sprague, Faircloth

Staff Members: Cyr, Conlow

1. Resolution of the Finance Committee Approving the Details of the 2015 Series A and Series B Bond Issues (Resolution provided at meeting)

Finance Director Cyr reviewed the results of the public sale of the City's Series A and Series B (federally taxable) general obligation bonds. The City received 6 bids for the tax exempt bonds in the amount of \$3,120,000 and 5 bids for the taxable bonds in the amount of \$1,600,000. The true interest cost (tic) of the tax exempt bonds is 2.00% and the tic of the taxable bonds was 3.424%.

The Committee approved the resolution unanimously.

GOVERNMENT OPERATIONS COMMITTEE

MINUTES

March 16, 2015

Councilors Attending: Civiello, Plourde, Blanchette, Baldacci, Sprague, Durgin

Staff Attending: Conlow, Emery, Farrar, Higgins, Hamilton, Martin, Nicklas

Other attending: Media representatives

Committee Chair Civiello called the meeting to Order at 5:55pm

1. Request to Donate Surplus Police Cruiser

Corey Leighton from Beal College explained their request for the city to donate a surplus police cruiser for use in their law enforcement program. These vehicles would normally go to auction and be sold for approximately \$1,000 to \$1,500. The city will have a vehicle available later this spring and staff supports the request with the understanding that the vehicle will be used for training purposes only, it will not be registered for on road use, all Bangor identification will be removed, and will be donated in where-is, as-is condition. It was moved by Sprague and seconded by Baldacci and voted by the Committee to make the donation, with the above terms and conditions.

2. Resolve –Accepting and Appropriating Grant Funds from the US Department of Housing and Urban Development – Shelter Plus Care Renewal

This is the annual grant for operation of the City's Shelter Plus Care Program for the period 4-1-15 to 30-31-15 which supports 40 units of housing for qualified homeless individuals. The grant amount is \$326, 699. It was moved by Baldacci, seconded by Blanchette to recommend approval of the Resolve, and so voted by the Committee.

3. Resolve- Accepting and Appropriating Grant Funds from the Maine Department of Health and Human Services to Support an In-Home Asthma Education Program.

This grant would provide \$136,000 for in In-Home asthma education program for the period 4-1-15 to 8-31-16, and would serve residents of 22 area communities. It was moved by Baldacci and seconded by Sprague to recommend approval of the Resolve and so voted by the Committee.

4. Multi-Family Rental Housing Inspection Program

Community and Economic Development Director Emery explained details of the proposed rental housing inspection program. This program would encompass more units than the previously discussed proposal that would have only included General Assistance rental units. Several departments will be involved with this effort including Fire, Code and Fire Inspectors. Director Emery outlined the elements of the program, as included in the background memorandum to the Committee. The Committee asked several questions and indicated their support for the revised rental housing inspection program. It is anticipated that the target date for the program is May 1st, preceded by an informational/ public relations campaign. As this was an update, no specific committee action was required.

With no further business, the meeting adjourned at 6:45 pm.

GOVERNMENT OPERATIONS COMMITTEE

Minutes

April 6, 2015

Councilors Attending: Civiello, Plourde, Sprague, Baldacci, Blanchette, Graham, Durgin

Staff Attending: Conlow, Farrar, Willette, Nicklas

Others Attending: Media representatives, Jim Bird, Senator Gratwick, Shawn Yardley, Pat Kimball

Committee Chair Civiello called the meeting to Order at 5:15 pm

1. Proposed Ordinance, Amending Chapter 23 Boards, Committee, and Commissions of the Code of the City of Bangor, by Clarifying the Notification Process for Decisions of the Board of Appeals.

This proposed ordinance will align the City's notification process with the current state law requirements. It was moved by Sprague and seconded by Baldacci to recommend approval of the proposed Ordinance Amendment, and so voted by the Committee.

2. Orono Bog Boardwalk Presentation

Parks and Recreation Director Willette and Orono Bog Boardwalk Executive Director Jim Martin provided a brief history of the Boardwalk and the relationship among the partners in the project, the City of Bangor, the University of Maine, and the Orono Land Trust. Mr. Bird explained that the Boardwalk sections are in need of replacement and that a capital campaign is underway to raise the required funds. Phase One of the replacement program (104 sections) has been completed and Phase Two fundraising has begun. Mr. Bird requested that the City

consider a \$2,000 donation, which would fund the replacement of two Boardwalk sections. The Committee asked several questions and indicated their general support for both the Boardwalk and the request. The Committee asked that this request be brought forward for consideration as part of the fy 15/16 budget process that will be underway shortly, when the Parks and Recreation budget is presented / discussed.

3. Discussion regarding a proposal to draft a Council Resolve in Support of the Governor's Plan for additional funding to combat drug issues and to urge legislative support.

Councilors Baldacci and Civiello asked the Committee to consider their support for the preparation of a Resolve as outlined above, as well as support for pending legislation that would reinstate the adult drug court. There was a lengthy discussion concerning these issues and whether the Governor's approach was appropriate and encompassed all of the various approaches that could be utilized to deal with the problem. Councilors discussed other approaches including education, prevention, treatment, support and recovery as key aspects concerning the drug issue, in addition to enforcement and prosecution. Resident Yardley, Senator Gratwick and Wellspring Director Kimball all spoke to the Committee. The Committee also discussed the work and recommendations of the Community Health Leadership Board (CHLB), and the Substance Abuse Task Force. Following additional conversation and discussion, the City Manager suggested that she would work with staff to develop a draft letter taking into account the various points raised by the committee, and the work / recommendations of the CHLB. She noted that the draft would be ready for the Committee's review at the next regularly scheduled meeting. The Committee agreed with her suggested approach as a next step.

With no further business, the Committee adjourned at 6:25 pm

COUNCIL ACTION

Item No. 15-141

Date: April 27, 2015

Item/Subject: **ORDER**, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 20 Norfolk Street (Map 39 Lot 92).

Responsible Department: Legal

Commentary:

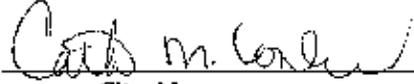
Sewer liens have matured on property owned by John and Karen Gilgan at 20 Norfolk Street. All outstanding charges due the City have been paid. There are no outstanding real estate taxes or property issues. Because the liens have matured, a municipal quitclaim is required to release the City's interest in the property.

Staff recommends approval.



Department Head

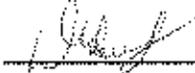
Manager's Comments:



City Manager

Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for Consent Agenda

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

15-141
APRIL 27, 2015



Assigned to Councilor Sprague

CITY OF BANGOR

(TITLE.) ORDER, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 20 Norfolk Street (Map 39 Lot 92).

By the City Council of the City of Bangor

ORDERED, Deborah A. Cyr, Finance Director, is hereby authorized and directed, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of undischarged sewer liens recorded in the Penobscot County Registry of Deeds in Book 11890, Page 162, Book 12211, Page 106, Book 12397, Page 185 and Book 12675, Page 68. Said deed shall be directed to John F. Gilgan and Karen A. Gilgan in final form approved by the City Solicitor or Assistant City Solicitor.

COUNCIL ACTION

Item No. 15-142

Date: April 27, 2015

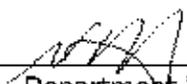
Item/Subject: Order, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 20 State Street (Map 41, Lot 86).

Responsible Department: Legal

Commentary:

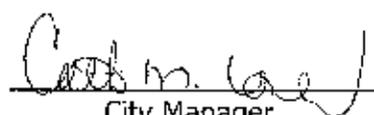
Real estate tax liens matured on the property located at 20 State Street, once owned by Brandon Wilson and now owned by The WCS Family Trust. All outstanding charges due the City have been paid. There are no outstanding sewer charges or property issues. Because the liens matured a quitclaim deed is required to release the City's interest in the property.

Staff recommends approval.



Department Head

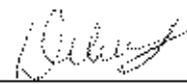
Manager's Comments:



City Manager

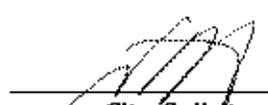
Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for Consent Agenda

- Passage
- First Reading
- Referral



Assigned to Councillor Blanchette

CITY OF BANGOR

(TITLE.) Order, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 20 State Street (Map 41, Lot 86).

By the City Council of the City of Bangor:

ORDERED, Deborah A. Cyr, Finance Director, is hereby authorized and directed, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of undischarged real estate tax liens recorded in the Penobscot County Registry of Deeds in Book 12508, Page 270, Book 12851, Page 176, Book 12852, Page 255, Book 13222, Page 208, Book 13223, Page 301, Book 13561, Page 160 and Book 13562, Page 310. Said deed shall be directed to The WCS Family Trust in final form approved by the City Solicitor or Assistant City Solicitor.

COUNCIL ACTION

Item No. 15-143

Date: April 27, 2015

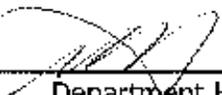
Item/Subject: **ORDER**, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 71 Pier Street (Map 23, Lot 107) and 79 Pier Street (Map 23, Lot 107C).

Responsible Department: Legal

Commentary:

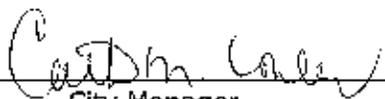
Real estate tax and sewer liens matured on the properties located at 71 and 79 Pier Street. All outstanding charges due the City have been paid. There are no property issues. Because the liens matured, a municipal quitclaim is required to release the City's interest in the property.

Staff recommends approval.



Department Head

Manager's Comments:



City Manager

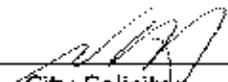
Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for Consent Agenda

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



Assigned to Councilor Baldacci

CITY OF BANGOR

(TITLE.) ORDER, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 71 Pier Street (Map 23, Lot 107) and 79 Pier Street (Map 23, Lot 107C).

By the City Council of the City of Bangor:

ORDERED, Deborah A. Cyr, Finance Director, is hereby authorized and directed, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of undischarged real estate tax and sewer liens recorded in the Penobscot County Registry of Deeds in Book 6148, Page 311, Book 6222, Page 110, Book 6308, Page 198, Book 6742, Page 274, Book 7120, Page 307, Book 7307, Page 298, Book 7396, Page 321, Book 7538, Page 107, Book 7700, Page 311, Book 8030, Page 218, Book 8793, Page 266, Book 9401, Page 293, Book 9410, Page 271, Book 9410, Page 272, Book 9920, Page 232, Book 9920, Page 234, Book 10483, Page 158, Book 10483, Page 159, Book 10568, Page 132, Book 10802, Page 158, Book 11002, Page 330, Book 11002, Page 332, Book 11262, Page 303, Book 11434, Page 85, Book 11434, Page 86, Book 11654, Page 275, Book 11802, Page 110, Book 11802, Page 111, Book 12161, Page 28, Book 12507, Page 321, Book 12851, Page 204, Book 13222, Page 240, Book 13561, Page 198 and Book 13562, Page 243. Said deed shall be directed to Richard and Lisa Russell, successor in interest to Jacqueline G. Hughes, deceased, in final form approved by the City Solicitor or Assistant City Solicitor.

COUNCIL ACTION

Item No. 15-144

Date: April 27, 2015

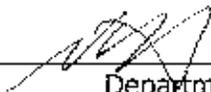
Item/Subject: **Order, Directing the City Manager to Take Possession of Property Located at 16 G Street, Birch Hill Estates (Map B39 Lot 2).**

Responsible Department: Legal

Commentary:

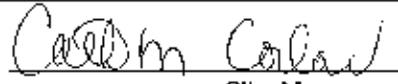
This Order directs the City Manager to take all appropriate actions to take possession of the mobile home located at 16 G Street, Birch Hill Estates by virtue of 2012 and 2013 matured tax liens. The City of Bangor has recorded real estate tax liens on the property for unpaid real estate taxes.

