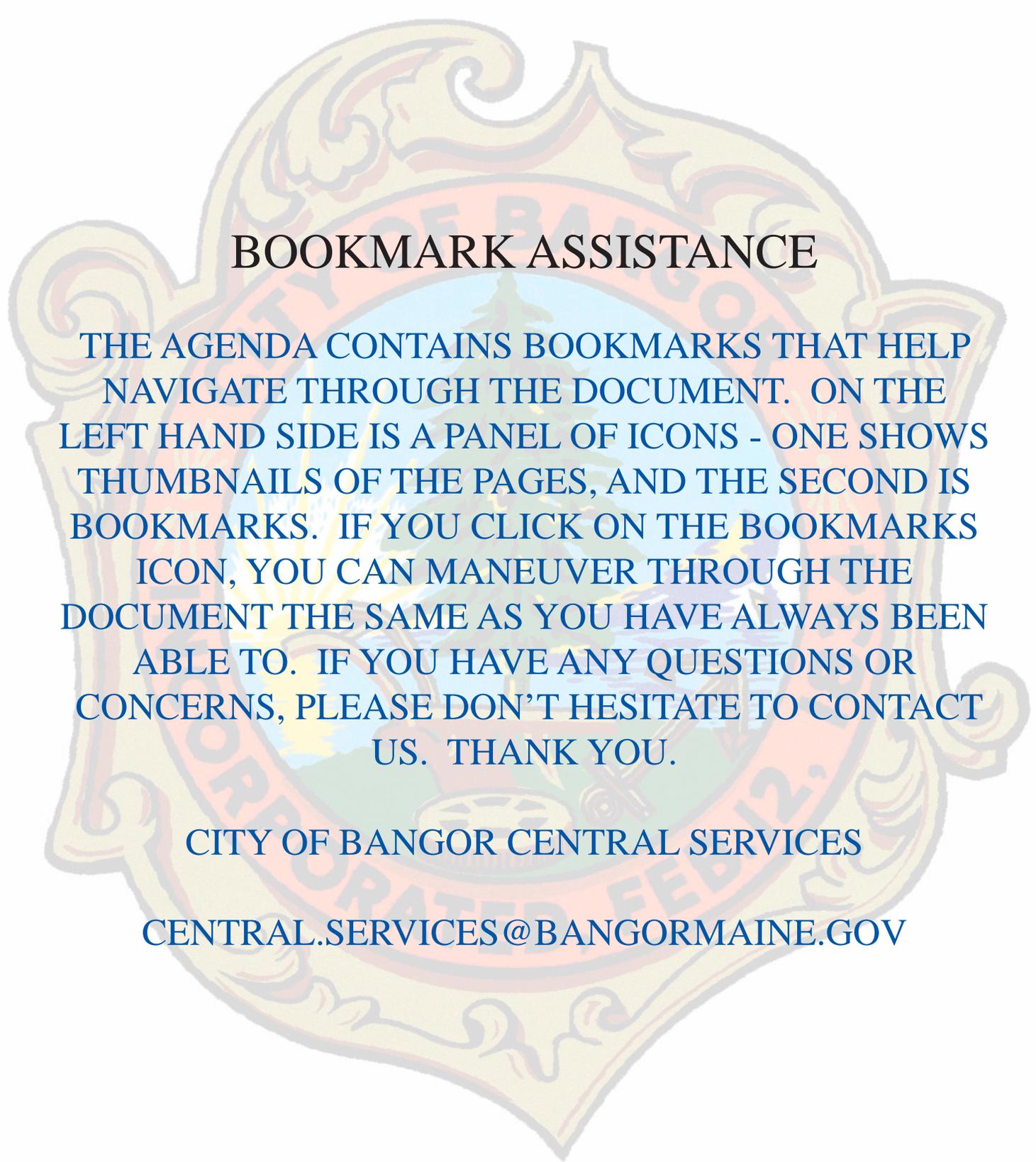




# **CITY COUNCIL AGENDA**

**DECEMBER 28, 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

[CENTRAL.SERVICES@BANGORMAINE.GOV](mailto:CENTRAL.SERVICES@BANGORMAINE.GOV)

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2015**

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**PLEDGE ALLEGIANCE TO THE FLAG**

**RECOGNITION:** Recognizing Paul Bussiere for His R2D2 Charitable Work

**RECOGNITION:** Recognizing Brian Enman for his service to the City of Bangor

**INTRODUCTION:** Introducing new Police Officers

**PUBLIC COMMENT**

**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

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

**MINUTES OF:** Bangor City Council Regular Meeting of December 14, 2015,  
Bangor School Committee Workshop of November 18, 2015,  
Bangor School Committee Regular Meeting of November 18, 2015,  
Business and Economic Development Committee Meeting of  
November 17, 2015 and Finance Committee Meeting of December  
21, 2015