This has been reviewed and recommended for approval by the Finance Committee on April 22, 2015.



Department Head

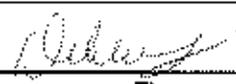
Manager's Comments:



City Manager

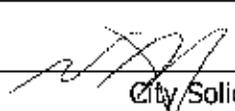
Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for
 Passage
 First Reading
 Referral



Assigned to Councilor Civiello

CITY OF BANGOR

(TITLE.) ORDER, Authorizing City Staff to Take Possession of Property Located at 16 G Street, Birch Hill Estates (Map B39 Lot 2).

By the City Council of the City of Bangor

ORDERED,

THAT Catherine M. Conlow, City Manager, is hereby authorized to take all appropriate actions to take possession of the property located at 16 G Street, Birch Hill Estates on the basis of matured 2012 and 2013 real estate tax liens.

COUNCIL ACTION

Item No. 15-145

Date: April 27, 2015

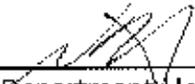
Item/Subject: **ORDER**, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 16 G Street, Birch Hill Estates (Map B39 Lot 2).

Responsible Department: Legal

Commentary:

Real estate tax liens matured on the property located at 16 G Street, Birch Hill Estates. The City of Bangor has taken possession of a mobile home located at 16 G Street, Birch Hill Estates by virtue of matured real estate tax liens. All outstanding taxes have been paid by Douglas Ronco.

This Order, if approved, will authorize staff to issue a municipal quitclaim deed to Douglas Ronco.



Department Head

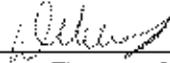
Manager's Comments:



City Manager

Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for Consent Agenda

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



Assigned to Councilor Nealley

CITY OF BANGOR

(TITLE.) ORDER, Authorizing Execution of Municipal Quitclaim Deed – Real Estate
Located at 16 G Street, Birch Hill Estates (Map B39 Lot 2).

WHEREAS, the City of Bangor has taken possession of a mobile home located at 16 G Street,
Birch Hill Estates by virtue of matured real estate tax liens; and

WHEREAS, Douglas Ronco has paid all outstanding real estate taxes.

By the City Council of the City of Bangor:

ORDERED, Deborah A. Cyr, 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 undischarged real estate tax liens recorded in the Penobscot County Registry of Deeds in Book 12852, Page 184, Book 13223, Page 224, and Book 13562, Page 218. Said deed shall be directed to Douglas Ronco in final form approved by the City Solicitor or Assistant City Solicitor.

COUNCIL ACTION

Item No. 15-146

Date: April 27, 2015

Item/Subject: Order, Directing the City Manager to Take Possession of the Property Located at 76 Market Street (Map 40 Lot 38B).

Responsible Department: Treasury

Commentary:

This Order directs the City Manager to take all appropriate actions to take possession of the property located at 76 Market Street by virtue of the 2012 matured tax lien. The City of Bangor has recorded tax liens on the property at 76 Market Street for unpaid real estate taxes; several of which have matured. All attempts to receive payment have been unsuccessful.

This has been reviewed and recommended for approval by the Finance Committee on April 22, 2015

Department Head

Manager's Comments:

Carl M. Corliss
City Manager

Associated Information:

Budget Approval:

Robert
Finance Director

Legal Approval:

MM
City Solicitor

Introduced for
 Passage
 First Reading
 Referral

Page __ of __



Assigned to Councilor Sprague

CITY OF BANGOR

(TITLE.) Order, Directing the City Manager to Take Possession of the Property Located at 76 Market Street (Map 40 Lot 38B).

WHEREAS, the City of Bangor has recorded tax liens on the property at 76 Market Street for unpaid real estate taxes; and

WHEREAS, several of those liens have matured; and

WHEREAS, all attempts to receive payment have been unsuccessful.

By the City Council of the City of Bangor:

Be it Ordered,

that Catherine M. Conlow, City Manager, is hereby directed on behalf of the City of Bangor to take all appropriate actions to take possession of the property located at 76 Market Street.

COUNCIL ACTION

Item No. 15-147

Date: April 27, 2015

Item/Subject: Order, Directing the City Manager to Take Possession of the Property Located at 217 State Street (Map 48 Lot 281).

Responsible Department: Treasury

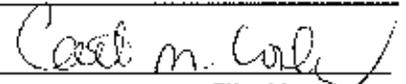
Commentary:

This Order directs the City Manager to take all appropriate actions to take possession of the property located at 217 State Street by virtue of the 2012 matured tax lien. The City of Bangor has recorded tax liens on the property at 217 State Street for unpaid real estate taxes; several of which have matured. All attempts to receive payment have been unsuccessful.

This has been reviewed and recommended for approval by the Finance Committee on April 22, 2015

Department Head

Manager's Comments:



City Manager

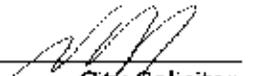
Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for
 Passage
 First Reading
 Referral

Page __ of __



Assigned to Councilor Blanchette

CITY OF BANGOR

(TITLE.) Order, Directing the City Manager to Take Possession of the Property Located at 217 State Street (Map 48 Lot 281).

WHEREAS, the City of Bangor has recorded tax liens on the property at 217 State Street for unpaid real estate taxes; and

WHEREAS, several of those liens have matured; and

WHEREAS, all attempts to receive payment have been unsuccessful.

By the City Council of the City of Bangor:

Be it Ordered,

that Catherine M. Conlow, City Manager, is hereby directed on behalf of the City of Bangor to take all appropriate actions to take possession of the property located at 217 State Street.

COUNCIL ACTION

Item No. **15- 148**

Date: **April 27, 2015**

Item/Subject **ORDER, Authorizing Grant of \$425 to Christopher Peary to Support Production of *Detritus***

Responsible Department: **Community & Economic Development**

Commentary: This Order will authorize a grant in the amount of \$425 to Maine artist Christopher Peary. Mr. Peary submitted an application to support the production of "Detritus," a journal of comics, writing and art, which is edited and published in Bangor. The Cultural Commission has recommended approval of this request because of the benefit to the community and its continued commitment to promote art in the City of Bangor.

If the project is funded by the Council at the recommended level, the Commission will have \$608.21 of available funds remaining for this fiscal year.

This item was reviewed and recommended for approval by the Business & Economic Development Committee at its April 21, 2015 meeting.

Tanya Emery
Department Head

Manager's Comments:

Carl M. Corleau
City Manager

Associated Information:

Budget Approval:

William
Finance Director

Legal Approval:

[Signature]
City Solicitor

Introduced for

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

Page of



Assigned to Councilor Plourde

CITY OF BANGOR

(TITLE.) ORDER, Authorizing Grant of \$425 to Christopher Peary to Support Production of *Detritus*

WHEREAS, the City Council has made an appropriation of funds to support arts and cultural organizations; has established a Commission on Cultural Development; and has assigned the Commission the responsibility of reviewing grant applications from arts and cultural organizations, and to make recommendations for grant funding to the City Council; and

WHEREAS, Maine artist Christopher Peary has submitted an application for funding of \$425 in partial support of the production of "Detritus," a journal of comics, writing and art, which is edited and published in Bangor; and

WHEREAS, the Commission on Cultural Development recommends the approval of the request due to the merits of the project; and

WHEREAS, the grant application was complete, well organized, and met funding criteria; and

WHEREAS, the Commission on Cultural Development and the Business & Economic Development Committee voted to recommend to the City Council approval of a grant in the amount of \$425:

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

A Grant of \$425 is hereby authorized for Christopher Peary's production of the journal, *Detritus*.

Date: April 27, 2015

Item/Subject: ORDER, Authorizing a Contract in the amount of \$164,328 for the Purchase of a Rescue Truck (Ambulance)

Responsible Department: Fire

Commentary: The Fire Department operates five rescue trucks (ambulances) that respond to over 6,000 requests for service each year. The current trucks were built by four different manufacturers on two different chassis. As the trucks have aged, obtaining parts and technical support has become increasingly challenging.

In southern Maine several fire departments were experiencing the same difficulties with their rescue trucks. A group collaborated to develop a specification that could be used to purchase multiple units. They eventually awarded a contract to purchase 16 trucks in six Maine communities. This contract has allowed them to standardize their fleets, as well as take advantage of multi truck discounts by the body and chassis manufacturers. Additionally, they have better parts and service options, and a buyback program.

The City of Bangor recently took advantage of this "Southern Maine Bid" to replace one vehicle. This order would authorize the purchase of another unit under this program. This unit would replace a 2006 unit with 110,000 miles. CDBG funds are available to fund up to \$65,000 of this cost and the additional funding will be appropriated from the Fire Equipment Reserve account.

On April 22, 2015, the Finance Committee reviewed and approved staff recommendation to purchase the rescue truck from Sugarloaf Vehicles in the amount of \$164,328.

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

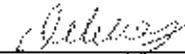
Department Head

Manager's Comments:

City Manager

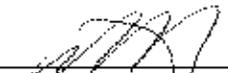
Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for
 Passage
 First Reading
Referral



Assigned to Councilor Sprague

CITY OF BANGOR

(TITLE.) Order, Authorizing Contract in the amount of \$164,328 for the Purchase of a Rescue Truck (Ambulance)

By the City Council of the City of Bangor:

ORDERED,

THAT, Deborah Cyr, Finance Director is hereby authorized to execute a contract with Sugarloaf Vehicles in the amount of \$164,328 for the purchase of a rescue truck (ambulance).

COUNCIL ACTION

Item No. 15-150

Date: April 27, 2015

Item/Subject: ORDER, Authorizing the City Manager to execute a lease amendment between Maine Department of Public Safety - Maine State Police, and the City of Bangor, Bangor International Airport (BGR).

Responsible Department: Airport

Commentary:

This Order authorizes a lease amendment between Maine Department of Public Safety - Maine State Police and the City of Bangor, Bangor International Airport (BGR). The Maine State Police are requesting to lease the communications tower, located adjacent to the current building. This amendment allows for the addition of the communications tower to the current lease agreement, defines the term of the amendment to coincide with the original lease, establishes an annual base rental rate of \$600 per month, and stipulates that the State Police is responsible for electricity, lighting and communications equipment associated with the use of the tower. The amendment also requires the State Police to be responsible for obtaining all permits, certifications, authorizations and licenses for the use of this tower. The current lease term is for ten (10) years, with options to extend for 2, five year periods. The annual lease rate for both the office and garage is \$111,300 with rate increases for every five year period. This lease amendment has been reviewed and approved by City Legal. This item has been reviewed and approved by the Airport Committee at its meeting on April 14, 2015.

Tony Caruso
Department Head

Manager's Comments:

Cathy M. Caruso
City Manager

Associated Information:

Budget Approval:

Debra
Finance Director

Legal Approval:

W.A.
City Solicitor

Introduced for
 Passage
 First Reading
 Referral

Assigned to Councilor Graham



CITY OF BANGOR

(TITLE.) ORDER, Authorizing the City Manager to execute a lease amendment between Maine Department of Public Safety - Maine State Police, and the City of Bangor, Bangor International Airport (BGR).

WHEREAS, The City of Bangor, Maine is the owner of an airport located in Bangor, County of Penobscot, State of Maine, commonly known as Bangor International Airport; and

WHEREAS, The Maine Department of Public Safety – Maine State Police, desires to amend their current lease agreement; and

WHEREAS, This lease amendment outlines the terms and conditions for a lease of the communications tower located adjacent to the building currently leased, at Bangor International Airport (BGR); and

WHEREAS, This leased space will be used exclusively for the purposes of the Maine State Police.

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

That Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute the lease amendment between the Maine Department of Public Safety – Maine State Police, and the City of Bangor, Bangor International Airport (BGR).

COUNCIL ACTION

Item No. 15-151

Date: April 27, 2015

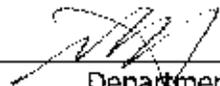
Item/Subject: Resolve; Ratifying Execution of Agreement with Jensen Baird, Gardner and Henry for Legal Services Related to the Property Tax Abatement Request of GLP Capital L.P. – 500 Main Street

Responsible Department: Legal

Commentary: This order will ratify an agreement with to assist the City in its defense to an abatement request from Hollywood Slots.

GLP Capital L.P., owner of property at which Hollywood Casino operates, has requested a reduction in the value of the real estate and an abatement in its property taxes. Issues regarding valuation of gaming properties are unique and defending an abatement request for gaming property requires considerable time and a certain level of expertise.

Because the City needed to respond to the request as soon as possible, staff has begun to work with William Dale, Esq. of Jensen, Baird, Gardner and Henry to assist the City in its response to the pending request for abatement. Mr. Dale has worked with the City on prior abatement requests.



Department Head

Manager's Comments:

City Manager

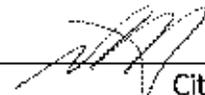
Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage
- First Reading
- Referral

Page **of**

Assigned to Councilor Civiello



CITY OF BANGOR

(TITLE.) Resolve, Ratifying Execution of Agreement with Jensen Baird, Gardner and Henry for Legal Services Related to the Property Tax Abatement Request of GLP Capital L.P. – 500 Main Street

WHEREAS, GLP Capital L.P., owner of property at which Hollywood Casino operates, has requested a reduction in the value of the real estate and an abatement in its property taxes; and

WHEREAS, issues regarding valuation of gaming properties are unique; and

WHEREAS, defending an abatement request for gaming property requires considerable time and a certain level of expertise; and

WHEREAS, it is in the City's interest to obtain the services of outside counsel to assist it in its defense of its assessment and response to the pending request for abatement; and

BY THE CITY COUNCIL OF THE CITY OF BANGOR:

BE IT RESOLVED,

THAT the action of City staff to retain the services of William Dale, Esq. of Jensen, Baird, Gardner and Henry to represent the City of Bangor on matters concerning the request for a real estate abatement filed by GLP Capital L.P. are hereby ratified.



**REFERRALS TO COMMITTEES
& FIRST READINGS**

COUNCIL ACTION

Item No. 15-152

Date: **April 27, 2015**

Item/Subject ^{ORDINANCE} Amending Land Development Code – Zone Change – 720 Essex Street (Tax Map 016-016) from a Low Density Residential District to an Urban Residence One District.

Responsible Department: Planning Division

Commentary:

The applicants, James Rogers and Elizabeth Rogers are, requesting a zone change for a parcel of land (9,500 sq. ft.) located at 720 Essex Street (Tax Map 016-016) from a Low Density Residential District to an Urban Residence One District. The Urban Residence 1 District (URD-1) more closely fits their lot at 10,000 SF Minimum Lot Area, than the Low Density Residential District (LDR) at 12,000 SF Minimum Lot Area. Both Districts provide for single family dwellings.

/s/ Tanya L. Emery
Dept. Head

Manager's Comments:

For Referral to Planning Board Meeting of May 5, 2015 at 7:00 p.m.

Carol M. Corbett
City Manager

Associated Information:

Budget Approval:

Finance Director

Legal Approval:

AA
City Solicitor

Introduced for

- Passage
- First Reading
- Referral to Planning Board Meeting of May 5, 2015, 7:00 p.m.



Assigned to Councilor Baldacci

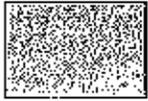
CITY OF BANGOR

(TITLE.) **Ordinance**, Amending Land Development Code – Zone Change – 720 Essex Street (Tax Map 016-016) from a Low Density Residential District to an Urban Residence One District.

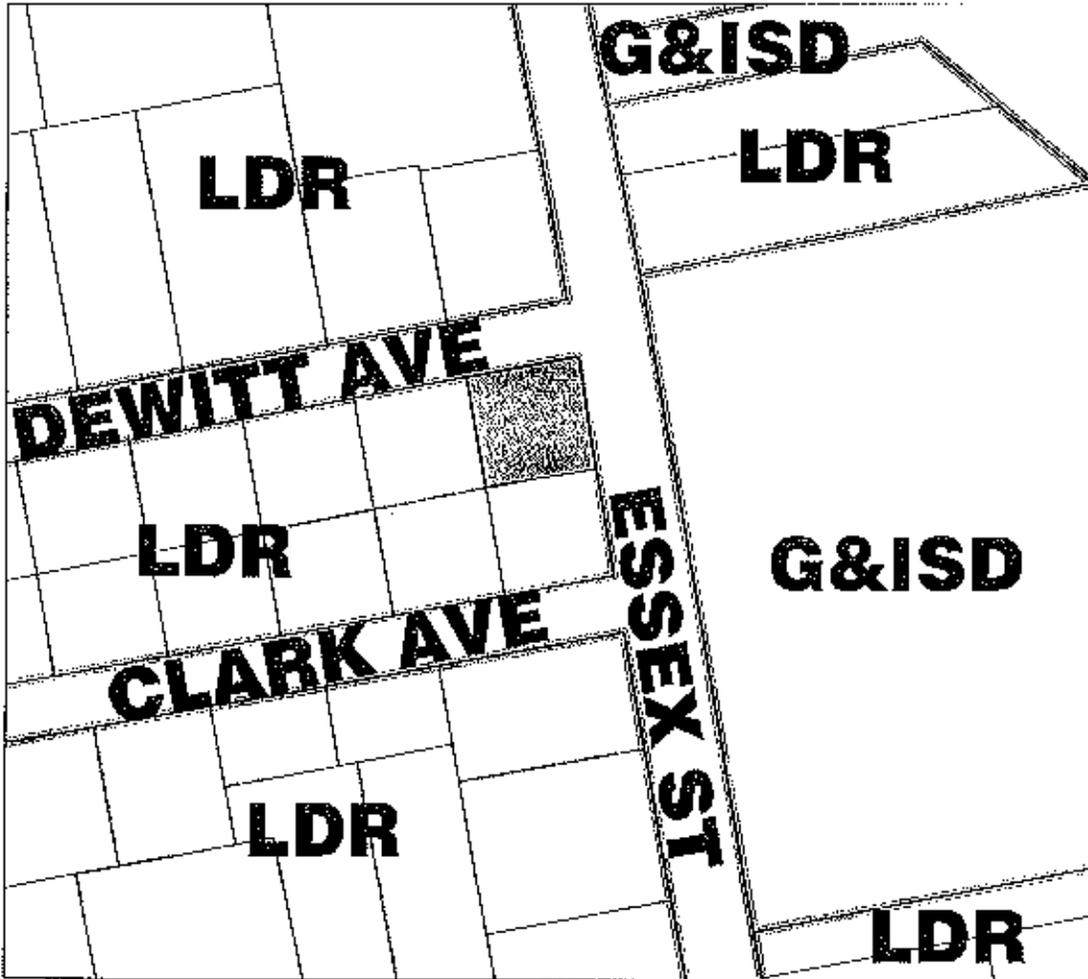
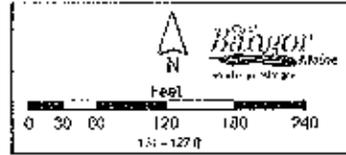
Be it ordained by the City Council of the City of Bangor, as follows:

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

By changing a parcel of land located at 720 Essex Street (Tax Map No. 016, Parcel No. 016) from a Low Density Residential District to an Urban Residence One District. Said parcel of land containing approximately 9,500 sq. ft. and being more particularly indicated on the map attached hereto and made a part hereof.



LDR TO URD-1



APR 01 2015
7/1/2012

APPLICATION FOR LAND DEVELOPMENT CODE AND MAP AMENDMENT U and Planning

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

DATE: April 1, 2015

1. I (WE) James E Rogers and Elizabeth F. Rogers

2. of 720 Essex Street, Bangor, ME c/o John Hamer, Rudman Winchell, 892-2598
Address City or Post Office Telephone

hereby petition to amend the Land Development Code of the City of Bangor, Maine by reclassifying from
LDR district to the URD-1 district for the property outlined in red on the maps
attached hereto, which are part of this application, and described as follows:

3. ADDRESS OF PROPERTY (if any) 720 Essex Street
Total Area (acres or square feet) 9,500

4. PROPERTY LOCATION (General location): Example - South side of
State Street 400 yards East of Pine Street Corner of Essex and Dewitt, west of Essex and south of Dewitt

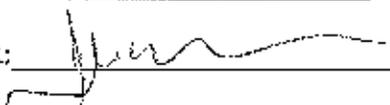
5. LEGAL DESCRIPTION OF PROPERTY - Assessors Map No. 16 Parcel 16

6. EXISTING USE: Residential

7. PROPOSED USE: Residential

8. NAME AND ADDRESS OF OWNER OF RECORD: Name James & Elizabeth Rogers
Address 720 Essex Street, Bangor, ME

9. NAME AND ADDRESS OF CONTRACT OWNER (if such): n/a

10. SIGNATURE OF OWNER OR CONTRACT OWNER: 

11. REPRESENTATIVE OF APPLICANT: Name John Hamer, Esq., Rudman Winchell
(if applicable) Address P.O. Box 1401, Bangor, ME, 04402-1401

12. ATTACH ANY CONDITIONS PROPOSED FOR A CONTRACT ZONE REQUEST.

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

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

*Two Ads Required ** Advertising costs above this amount to be paid for by applicant.
PLEASE READ PROCESSING PROCEDURE ON REVERSE SIDE

COUNCIL ACTION

Item No. 15-153

Date: April 27, 2015

Item/Subject: Resolve, Authorizing the City Manager to Accept and Appropriate funding in the amount of \$40,000 from the Maine Health Access Foundation.

Responsible Department: Health and Community Services

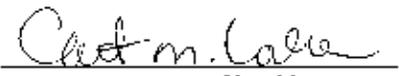
Commentary: This resolve will authorize the City Manager to accept and appropriate \$40,000 from the Maine Health Access Foundation for planning on substance abuse issues. Having successfully completed the first pre-planning phase, the Public Health and Community Services Department received notice of funding for the second planning phase of the Maine Health Access Foundation *Achieving Better Health in Communities: Healthy Community Grants Program*. The pre-planning phase brought together a diverse group representing public and private organizations across multiple industries and sectors to work collectively to identify 1-2 critical health issues that warrant attention in the Healthy Maine Partnership service area including Bangor, Brewer, Clifton, Eddington, Glenburn, Hampden, Hermon, Holden, Levant, Newburgh, Orono, Orrington, and Veazie.

The critical issue selected for the second planning phase is Substance Abuse. This issue was chosen because of its documented impact on health. Momentum exists to make substantive positive changes to address the substance abuse-related needs of our community. There is demonstrated commitment from influential stakeholder leadership and area organizations. Strategies are in place for meaningfully engaging those with lived experiences and maintaining communication and inclusivity. The term of the grant is May 1, 2015 – October 31, 2016.

This was reviewed and recommended for approval at the April 22, 2015 Government Operations Committee meeting.

Department Head

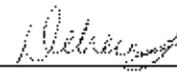
Manager's Comments:



City Manager

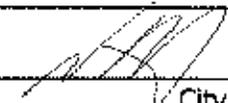
Associated Information: Resolve

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

Passage
 First Reading
 Referral

Page __ of __



Assigned to Councilor Civiello

CITY OF BANGOR

(TITLE.) Resolve, Authorizing the City Manager to Accept and Appropriate funding in the amount of \$40,000 from the Maine Health Access Foundation.