**LIQUOR LICENSE  
RENEWAL:** Application for Liquor License Renewal, Malt, Vinous of PERRY  
Penobscot Theatre Company d/b/a Penobscot Theatre  
Company, 131 Main Street

**16-048 ORDER** Appointing Nominees to Various Boards, Commissions, GRAHAM  
and Committees

**Executive Summary:** This Order will authorize the appointments to the Downtown Parking Advisory Group, Board of Appeals and Commission on Cultural Development. As in the past, vacancies were advertised in a variety of ways and all applicants were interviewed by the Council's Personnel Committee. The Committee has completed the 2<sup>nd</sup> round of interviewing applicants for these positions and has developed the attached recommendations for full Council consideration.

**16-049 ORDER** Authorizing Execution of Municipal Quitclaim Deed – DURGIN  
Real Estate Located at 374 Ohio Street (Map 20 Lot 57)

**Executive Summary:** In 2012 sewer liens matured on the property of Frederick and Tara Ellis. At some point the charges were paid, but it appears the liens were never discharged. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property. Staff recommends approval.

**16-050 ORDER** Authorizing Execution of Municipal Quitclaim Deed – SPRAGUE  
Real Estate Located at 26 Parker Street (Map 35 Lot 48)

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2015**

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**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**Executive Summary:** In 2011 a sewer lien was filed against the property of Thomas B. Collins, now owned by Wells Fargo Bank NA. At some point the charges were paid, but it appears this lien was not discharged. Because the lien has matured, a municipal quitclaim is required to release the City's interest in the property. Staff recommends approval.

**16-051    ORDER                      Authorizing Execution of Municipal Quitclaim Deed –                      NEALLEY  
Real Estate Located at 2220 Ohio Street (Map R2 Lot 2)**

**Executive Summary:** Real estate tax liens matured on the property of the Heirs of David F. Gould located at 2220 Ohio Street. All outstanding charges due the City have been paid. There are no outstanding sewer charges or property issues. Because the liens matured, a municipal quitclaim is required to release the City's interest in the property. Staff recommends approval.

**16-052    RESOLVE                      Ratifying Execution of Municipal Quitclaim Deed – Real                      BALDACCI  
Estate Located at 1257 Hammond Street (Map R9 Lot  
11)**

**Executive Summary:** Real estate tax liens were believed to have matured on the property of Leon Spaulding located at 1257 Hammond Street. As such, the liens were filed at the Registry of Deeds. It was later discovered that a bank with a mortgage interest had not been notified of the maturing liens. The bank has paid the amount owed under the maturing liens, and a quitclaim deed has been issued, releasing the City's interest in the property. This Resolve will ratify the staff action.

**16-053    ORDER                      Authorizing the City Manager to Enter into a Contract                      PERRY  
with the Maine Bureau of Highway Safety to Distribute  
Child Passenger Safety Seats to Qualified Individuals**

**Executive Summary:** This Order would authorize a contract between the City and the State of Maine for the distribution of child passenger safety seats. The Public Health & Community Services Department would serve as a distribution site for child passenger safety seats from the Maine Bureau of Highway Safety and qualified staff would provide education about correct installation of the seats. This would take place at scheduled appointments at the Public Health and Community Services Department at 103 Texas Ave. Currently, the nearest location for this service is the Town of Lincoln. The contract term would be December 29, 2015 to February 28, 2018. This is considered a public service. No State funds would be paid to the City. This was reviewed and recommended for approval at the December 21, 2015 Finance Committee meeting.

**16-054    ORDER                      Authorizing the City Manager to execute an agreement                      NICHOLS  
between Gene Richardson, d/b/a Maine Aero Services,  
Inc., and the City of Bangor for the termination of their  
lease**

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2015**

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**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**Executive Summary:** This Order will authorize the termination of a lease agreement between Gene Richardson, d/b/a Maine Aero Services, Inc., and the City of Bangor. Gene Richardson has operated Maine Aero Services, an aircraft maintenance and parts shop located at Bangor International Airport (BGR), since 2010.

Mr. Richardson intends to sell this business to Mr. Charles Feaga who has agreed to continue to operate and provide small aircraft maintenance services at the Airport, which has been an important business segment for the Airport. If approved, the City of Bangor will enter in to a new lease agreement with Mr. Feaga, under the same terms and conditions as operated under Mr. Richardson. Mr. Feaga has agreed to keep all current employees and continue to operate within the airport, under the Maine Aero Services name. The termination agreement will be in final form as approved by City Legal. This Order was recommended for passage by the Airport Committee at its December 15, 2015 meeting.