BE IT RESOLVED THAT: The City Manager is Authorized to Accept and Appropriate funding in the amount of \$40,000 from the Maine Health Access Foundation, for the second planning phase dealing with Substance Abuse for the period of May 1, 2015 to October 31, 2016

COUNCIL ACTION

Item No. 15-154

Date: April 27, 2015

Item/Subject: RESOLVE, Appropriating \$100,000 from the Fire Equipment Reserve for Purchase of a Rescue Truck (Ambulance)

Responsible Department: Finance

Commentary: The attached resolve would appropriate \$100,000 from the Fire Equipment Reserve to partially fund the purchase of a rescue truck (ambulance).

The Fire Department operates five rescue trucks (ambulances) that respond to over 6,000 requests for service each year. The current trucks were built by four different manufacturers on two different chassis. As the trucks have aged, obtaining parts and technical support has become increasing challenging.

The City of Bangor recently took advantage of a "Southern Maine Bid" to replace one vehicle. This order would authorize the purchase of another unit under this program. This unit would replace a 2006 unit with 110,000 miles. CDBG funds are available to fund up to \$65,000 of this cost and the additional funding will be appropriated from the Fire Equipment Reserve account.

This appropriation was reviewed and recommended for approval by the Finance Committee on April 22, 2015.

Department Head

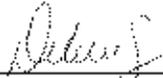
Manager's Comments:

City Manager

Associated Information:

Budget Approval:

The current balance of the Fire Equipment Reserve is \$308,000.


Finance Director

Legal Approval:

City Solicitor

Introduced for

Passage
 First Reading
 Referral

Page __ of __



Assigned to Councilor Sprague

CITY OF BANGOR

(TITLE.) RESOLVE, Appropriating \$100,000 from the Fire Equipment Reserve for Purchase of a Rescue Truck (Ambulance)

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

The amount of \$100,000 is hereby appropriated from the Fire Equipment Reserve to partially fund the purchase of a rescue truck (ambulance).



**UNFINISHED
BUSINESS**

COUNCIL ACTION

Item No. 15-114

Date: March 23, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 148, Historic Preservation, of the Code of the City of Bangor, By Changing Timing and Minor Revision Requirements

Responsible Department: Legal

Commentary:

This ordinance amendment would make several changes to the Historic Preservation Commission (HPC) application review process.

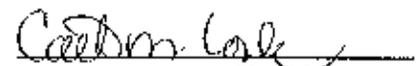
The current ordinance provides only 30 days for the HPC to review applications. As the HPC meets once per month, and staff and the HPC advisor must review the application before the HPC meeting, this time limit is impractical. Failure to meet the ordinance deadline means that a project is approved without review. This amendment would give the Code Office three business days to review the application to ensure it is complete, and 45 days for staff, the HPC advisor, and the HPC itself to render a decision. In most cases, projects will not take the full 45 days to review, but this timeframe is necessary for applications submitted too close to a meeting date.

Currently every new sign or change to a sign must be reviewed by the Commission, leading to delays on what are often very minor projects. As amended, the ordinance would allow issuance of a sign permit without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve.

The amendment would also require construction on an approved project to begin within six months and be finished in twelve, unless some other time limit is agreed to by the Commission, and that the applicant submit photos of the completed project.

Department Head

Manager's Comments:



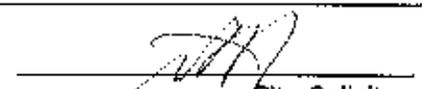
City Manager

Associated Information: Ordinance

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

Passage

First Reading

Referral to Historic Preservation Commission on April 9, 2015; B&ED on April 21, 2015



Assigned to Councilor Faircloth

CITY OF BANGOR

ORDINANCE, Amending Chapter 148, Historic Preservation, of the Code of the City of Bangor, By Changing Timing and Minor Revision Requirements

WHEREAS, the Historic Preservation Commission presently must review any new sign or change to an existing sign at a historic property;

WHEREAS, in order to increase administrative efficiency while retaining oversight over these signs, such sign changes should instead be reviewed as a minor revision;

WHEREAS, a deadline for completion and a requirement that photographs be submitted would encourage timely completion of projects;

WHEREAS, the Historic Preservation Commission currently must decide upon an application within 30 days or the application is deemed approved;

WHEREAS, the Historic Preservation Commission typically meets once per month;

WHEREAS, applications submitted for Historic Preservation Commission review often are not complete and cannot be fully reviewed until additional information is provided by the applicant; and

WHEREAS, advertising for a meeting and notification of applicants make it essentially impossible to complete Historic Preservation Commission review of some applications in the timeframe currently mandated by City ordinance;

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

Chapter 148 of the Code of the City of Bangor be amended as follows:

§ 148-9. Application for certificate.

Application for a certificate of appropriateness shall be obtained from the Code Enforcement Officer when obtaining a building or sign permit or when no building or sign permit is required but when such activity must be approved by the Historic Preservation Commission.

- A. An application for a certificate shall be submitted to the Code Enforcement Officer. After determining that it is complete and that the proposed changes meet applicable codes, the Code Enforcement Officer shall transmit the application to the Planning Division. After review, the Planning Division shall transmit the application to the Historic Preservation Commission for action. The Commission shall consider each application, and reach a decision thereon and notify the applicant within 30 45 days of the date of its submission to the Code Enforcement Officer.

transmission to the Planning Office or the application shall be deemed approved. Upon mutual agreement by the Planning Division or Commission and the applicant, said period may be extended for an additional 45 days. After the Commission has acted on the application, it shall be returned to the Code Enforcement Officer, from the Planning Division, who shall then issue or deny permits as appropriate.

§ 148-10. Hearing and action on application.

...

C. Approval. If the Commission determines that the proposed construction, reconstruction, alteration, moving or demolition is appropriate, it shall direct the Planning Division to issue a certificate of appropriateness approval letter. The Planning Division shall forward copies of the approval letter to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

(1) If approved, the proposed construction, reconstruction, alteration, moving or demolition must be begun within six months of approval and completed within twelve months of approval, unless the Commission sets other time limits. An extension or extensions of up to one year in total length may be granted as a minor revision under § 148-11.

(2) Within two weeks of completion, the applicant shall submit to the Planning Office photos of the completed construction, reconstruction, alteration, moving or demolition.

...

§ 148-11. Minor revisions.

A. ~~Minor~~ Notwithstanding section 148-8 above, revisions to work for which a certificate of appropriateness has been issued or for building signage (new or replacement) may be permitted by the Code Enforcement Officer and Planning Officer without referral to the Historic Preservation Commission subject to the following conditions:

(1) Submission of ~~a revised~~ an application setting forth the proposed revision in sufficient detail to permit adequate review of the same.

(2) Determination by the Code Enforcement Officer, Planning Officer and the Chair of the Historic Preservation Commission (or, in his or her absence, the Vice Chair or, in both their absences, the senior member of the Commission in time of service) that the proposed change constitutes a minor revision and does not require Commission approval.

B. For the purposes of this section, a "minor revision" is one which does not materially alter or affect the historical and/or architectural character of a building or structure classified as an historic landmark, a building or structure located in any historic district, any part of such building or structure or any appurtenances related to such buildings or structures.

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

COUNCIL ACTION

Item No. 15-115

Date: March 23, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 71, Bangor Center Revitalization Area, of the Code of the City of Bangor, By Adding a Minor Revision Process

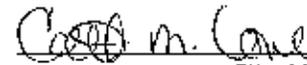
Responsible Department: Legal

Commentary:

This ordinance amendment would allow for review of certain minor revisions to properties in the Bangor Center Revitalization Area without requiring a meeting of the full Historic Preservation Commission. If approved, this minor revision process would be modeled after a similar process that has been in place for historic properties for many years. Currently every project with an estimated cost of over \$1,000, including new signs or changes to signs, on a property in the Bangor Center Revitalization Area must be reviewed by the Historic Preservation Commission, leading to delays on what are often very minor projects. As amended, this ordinance would allow issuance of permits without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve. If any of the three do not approve, the project would go to the full Historic Preservation Commission for review.

Department Head

Manager's Comments:



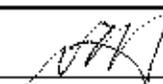
City Manager

Associated Information: Ordinance

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

Passage

First Reading

Referral to Historic Preservation Commission on April 9, 2015; B&ED on April 21, 2015

Assigned to Councilor Nealley



CITY OF BANGOR

ORDINANCE, Amending Chapter 71, Bangor Center Revitalization Area, of the Code of the City of Bangor, By Adding a Minor Revision Process

WHEREAS, the Historic Preservation Commission, in its role as the Design Committee, presently must review any new sign or change to an existing sign on a property in the Bangor Center Revitalization Area; and

WHEREAS, in order to increase administrative efficiency while retaining oversight over these signs, such sign changes should instead be reviewed as a minor revision;

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

Chapter 71 of the Code of the City of Bangor be amended by adding section 71-9.1 as follows:

§ 71-9.1. Minor revisions.

- A. Notwithstanding section 71-8 and 71-9 above, minor revisions to work for which the Design Committee has approved or for new or replacement signage may be permitted by the Code Enforcement Officer and Planning Officer without referral to the Design Committee subject to the following conditions:
- (1) Submission of an application setting forth the proposed revision in sufficient detail to permit adequate review of the same.
 - (2) Determination by the Code Enforcement Officer, Planning Officer and Chair of the Historic Preservation Commission (or, in his or her absence the Vice Chair or, in both their absences, the senior member of the Commission in time of service) that the proposed change constitutes a minor revision and does not require Commission approval.
- B. For purposes of this section, a "minor revision" is one which does not materially alter or affect the improvements approved by the Design Committee in materials, color, or other element noted in review. The replacement of signs or the installation of new signs consistent with § 71-20 shall be deemed a minor revision.

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

COUNCIL ACTION

Item No. 15-135

Date: April 13, 2015

Item/Subject: RESOLVE, Appropriating Proceeds of the Baler in the Amount of \$25,000 for the Purpose of Funding Recycling Building Improvements

Responsible Department: Finance

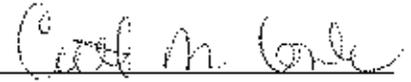
Commentary: The attached resolve would appropriate \$25,000 received from the sale of the baler from the recycling building for the purpose of funding improvements to the recycling building.

The recycling building will be divided among three departments; Public Works, Sewer Maintenance and Community Connector. Due to its past use as a recycling center, there are a number of tasks that need to be undertaken. If approved, the proceeds would be used to fund a thorough cleaning of the facility as well as roof and exhaust fan work.

This item was reviewed and recommended for adoption by the Finance Committee on 4/6/2015.

Department Head

Manager's Comments:



City Manager

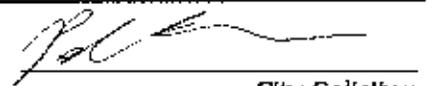
Associated Information:

Budget Approval:



Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage
- First Reading
- Referral

Page of



Assigned to Councilor Nealley

CITY OF BANGOR

(TITLE.) RESOLVE, Appropriating Proceeds of the Sale of the Baler in the Amount of \$25,000 for Recycling Building Improvements

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

The proceeds from the sale of the baler in the amount of \$25,000 is hereby appropriated for the purpose of funding improvements to the recycling building.

COUNCIL ACTION

Item No. 15-136

Date: April 13, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 23, Board, Committees and Commissions, of the Code of the City of Bangor, By Clarifying the Notification Process for Decisions of the Board of Appeals

Responsible Department: Legal

Commentary:

This ordinance amendment would clarify the notification process that follows a decision of the Board of Appeals.

Both state law and the City Code lay out procedural rules for the City's Board of Appeals. These rules include procedures for notifying the person appearing before the Board and others of the Board's decision in a case.

Our City Code currently differs from state law in some respects, leading to potential for confusion. The proposed ordinance change would clarify the City Code and bring it into alignment with State law.

This amendment was reviewed by the Government Operations Committee on April 7th, 2015 and unanimously recommended to the full Council.

Department Head

Manager's Comments:



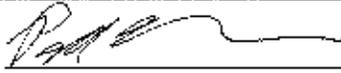
City Manager

Associated Information: Ordinance

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage
- First Reading
- Referral

Assigned to Councilor Blanchette



CITY OF BANGOR

ORDINANCE, Amending Chapter 23, Board, Committees and Commissions, of the Code of the City of Bangor, By Clarifying the Notification Process for Decisions of the Board of Appeals

WHEREAS, State law requires the Board of Appeals to comply with certain procedures regarding notification of parties in the course of an appeal;

WHEREAS, modifying the City's Board of Appeals ordinance to meet these requirements will reduce the potential for confusion or delay in the appeal process;

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

Chapter 23 of the Code of the City of Bangor be amended as follows:

§ 23-3. Appeals and variances.

...

(6) Within 20 days of the public hearing, the Board of Appeals shall reach a decision on the requested appeal and shall inform, in writing, ~~the appellant, the Code Enforcement Officer, the Planning Officer, the City Council and the Planning Board of its decision.~~ Notice of any decision must be mailed or hand delivered to the appellant, the appellant's representative or agent, the Planning Division and the City Council within seven days of the board's decision. Failure of the Board to render a decision within 20 days of the hearing will result in a denial of the appeal, unless the appellant agrees to an extension of the twenty-day period.

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

COUNCIL ACTION

Item No. 15-137

Date: April 13, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Amending Zoning Requirements for the Low-Density Residential Parcels and High Density Residential Parcels and by Amending Schedule B

Responsible Department: Planning

Commentary:

This ordinance amendment would amend the zoning requirements for the Low Density Residential District (LDR) and the High Density Residential District (HDR). This amendment would also amend Schedule B to reflect changes made to the Low Density Residential District and the High Density Residential District.

The LDR changes reflect an adjustment to the minimum lot size for cluster developments and the elimination of Zero Lot Line development which has not show any likelihood of being used.

The HDR changes are a realignment of housing types and densities to reflect our current experience with multi-family housing in Bangor.

/s/ Tanya L. Emery
Department Head

Manager's Comments:

For Referral to the Planning Board Meeting of April 21, 2015

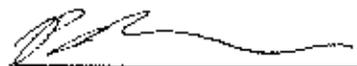

Caitlin Corliss
City Manager

Associated Information: Ordinance

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage
- First Reading
- Referral to Planning Board on April 21, 2015



Assigned to Councilor Baldacci

CITY OF BANGOR

ORDINANCE, Amending Chapter 165, Land Development Code, of the Code of the City of Bangor, By Amending Zoning Requirements for Low-Density Residential Parcels and High Density Residential Parcels and By Amending Schedule B

WHEREAS, the Low-Density Residential District provides for detached single family housing in developing areas of the City and attached residential units under certain conditions and;

WHEREAS, a few elements of the district have not been undertaken since their adoption in 1991 or have resulted in undesirable results the proposed amendment seeks to undertake some adjustments to correct those conditions; and;

WHEREAS, the High Density Residential District is intended to accommodate high density residential development in the developing areas of the city;

WHEREAS, over time the housing types and associated development densities have been left undefined and provided a somewhat disorganized development scheme;

AND WHEREAS, the amendment seeks to create uniform density standards and eliminate these existing inconsistencies;

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 be amended as follows:

§ 165-99. Low-Density Residential District (LDR).

- A. Statement of purpose. The Low-Density Residential District is established to provide for both traditional and innovative family living on both individual ~~lots~~ and ~~group in attached~~ development arrangements and to promote a stable, healthy and desirable family living residential environment.
- B. Basic requirements. Buildings or land used or occupied and buildings or structures erected, constructed, reconstructed, moved or structurally altered, whether permitted uses or conditional uses, shall comply with the requirements of this section, Articles II through XII and the specific development standards of Article XIX of this chapter.
- C. Permitted uses. The following uses are permitted in this district:
- (1) ~~Single-family detached dwellings. A single building containing one dwelling unit.~~
 - (2) Home occupation or profession (subject to the requirements of Article IV).

- (3) Community living arrangements, in accordance with 30-A M.R.S.A. § 4357-A, as may be amended.
 - (4) Cluster subdivision for detached one dwelling unit buildings, provided that:
 - (a) Such ~~project subdivision~~ contains a minimum area of three acres.
 - (b) Overall density shall not exceed three dwelling units per gross acre.
 - (c) ~~The minimum lot size is 8,000 square feet.~~
 - (e) ~~(d)~~ Provision is made for the maintenance in perpetuity of open space areas in such a project.
 - (e) ~~(e)~~ Such project receives approval under Article XVI of this chapter.
 - (e) ~~(f)~~ Such project has water service from the Bangor Water District.
 - (f) ~~(g)~~ Lots less than one acre shall be served by sewer service from the City of Bangor.
 - (5) Accessory uses on the same lot and customarily incidental to and subordinate to the above uses and any use approved under Subsection D below.
- D. Conditional uses. Subject to Planning Board approval under the provisions of § 165-9, the following uses may be permitted in this district:
- (1) Attached residential, provided that:
 - (a) Such ~~project-site development~~ contains a minimum area of three acres.
 - (b) ~~Such site development does not exceed five dwelling units per acre.~~
 - (b) ~~(c)~~ Such ~~project site development~~ meets the requirements for such a development in Article XIX.
 - (e) ~~(d)~~ Such site development receives approval under Article XVI.
 - (e) ~~(e)~~ Such ~~project-site development~~ has water service from the Bangor Water District.
 - (e) ~~(f)~~ Such ~~project-site development~~ has sewer service from the City of Bangor.
 - (2) ~~Zero-lot-line detached residential, provided that:~~
 - (a) ~~Such project contains a minimum area of five acres.~~
 - (b) ~~Such project meets the requirements for such a development in Article XIX.~~
 - (e) ~~Such site development receives approval under Article XVI.~~

(2) (Reserved)

(3) One-family detached manufactured housing unit complex, provided that:

- (a) Such ~~project site development~~ contains a minimum land area of five acres.
- (b) ~~Such site development does not exceed three and one-half dwelling units per acre.~~
- (b) ~~(c)~~ Such project meets the requirements for such a development in Article XIX.
- (e) ~~(d)~~ Such site development receives approval under Article XVI.

(4) (Reserved)

(5) (Reserved)

(6) Places of worship and nursing homes, provided that:

- (a) They are located on a major arterial street.
- (b) They meet the requirements of Article XIX.
- (c) The site development receives approval under Article XVI.
- (d) The site has an impervious surface ratio of no more than .30.

E. Prohibited uses. Any use not specifically permitted in this section or in Articles II through XII of this chapter is prohibited.

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 be amended as follows:

§ 165-100. High-Density Residential (HDR).

- A. Statement of purpose. The High-Density Residential District is established to provide for single-family dwellings and a wide variety of multifamily and group housing arrangements and to promote a stable, and healthy and desirable family living residential environment.
- B. Basic requirements. Buildings or land used or occupied and buildings or structures erected, constructed, reconstructed, moved or structurally altered, whether permitted uses or conditional uses, shall comply with the requirements of this section, Articles II through XII and the specific development standards of Article XIX of this chapter.
- C. Permitted uses. The following uses are permitted in this district:

- (1) ~~One-family, two-family, three-family and four-family dwellings~~ A single building containing one dwelling unit.
 - (2) ~~Attached residential~~ One or more buildings containing two to six dwelling units.
 - (3) ~~Zero-lot-line detached residential complex on a minimum site of five acres~~ One or more buildings containing seven to twelve dwelling units provided the parcel is a minimum of two acres in size.
 - (4) Home occupation or profession (subject to the requirements of Article IV).
 - (5) Community living arrangements, in accordance with 30-A M.R.S.A. § 4357-A, as may be amended.
 - (6) Group day-care or nursery school.
 - (7) Accessory uses on the same lot and customarily incidental to and subordinate to the above uses and any use approved under Subsection D below.
- D. Conditional uses. Subject to Planning Board approval under the provisions of § 165-9, the following uses may be permitted in this district:
- ~~(1) Townhouse complex, provided that:~~
 - ~~(a) Such development contains a minimum land area of five acres.~~
 - ~~(b) Overall density of the development shall not exceed eight dwelling units per gross acre.~~
 - ~~(c) No building shall contain more than eight townhouses.~~
 - ~~(d) Such development receives approval under Article XVI.~~
 - (1) One or more buildings containing thirteen to thirty dwelling units, provided that the parcel is a minimum of three acres in size.
 - (2) Multifamily apartments, provided that:
 - (a) Such development contains a minimum land area of five acres.
 - (b) No building contains more than 30 dwelling units.
 - (c) Overall density shall not exceed 10 dwelling units per acre.
 - (d) Such development meets the requirements of Article XIX.
 - ~~(3) (2)~~ Mobile home parks, provided that:
 - (a) They meet the requirements of Article XVII.

- (b) They have sewer service from the City of Bangor.
 - (c) They have water service from the Bangor Water District.
 - (d) They contain a minimum of 25 mobile home spaces and a minimum land area of five acres.
 - ~~(e) They do not contain more than six mobile homes per acre (of lotted area).~~
 - ~~(e) (f) They receive site development approval under Article XVI.~~
- (4) ~~Group housing, including subsidized housing for the elderly congregate housing or other nontransient housing facilities, provided that:~~
- ~~(a) Such development contains a minimum land area of five acres.~~
 - ~~(b) No building contains more than 50 dwelling units (although such buildings may be connected to other buildings with at-grade, subgrade or above-grade enclosed walkways):~~
 - ~~[1] Above-grade walkways must only be used for accessory use ingress and egress between subject structures.~~
 - ~~[2] Above-grade walkways may be of single-story or multistory design.~~
 - ~~[3] Above-grade walkways must be designed with a minimum of 50% glazing per exterior wall. The glazing of said walkways must not be found by the Board to be darkened or made reflective in a way that would be noticeable from the building's exterior.~~
 - ~~[4] Above-grade walkways must not exceed 10 feet in width.~~
 - ~~[5] Above-grade walkways must be offset from large exterior facades of the buildings that they connect.~~
 - ~~[6] Above-grade walkways must use a roof treatment that minimizes their exterior bulk and must not appear to expand the rooflines of the primary use structures.~~
 - ~~(c) The requirements of Article XIX for this type of housing are met.~~
- (3) ~~Congregate housing, including subsidized housing for the elderly, provided that:~~
- ~~(a) The site development contains a minimum of two acres.~~
 - ~~(b) No building contains more than 100 dwelling units.~~
 - ~~(c) Development density does not exceed 25 dwelling units per acre.~~
 - ~~(d) Buildings in excess of 50 units shall include two or more architectural elements minimizing building bulk and mass from the following list:~~
 - ~~[1] Changes in facade materials.~~

[2] Changes in color.

[3] Changes in alignment of building facades.

(4) Cluster subdivision for buildings containing one dwelling unit, provided that:

(a) The subdivision contains a minimum total site development area of five acres.

(b) The subdivision is served by both sewer service from the City of Bangor and water service from the Bangor Water District.

(c) The subdivision and related buildings shall be subject to conditional use review including architectural guidelines included in development covenants and deed restrictions such as a Homeowners Association or other means. The construction of each individual structure does not require separate conditional use review.

(5) Places of worship and nursing homes, provided that:

(a) They are located on a major arterial street.

~~(b) They meet the requirements of Article XIX.~~

(c) ~~(b)~~ The site development receives approval under Article XVI.

~~(e) The site has an impervious surface ratio of no more than 40.~~

(6) Public service and public utility uses, provided that:

(a) Such use is necessary to the viability of the area or the community.

(b) Such use is designed and sited so that it will not adversely affect adjacent uses because of too close proximity of architecturally incompatible structures or other visual impact.

(7) Day-care center, provided that:

(a) Such use will provide a ~~6 B~~ Buffer Yard along any property line within 50 feet of any residential structure or ~~a B~~ an A Buffer Yard along any property line abutting any residential zoning district.

(b) Such use will not be located in a structure which is ~~of significantly larger scale or greater height than~~ more than 175% the size of existing residential structures located on abutting parcels in height or Gross Floor Area.

E. Prohibited uses. Any use not specifically permitted in this section or in Articles II through XII of this chapter is prohibited.

AND, THAT Section 165-135. Schedule B be amended as attached.

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

City of Bangor
Schedule B Developing Area

DISTRICT/Use	Minimum Lot Area (square feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling Units Per Acre	Max. dwelling units per building	Max. Height (feet)	Max. lot cov.	Max. F.A.R.	Max. I.S.R.	Min. open space	Min. lot width (feet)	Min. Buffer Type
LOW DENSITY RESIDENTIAL (LDR)													
Permitted uses													
<u>Buildings containing one unit dwelling</u>													
<u>Home occupation</u>													
<u>Community living arrangement</u>	12,000	25	10 ^{±7}	20 ^{±7}	3 1/2	1	35	20%	NA	0.3	NA	100	NA
<u>Cluster Subdivision for detached single-family dwellings- buildings containing one dwelling unit (minimum 3-acre site)</u> [Article XIV, 165-99C(4)]	<u>8,000</u> NA	25	10 ^{±7}	20 ^{±7}	3	1	35	20%	NA	0.3	35% of gross acreage	NA 75	NA
Conditional uses													
Cluster subdivisions for attached residential dwellings (minimum 3 acre site)[Article XIV, 165-99D(1)]		30	20	25	5	6	35	25%	NA	0.3	35% of Gross Acreage	100	A
Zero Lot line detached residential [Article XIV, 165-99D(2)]	6,000 SF (Minimum 5-acre site)	20	0 one side; 10 opposite-side	15		1	35	30%	NA	0.40	NA	100	NA

City of Bangor
Schedule B Developing Area

DISTRICT/Use	Minimum Lot Area (square feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling Units Per Acre	Max. dwelling units per building	Max. Height (feet)	Max. lot cov.	Max. F.A.R.	Max. I.S.R.	Min. open space	Min. lot width (feet)	Min. Buffer Type
Townhouse complex [Article XIV, 165-100D(1)]	Minimum 5 acres	20	20 ²	20 ²	8	8	40	30%	0.5	0.5	750 SF per 1,000 SF of floor area	NA	B
Multifamily apartments [Article XIV, 165-100D(2)]	Minimum 5 acres	20	20 ²	25 ²	10	30	40	30%	0.6	0.5	500 SF per 1,000 SF of floor area	100	B
Mobile Home Parks (minimum of 25 mobile home spaces)	6,000 (5-acre site)	30 (20 for accessory structures)	5 (20 between adjacent mobile homes)	20 (10 for accessory structures)	6 mobile homes per acre of lot area	1	40	30%	0.5	0.25 for park	10 percent of lotted area 15,000 minimum per open space area 400 square feet per dwelling unit	50 space-100 for park site for park site	B
Group housing [Article XIV, 165-100D(4)]	5 acres	30	20 ²	25 ²	25	50	40	30%	1	0.6	750 square feet per 1,000 square feet of floor area	NA	B
Places of worship & nursing homes [Article XIV, 165-100D(5)]	20,000	20	25	25	NA	NA	40	30%	0.4	0.5	NA	100	B B, unless within 50 feet of abutting residential structure, then C
Public Service and Utility uses	14,000	20	10	20	NA	NA	40	30%	0.5	0.6	NA	100	

City of Bangor
Schedule B Developing Area

DISTRICT/Use	Minimum Lot Area (square feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling Units Per Acre	Max. dwelling units per building	Max. Height (feet)	Max. lot cov.	Max. F.A.R.	Max. I.S.R.	Min. open space	Min. lot width (feet)	Min. Buffer Type
Day Care Center	14,000	20	20	25	NA	NA	40 or less than existing abutting residential structure	30%	0.5	0.6	750 square feet for 1000 square feet of floor area	100	B
Permitted uses													
<u>One unit dwelling</u> <u>Community living arrangement</u> <u>Home occupation</u>	9,000 SF	20	10 ⁷	20 ⁷	NA	1	35	30%	0.5	0.6	NA	75	NA
<u>Two to six unit dwellings</u> <u>Group day care</u> <u>nursery school</u>	12,000 SF ¹	25	10 ⁷	25 ⁷	NA	6	35	30%	0.5	0.6	NA	85	A
<u>Seven to twelve unit dwellings</u>	2 acres ²	25	15 ⁷	25 ⁷	NA	12	40	30%	0.5	0.6	NA	100	A
Conditional uses													
<u>13 to 30 unit dwellings</u>	3 acres ³	30	20	30	NA	30	45	30%	0.65	0.6	NA	100	B
<u>Mobile Home Parks (minimum of 25 mobile home spaces)</u>	5 acres	30 (20 for accessory structures)	5 (20 between adjacent mobile homes)	20 (10 for accessory structures)		1	35	30%	0.5	0.25	10 percent of lotted area	50 per internal lot, 100 for park site	B

City of Bangor
Schedule B Developing Area

DISTRICT/Use	Minimum Lot Area (square feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling Units Per Acre	Max. dwelling units per building	Max. Height (feet)	Max. lot cov.	Max. F.A.R.	Max. I.S.R.	Min. open space	Min. lot width (feet)	Min. Buffer Type
<u>Congregate Housing</u>	<u>2 acres</u>	<u>30</u>	<u>20</u>	<u>25</u>	<u>25</u>	<u>100</u>	<u>45</u>	<u>30%</u>	<u>1</u>	<u>0.6</u>	<u>NA</u>	<u>125</u>	<u>B</u>
<u>Cluster Subdivision (One unit dwellings) on a minimum of 5 acres</u>	<u>6,171</u>	<u>20</u>	<u>10⁷</u>	<u>20⁷</u>		<u>1</u>	<u>35</u>	<u>50%</u>	<u>0.5</u>	<u>0.35</u>	<u>15% lotted subdivision area</u>	<u>60</u>	<u>NA</u>
<u>Places of worship & nursing homes</u>	<u>20,000</u>	<u>25</u>	<u>25</u>	<u>25</u>		<u>NA</u>	<u>40</u>	<u>30%</u>	<u>0.5</u>	<u>0.4</u>	<u>NA</u>	<u>100</u>	<u>B</u>
<u>Public Service and Utility uses</u>	<u>14,000</u>	<u>20⁴</u>	<u>20⁴</u>	<u>20⁴</u>		<u>NA</u>	<u>40</u>	<u>30%</u>	<u>0.5</u>	<u>0.6</u>	<u>NA</u>	<u>100</u>	<u>A⁵</u>
<u>Day Care Center</u>	<u>14,000</u>	<u>20</u>	<u>20</u>	<u>20</u>		<u>NA</u>	<u>35</u>	<u>30%</u>	<u>0.5</u>	<u>0.5</u>	<u>1,000 square feet</u>	<u>85</u>	<u>See 165-100 D(7)</u>

- ~~1 Detached residential accessory buildings with a ten-foot maximum height and a one-hundred-fifty-square-foot maximum gross floor area may be set back no less than five feet from side and rear lot lines.~~
~~2 Detached residential accessory buildings with a ten-foot maximum height and a one-hundred-fifty-square-foot maximum gross floor area may be set back no less than five feet from side and rear lot lines.~~
~~3 Or the minimum height allowed under federal law, whichever is greater.~~

- 1 12,000 SF for the first two units in a building and 3,000 SF for each additional unit in the same building
2 27,000 SF for seven dwelling unit buildings and 3,000 SF per unit over seven units in the same building, but not less than a 2 acre site.
3 45,000 SF for 13 dwellings units in a building and 3,000 SF per unit over 13 units in the same building, but not less than a 3 acre site
4 Side and Rear yards shall be increased to 25' for buildings and structures in excess of 5,000 SF
5 Buildings and structures in excess of 5,000 SF Buffer Yard B
6 Or the minimum height allowed under federal law, whichever is greater.
7 Detached residential accessory buildings with a ten-foot maximum height and a one-hundred-fifty-square-foot maximum gross floor area may be set back no less than five feet from side and rear lot lines.

Additions via underline

Deletions via strikethrough

MEMORANDUM

DATE: April 22, 2015
TO: The Honorable City Council
FROM: David G. Gould, Planning Officer
SUBJECT: Amending Zoning Ordinance Chapter 165-99 Low Density Residential District Chapter 165-100 High Density Residential District and Chapter 165-135 Schedule B. Council Ordinance 15-137

Please be advised that the Planning Board at its meeting on April 21, 2015, held a Public Hearing on the above Zoning Amendment to the High Density Residential District and the Low Density Residential District and related Schedule B.

Planning Officer Gould advised the board that after the Board initiated the amendment it is back for a hearing. As the Board is aware the amendment seeks to clarify a number of inconsistencies in the HDR District which lists housing types by name and provides differing densities and development standards for each. What we have discovered over time is that larger developments often mix housing types and it becomes unclear which development standard governs. To deal with that concern, the newly organized HDR language deals with the number of units within a building rather than the type of construction or arrangement of units.

As was discussed previously, the intent of the amendment was to correct some HDR shortcomings but we found a few details in LDR which warranted attention since we're doing a related amendment. Those are to eliminate Zero Lot Line Development as an option, as it has failed to gain any interest over the last 20 years. Secondly we have added a minimum lot size standard for LDR cluster developments based on some field experience where the resulting pattern is contrary to what is expected. Mr. Gould noted that we tend to see more subdivisions developed for the sale of lots than subdividers who build all the units in a subdivision.

Based on some of the Board's last comments, adjustments have been made in the minimum parcel area for larger multi-unit structures and congregate housing from five acres down to three acres.

There were no proponents or opponents to the rezoning request.

Member Boothby moved to recommend the proposed rezoning to the City Council. Member Kenney seconded the motion and the Board voted unanimously to recommend that the City Council approve the proposed Amendments to the Low Density Residential District, High Density Residential District and Schedule B as contained in C.O. # 15-137.

COUNCIL ACTION

Item No. 15-138

APRIL 13, 2015

Date: April 13, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Defining and Regulating Landscaping as a Use in the Rural Residence and Agricultural (RR & A) District

Responsible Department: Legal

Commentary: This ordinance amendment would define and regulate landscaping service businesses as a use in the Rural Residence and Agricultural District. The Rural Residence and Agricultural District (RR&A) has a history of sometimes uneasy coexistence between residential homes and some of the more intensive agricultural and related commercial uses which are allowed such as farming, agricultural, kennels, veterinary facilities, places of worship, and home occupations.

The City has traditionally included landscaping businesses under the umbrella of agricultural uses in the RR&A District. Recent concerns have been raised about the impact of such businesses and their proximity to residential properties. At the Council's direction, staff held two meetings with interested residents and community members to discuss these concerns and provide feedback on potential ordinance changes. Based on those discussions the proposed ordinance amendments were drafted. If approved, the attached ordinance is intended to address these concerns by providing a definition of landscaping, inclusion of setbacks and buffers, and including some parking requirements. Landscape businesses currently operating legally within the district will be grandfathered.

Department Head

Manager's Comments:



City Manager

Associated Information: Ordinance

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

Passage

First Reading

Referral to BED and the Planning Board on April 21, 2015



Assigned to Councilor NEALLEY

CITY OF BANGOR

(TITLE.) Ordinance, Amending Chapter 165, Land Development, or the Code of the City of Bangor, By Defining and Regulating Landscaping as a Use in the Rural Residence and Agricultural (RR & A) District

WHEREAS, landscaping service businesses have traditionally been considered as an agricultural use in the Rural Residence and Agricultural District (RR&A);

WHEREAS, concerns have been raised regarding the proximity of such businesses to residences in the RR&A District; and

WHEREAS, the needs of landscaping businesses must be balanced with the concerns of residential property owners;

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

That Chapter 165, Land Development of the Code of the City of Bangor be amended as follows:

§ 165-13. Definitions.

For the purpose of interpreting this chapter, the following terms, phrases, words and their derivations shall have the meanings given herein:

...

LANDSCAPING SERVICES

Onsite and offsite business activities related to planting, bed preparation, installation of landscape materials and care and upkeep of the landscape after such installation. Landscaping services include:

- A. Planting, care of, and replacement of plants;
- B. Production of plants, trees, and shrubs to be installed;
- C. Mowing, irrigation, rolling and reseeding of lawns;
- D. Pruning of, cultivation of soil around, and winterization of trees and shrubs;
- E. Raking of leaves;
- F. The application of and storage of fertilizers, pesticides, herbicides, and disease control agents by a licensed person;

- G. Construction and maintenance of flower beds, retaining walls, patios, fountains, pool basins, and similar landscape features; and
- H. Incidental repair of walls and paved surfaces.
- I. The storage of materials and equipment related to the performance of landscaping;
- J. The temporary storage of trees, shrubs, plants and hardscaping materials pending installation in an existing landscape plan;

...

§ 165-72. Required number of spaces.

A minimum number of off-street parking spaces shall be provided and maintained by the owner of every building or property hereafter erected, altered or changed in use, in accordance with the following requirements:

...

- V. Landscaping services business: one space for each 1 1/2 employees, plus customer parking to meet needs of specific operations.

...

§ 165-105. Rural Residence and Agricultural District (RR & A).

- A. **Statement of purpose.** The Rural Residence and Agricultural District is established to preserve in agricultural use lands where urban development is generally not feasible because of the absence of public utilities and community facilities. As these utilities and facilities become available within the urban development boundary and a demand for urban land use develops, a change of zoning from agricultural to other districts may be made. Minimum lot sizes in this district are also intended to preserve the quiet, rural atmosphere and to conserve property values.
- B. **Basic requirements.** Buildings or land used or occupied and buildings or structures erected, constructed, reconstructed, moved or structurally altered, whether permitted uses or conditional uses, shall comply with the requirements of this section, Articles II through XII and the specific development standards of Article XIX of this chapter.
- C. **Permitted uses.** The following uses are permitted in this district:
 - (1) Agriculture.
 - (2) The sale of farm, nursery, dairy or poultry products within a structure having a gross floor area of not more than 500 square feet.
 - (3) Sale of farm products where:

- (a) The retail area shall not exceed 2,500 square feet.
 - (b) The property is located on a major arterial street.
 - (c) The property is a working farm.
- (4) One-family dwellings and one-family detached manufactured housing units.
 - (5) Home occupation or profession (subject to the requirements of Article IV).
 - (6) Municipal uses.
 - (7) Public utility and public service uses.
 - (8) Community living arrangements, in accordance with 30-A M.R.S.A. § 4357-A, as may be amended.
 - (9) Cluster subdivision for detached single-family dwellings, provided that:
 - (a) Such project has a minimum of five acres.
 - (b) Provision is made for the maintenance in perpetuity of open space areas in such a project.
 - (c) Such project receives approval under Article XVI of this chapter.
 - (10) Cellular telecommunication towers, provided that:
 - (a) They do not exceed 195 feet in height, or the minimum height required under federal law, whichever is greater.
 - (b) They are set back from property lines a minimum of 100% of the tower height.
 - (c) They conform to the requirements of § 165-80.1.
 - (11) Bed-and-breakfasts, provided that:
 - (a) Meals provided are limited to patrons and their guests.
 - (b) It is limited to a maximum of 10 guest rooms.
 - (c) It provides, at a minimum, an A Buffer Yard or an equivalent of existing woody vegetation to buffer neighboring properties.
 - (d) The applicant demonstrates compliance with the State Plumbing Code for the proposed number of units.

- (12) Landscaping services, provided that:
- (a) Facilities, equipment, and storage areas are located at least 150 feet from any residential building on another parcel.
 - (b) At minimum, an A Buffer Yard or an equivalent amount of existing woody vegetation is provided to buffer neighboring properties. Whenever facilities, equipment, storage, or operation of the landscaping services business takes place within 50 feet of a property line, a C Buffer Yard or an equivalent amount of existing woody vegetation to buffer neighboring properties must be provided instead.
 - (c) The Code Enforcement Officer shall mail notice of a pending application for a building permit or certificate of occupancy for a landscaping services use via first-class mail to abutting property owners within seven days of receipt of such application. For the purpose of this section, property owners shall be considered to be the parties listed by the Assessing Department of the City of Bangor as those against whom taxes are assessed. Failure of any property owner to receive notice shall not invalidate any action of the Code Enforcement Officer or other City official or agency.
 - (d) Notwithstanding § 165-10(B)(2) of this Code, the Code Enforcement Officer may take up to 20 days to approve, deny, or refer to the Planning Board a building permit application for a landscaping services use. Notwithstanding § 165-10(C)(2) of this Code, the Code Enforcement Officer may take up to 20 days after application for a certificate of occupancy to issue the certificate of occupancy for a landscaping services use, provided that he/she determines that the erection or alteration has been constructed in accordance with this chapter and the Building Code of the City of Bangor.
- (13) Accessory uses on the same lot and customarily incidental to and subordinate to the above uses and any use approved under Subsection D below.

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

MEMORANDUM

DATE: April 22, 2015
TO: The Honorable City Council
FROM: David G. Gould, Planning Officer
SUBJECT: Amending Zoning Ordinance Chapter 13 Definitions,
Chapter 165-72 Parking, and Chapter 165-105 Rural
Residence and Agricultural District.
Council Ordinance 15-138

Please be advised that the Planning Board at its meeting on April 21, 2015, held a Public Hearing on the above Zoning Amendment to include Landscaping Services as a permitted use in the Rural Residence and Agricultural District.

Chairman Bolin opened the Public hearing and Assistant City Solicitor Paul Nicklas provided the Board with an overview of the proposed amendment. The amendment seeks to clarify landscape services as a permitted use in the RR&A District. For many years the Code Enforcement Office has viewed landscaping service (mowing, planting, maintenance and care of plants) as an agricultural use in the RR&A District. The amendment seeks to better define that use and provide some basic development guidelines to insure its compatibility with other uses in the district.

Member Mallar asked why such a business would not be required to be located on a Major Arterial Street as retailing of agricultural products is required to be.

Planning Officer Gould noted the intent of the landscaping service use is that it is a service business not a retail business.

Mr. Mallar figured it would be difficult to track which materials would be delivered off-site versus those sold on-site.

Chairman Bolin asked if there were anyone present who wished to speak in favor of or in opposition to the proposed amendment.

Mr. Ed Bearor of Rudman & Winchell indicated he represented Michael and Lori Edwards, Carolyn LaRochelle, and Mary Tedesco Schneck who are contesting the Certificate of Occupancy for a use deemed agricultural by the City's Code Enforcement Officer.

Mr. Bearor indicated most of the activity does not take place on the site but elsewhere. What occurs at the site in the RR&A District is the storage and maintenance of equipment used to undertake certain landscape services elsewhere.

Mary Tedesco Schneck who resides on Ohio Street indicated she has watched the adjacent residential property transform into a larger gravel storage area where workers gather every day and go off to job sites and return in the evening with equipment to be repaired.

Chairman Bolin indicated he was not aware of the ongoing dispute or litigation but did not think the Board should be concerned with anything other than the amendment before them.

Member Kenney indicated there are a number of elements in this amendment which impact uses in the district and how they are reviewed. He was concerned that without further information the Board would not be able to make a sound recommendation of the amendment before them.

The Board discussed impacts of the amendment on pending litigation and other operating "agricultural uses" and whether they would be grandfathered nonconformities.

The Board discussed the option of continuing their discussion but concluded additional time may not provide answers to some of these questions. It was noted that the language of the amendment is what was advertised and printed. The Board and the City Council will have to take action on what's before them even if they conclude an alternative set of standards.

Member Boothby moved to recommend amending Zoning Ordinance Chapter 13 Definitions, Chapter 165-72 Parking, and Chapter 165-105 Rural Residence and Agricultural District as contained in Council Ordinance 15-138. The Board voted one in favor and six opposed.

COUNCIL ACTION

Item No. 15-139

Date: April 13, 2015

Item/Subject Amending Land Development Code – Zone Change – 300 Forest Avenue (Tax Map 046-129) from an Urban Residence One District to a Government and Institutional Service District.

Responsible Department: Planning Division

Commentary: This ordinance will amend the Land Development Code to change the zone on property owned by Duprey Enterprises, Inc. The applicant is requesting a zone change for a parcel of land (.57 acres) located at 300 Forest Avenue (Tax Map 046-129) from an Urban Residence One District to a Government and Institutional Service District. The church which has been at this location for over 100 years is in a Single Family Residential District (URD-1 has ceased to attract new membership to continue its operation. The contract owner seeks to operate the facility as a for-profit day care facility and would be a permitted use in the Government and Institutional Service District.

/s/ Tanya L. Emery
Dept. Head

Manager's Comments:

For Referral to Planning Board Meeting of April 21, 2015 at 7:00 p.m.

Carl M. Lorber
City Manager

Associated Information:

Budget Approval:

Finance Director

Legal Approval:

[Signature]
City Solicitor

Introduced for

Passage

First Reading

Referral to Planning Board Meeting of April 21, 2015, 7:00 p.m.

Page 1 of 1

Assigned to Councilor Faircloth



CITY OF BANGOR

(TITLE.) Ordinance, Amending Land Development Code – Zone Change – 300 Forest Avenue (Tax Map 046-129) from an Urban Residence One District to a Government and Institutional Service District.

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

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

By changing a parcel of land located at 300 Forest Avenue (Tax Map No. 046, Parcel No. 129) from an Urban Residence One District to a Government and Institutional Service District. Said parcel of land containing approximately .57 acres and being more particularly indicated on the map attached hereto and made a part hereof.

MEMORANDUM

DATE: April 22, 2015
TO: The Honorable City Council
FROM: David G. Gould, Planning Officer
SUBJECT: Amending Zoning Ordinance
300 Forest Avenue – Urban Residence 1 District (URD-1) to
Government and Institutional Service District (G&ISD) –
Council Ordinance 15-139

Please be advised that the Planning Board at its meeting on April 21, 2015, held a Public Hearing on the above zone change request.

Chairman Paul Bolin asked the applicant or their representative to make a brief presentation of the request.

Mr. Brian Duprey told the Board he was seeking a rezoning to operate a day care facility at the church building. He noted that the facility had previously had day care there for a number of years. He noted that they would start off small and potentially expand with added parking on-site. In discussions with the City Engineer it was noted that a one-way traffic circulation pattern with cars routing to Milford Street and then Elm Street to avoid left hand turns out to Stillwater Avenue could be provided.

Mr. Beau Brigham of 277 Elm Street noted he was concerned about the long term impacts of the zone change. While the present proposal is limited, the rezoning would be permanent and the operation could expand or possibly change to a new owner and use in G&ISD.

Doug Belhumuer of 59 Milford Street noted he shares Mr. Brigham's concerns that there was no guarantee that the building would not become some other use after it was rezoned.

James Hartley of 235 Elm Street was concerned as to what future implications might be and if this property changed to facilitate a day care would more requests follow suit to add other non-residential uses along Stillwater Avenue.

Craig Brigham was concerned about the impact on the adjacent residential properties and traffic impacts on the quiet residential street.

There were no other proponents or opponents to the rezoning request.

Planning Officer Gould advised the board that the application was to rezone the former church property to Government and Institutional Service District (G&ISD). The church has been at this location for over 100 years. While back in the 1960's the Comprehensive Plan recognized the church subsequent versions have depicted the land use as low density residential. The property is zoned Urban Residence 1 District which allows single family dwellings as a permitted use and churches are a Conditional Use. Mr. Gould noted that had the church requested to be rezoned for its own expansion there would be little question. The facilities are small and few improvements have been made to the site. With the existing church now vacant the City is likely to see a number of reuse requests, as the large structure is unlikely to be reused as a single family residence. The Government and Institutional Service District provides for a range of uses, primarily intended to facilitate uses by nonprofits such as schools hospitals and governmental buildings. The district does provide for some for-profit uses such as medical office space and day care. Mr. Gould noted that a contract zone is an option but without details concerning what limitations need to be included it is a complicated process.

Member Boothby moved to recommend the proposed rezoning to the City Council. Member Kenney seconded the motion and the Board voted 1 in favor and 6 opposed. Mr. Gould noted the Board recommendation would be sent on to the City Council for final action at their next regular meeting.

The Board voted one in favor and six opposed to recommend that the City Council approve the rezoning from Urban Residence 1 District (URD1) to Government and Institutional Service District as contained in C.O. # 15-139.

COUNCIL ACTION

Item No. 15-140

Date: April 13, 2015

Item/Subject: RESOLVE, Appropriating \$30,000 from the Fire Equipment Reserve for Repairs to Fire Engine 1

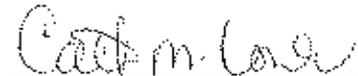
Responsible Department: Finance

Commentary: The attached resolve would appropriate \$30,000 from the Fire Equipment Reserve to fund repairs to Fire Engine 1. Fire Engine 1 is a 2005 pumper truck which has reached service half-life and has door corrosion issues, a broken driveline transfer case (this shifts the engine power from the wheels to the pump), and is the only engine without air conditioning. If approved this resolve would appropriate the necessary funding to replace the truck doors, repair the driveline transfer case and install air conditioning.

This item was reviewed and recommended for approval by the Finance Committee on 4/6/2015.

Department Head

Manager's Comments:

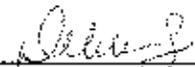


City Manager

Associated Information:

Budget Approval:

The current balance of the Fire Equipment Reserve is \$338,000.



Finance Director

Legal Approval:



City Solicitor

Introduced for

- Passage
 First Reading
 Referral

Page __ of __



Assigned to Councilor Sprague

CITY OF BANGOR

(TITLE.) RESOLVE, Appropriating \$30,000 from the Fire Equipment Reserve for Repairs to Fire Engine 1

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

The amount of \$30,000 is hereby appropriated from the Fire Equipment Reserve to fund necessary repairs to Fire Engine 1.



**NEW
BUSINESS**

COUNCIL ACTION

Item No. 15-155

Date: April 27, 2015

Item/Subject: ^{ORDER} **Authorizing Development Agreement with 28 Broad Street, LLC for Property at 28 Broad Street (Tax Map 042, Lot 196)**

Responsible Department: Community and Economic Development

Commentary: This order will authorize a development agreement with 28 Broad Street, LLC for property located at 28 Broad Street. 28 Broad Street is currently a vacant, underutilized property, which has been proposed by owner/ developers, 28 Broad Street, LLC, to be renovated for a mixed use development consisting of commercial on the first floor and residential on the upper floors. The developer proposes to investment \$1.46 million of private funding and equity to develop the project leading to a substantially increased assessed valuation. It is anticipated that the project will be completed by June 1, 2016.

The level of investment required for rehabilitation of the property is not economically feasible without assistance from the City. This assistance can be provided through an agreement with the developer to return 100% of the increase in real estate taxes paid on the increase in value created by the improvements to the property for a period of eight (8) years.

This Order, if approved, will authorize the City to enter into Agreements with 28 Broad Street, LLC, which will include the following terms: a return to 28 Broad Street, LLC 100% of the real estate taxes paid on the increase in the value of property located at 28 Broad Street as a result of the development of the property for a period of eight (8) years; \$1.46 million of private funding and equity in the development project; project to be completed by June 1, 2016; project shall be for commercial and residential uses.; and such other terms and conditions as appropriate.

This was reviewed and approved by the Business & Economic Development Committee at its April 21, 2015 meeting.

Tanya L. Emery
Department Head

Manager's Comments:

Christ M. Lowe
City Manager

Associated Information: Order

Budget Approval:

[Signature]
Finance Director

Legal Approval:

[Signature]
City Solicitor

Introduced for

- Passage
- First Reading
- Referral

Assigned to Councilor Plourde



CITY OF BANGOR

(TITLE.) **(TITLE.)** **Order, Authorizing Development Agreement with 28 Broad Street, LLC for Property at 28 Broad Street (Tax Map 042, Lot 196)**

WHEREAS, the City of Bangor supports new investment and the creation of additional commercial and residential space in its downtown area; and

WHEREAS, 28 Broad Street is currently underutilized, long vacant and Developer's renovation of the property will result in substantial increase of the property taxes on the building and land; and

WHEREAS, the investment required for rehabilitation of the property is not economically feasible without assistance; and

WHEREAS, the assistance necessary can be provided through entering a credit enhancement agreement with 28 Broad Street, LLC to provide for the return of 100% of real estate taxes paid on the increase in value created by the improvements to the property for a period of eight (8) years:

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

The City Manager is hereby authorized to enter into Agreements with 28 Broad Street, LLC, which will include the following terms: a return to 28 Broad Street, LLC 100% of the real estate taxes paid on the increase in the value of property located at 28 Broad Street as a result of the development of the property for a period of eight (8) years; \$1.46 million of private funding and equity in the development project; project to be completed by June 1, 2016; project shall be for commercial and residential uses; and such other terms and conditions as appropriate and the Agreements shall be in a final form approved by the City Solicitor or Assistant City Solicitor.

COUNCIL ACTION

Item No. 15-156

Date: April 27, 2015

Item/Subject: **ORDER**, Authorizing the City Manager to execute a lease amendment between C&L Aerospace Holdings, LLC. and the City of Bangor, Bangor International Airport (BGR).

Responsible Department: Airport

Commentary:

This Order authorizes a lease amendment between C&L Aerospace Holdings, LLC. and the City of Bangor, Bangor International Airport (BGR) for the lease of hangar #12. This hangar is dedicated for aircraft painting and related maintenance activities. The City received a grant through the Economic Development Administration (EDA) to purchase and install paint equipment. The EDA requires specific language in a lease agreement which meets the requirements of EDA's property management standards. The lease amendment requires that facility be used for operating an aircraft paint facility for the term of the lease. Funding for the improvements was paid for in part with funding from the EDA. The original lease agreement terms for the facilities that C&L Aero current leases is twenty (20) years, which includes extensions. The annual lease rates are: Hangar #12 - \$50,960; Hangar #11, #13 and Office Building - \$179,742. This lease amendment has been reviewed and approved by City Legal. This item has been reviewed and approved by the Airport Committee at its meeting on April 14, 2015.

Tony Caruso
Department Head

Manager's Comments:

Carol M. Lerch
City Manager

Associated Information:

Budget Approval:

D. Kelly
Finance Director

Legal Approval:

[Signature]
City Solicitor

Introduced for
 Passage
 First Reading
 Referral

Assigned to Councilor Graham



CITY OF BANGOR

(TITLE.) ORDER, Authorizing the City Manager to execute a lease amendment between C&L Aerospace Holdings, LLC. and the City of Bangor, Bangor International Airport (BGR).

WHEREAS, The City of Bangor, Maine is the owner of an airport located in Bangor, County of Penobscot, State of Maine, commonly known as Bangor International Airport; and

WHEREAS, C&L Aerospace and the City of Bangor are parties to a lease dated October 6, 2014 wherein C&L Aerospace leases certain facilities, also known as hangar #12; and

WHEREAS, Per Economic Development Administration (EDA) certain language is required in the lease which meets the requirements of EDA's property management standards; and

WHEREAS, This lease amendment states that the premises were improved, in part, with funding from the EDA and further states that this hangar must be used for the purposes of operating an aircraft painting facility for the term of the lease agreement.

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

That Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute the lease amendment between C&L Aerospace Holdings, LLC. and the City of Bangor, Bangor International Airport (BGR).

COUNCIL ACTION

Item No. 15-157

Date: April 27, 2015

Item/Subject: Order Accepting and Adopting the Recommendations of the Substance Abuse Working Group and the Community Health Leadership Board

Responsible Department: Community Health

Commentary: This order will accept and adopt the recommendations of the Substance Abuse Working Group and the Community Health Leadership Board. This past spring, the City engaged in an unprecedented new collaborative with health care and service organizations known as the Community Health Leadership Board (CHLB). The city working with the CHLB launched Bangor's Community Working Group on Substance Abuse. The group brought together a broad based coalition of people representing public health professionals, medical professionals, addiction specialists, public safety personnel, residents, and business owners to study the impacts of addiction and substance abuse on the community.

If approved, this Order will adopt the recommendations of the Working group, endorse the priorities of the CHLB, and convey the City's position and the report to the Commissioner of DHHS, the Bangor legislative delegation; the Joint Committee on Health and Human Services, and the Maine legislative leadership. This item was reviewed and recommended for approval at the Government Operations Committee on April 22, 2015.

Department Head

Manager's Comments:



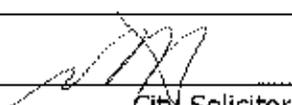
City Manager

Associated Information: Order, Report

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

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

Page **of**

Assigned to Councilor Civiello



CITY OF BANGOR

(TITLE.) Order, Accepting and Adopting the Recommendations of the Substance Abuse Working Group and the Community Health Leadership Board

WHEREAS, the Bangor City Council has long been concerned about the impact of substance abuse in the City and region; and

WHEREAS, efforts to expand clinics that provide Medical Assisted Treatment (MAT) in Bangor raised additional concerns; and

WHEREAS, a moratorium was enacted in the fall of 2013 to prohibit the expansion of clinics whose sole purpose was the delivery of MAT; and

WHEREAS, at the direction of the Council, staff has worked with the leaders of the major health care providers and social service agencies to form the Community Health Leadership Board; and

WHEREAS, the Community Health Leadership Board established a working group known as the Substance Abuse Working Group to study the impact of substance abuse in the community; and

WHEREAS, the Substance Abuse Working Group was made up of a broad based group representing health care, addiction, recovery, businesses, residents, and public safety; and

WHEREAS, the Substance Abuse Working Group studied the issues of substance abuse in our community using an eight week series of panel experts to inform the discussion; and

WHEREAS, the Substance Abuse Working Group provided a detailed report of recommendations to address the substance abuse issues in the City; and

WHEREAS, the Community Health Leadership Board prioritized those recommendations and developed smaller working groups to begin the working of implementing those recommendations to improve population health and reduce substance abuse in the City and region; and

WHEREAS, other members of the community and the Substance Abuse Working Group have worked on furthering issues outlined in the report that were not immediately prioritized by the Community Health Leadership Board such as drug court; and

BY THE CITY COUNCIL OF THE CITY OF BANGOR:

BE IT ORDERED,

THAT the City hereby adopts the recommendations outlined in the report by the Substance Abuse Working Group and endorse the work of the Community Health Leadership Board to guide and lead the issue in an effort to reduce substance abuse in our community and improve population health in Bangor

BE IT FURTHER ORDERED,

That a letter of conveyance outlining the City's position on this issue be provided to Bangor's legislative delegation, Commissioner of the Department of Health and Human Services, Mary Mayhew, members of the Joint Standing Committee on Health and Human Services, and leadership for the Maine House of Representatives and Senate.