**16-055 ORDER**

**Authorizing the City Manager to execute a lease agreement between the City of Bangor and Charles Feaga, d/b/a Maine Aero Services Inc. at Bangor International Airport (BGR)**

**BALDACCI**

**Executive Summary:** This Order will authorize a lease agreement between the City of Bangor and Charles Feaga, d/b/a Maine Aero Services Inc. Charles Feaga, the new owner of Maine Aero Services, Inc., has agreed to continue to operate and provide small aircraft maintenance services at the Airport. It is important that the Airport maintains this type of small general aviation aircraft maintenance services.

If approved, the lease agreement will maintain the same terms and conditions for the rental of Hangar #115 that existed under the prior owner. In addition, Mr. Feaga has agreed to keep all current employees and continue to operate within the airport, under the Maine Aero Services name.

Specifically, this agreement outlines a five (5) year term for the lease of Hangar #115. The rent is a fixed amount each year with annual CPI increases. This lease agreement will be in final form as approved by City Legal. This Order was recommended for passage by the Airport Committee at its December 15, 2015 meeting.

**16-056 ORDER**

**Authorizing the City Manager to execute a lease and concession agreement with Stellar Partners, Inc. at Bangor International Airport (BGR)**

**NEALLEY**

**Executive Summary:** This Order will authorize a lease and concession agreement with Stellar Partners, Inc. at Bangor International Airport. Stellar Partners currently operates a concession at the airport for the sale of books, magazines, newspapers, gifts etc. In exchange for the right and opportunity to operate this on-airport concession, Stellar Partners pays the airport a percentage of gross sales. After further review of this concession agreement, it was discovered that the original agreement was with Fenton Hill, which expired in 2000 and was not renewed.

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2015**

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**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

At this time Stellar is requesting to enter into a new lease at the Airport with a lower and more graduated rent structure that will allow them to continue operations at the Airport. Unfortunately, as result of the decline in military troop charter traffic, annual sales have declined over 30% in a two year period, resulting in Stellar operating at a loss.

If approved, this Order will authorize the City Manager to execute a lease and concession agreement with Stellar Partners for a 1 year term, with 2 annual renewal options. The agreement will also define an adjusted rent structure. (\$1 - \$250,000 gross sales = 5%; \$250,001 - \$500,000 = 7.5%; \$500,001 - \$750,000 =10%; +\$750,001 =15%) This adjustment will allow Stellar Partners to keep their 8 personnel employed and continue to operate this valuable concession at the Airport. The agreement will be in final form as approved by City Legal. This Order was recommended for passage by the Airport Committee at its December 15, 2015 meeting.

**16-057    ORDER                      Authorizing Execution of Easement to Bangor Gas                      GRAHAM  
Company LLC – Bangor International Airport, Bangor  
Air National Guard Building #512 Fuller Road**

**Executive Summary:** This Order will authorize the City Manager to execute an easement with Bangor Gas Company LLC to install a natural gas line across a portion of property owned by the City at Bangor International Airport. Bangor Gas Company LLC wishes to provide natural gas service to the Air National Guard Building #512 located at Bangor International Airport. The gas line will go across land owned by the City of Bangor, thereby requiring an easement.

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

**ASSIGNED TO  
COUNCILOR**

**16-058    ORDINANCE                      Amending Chapter 95, Cultural Development, of the                      PLOURDE  
Code of the City of Bangor, By Allowing the Commission  
to Define their Grant Approval Cycle (First Reading)**

**Executive Summary:** This ordinance amendment would remove ordinance references to a grant approval cycle of the Commission on Cultural Development.

At present, grant requests to the Cultural Commission are split into two tiers. Grant requests of less than \$1000 are considered on a rolling basis, while grant requests of \$1000 or more are considered twice a year. This can lead to confusion for applicants, and make it difficult for the Commission to make decisions about how much money should be allocated and how much held at different points in the year.

The ordinance amendment would allow the Commission to consider all grant applications as part of a review process laid out in the Commission’s annual work plan. Other provisions of the ordinance would remain intact.

This amendment was reviewed by the Business and Economic Development Committee on December 22, 2015.

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2015**

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

**ASSIGNED TO  
COUNCILOR**

**16-059   RESOLVE     Appropriating \$102,850 from the General Fund Improvement Reserve to Purchase and Equip Two Police Cruisers (First Reading)     **SPRAGUE****

**Executive Summary:** This resolve would appropriate \$102,850 from the General Fund Improvement Reserve fund balance to purchase and equip two police cruisers.

A few years back, the city decreased the number of unmarked vehicles assigned to the police department. Because the Police Department had some staffing shortages, there did not seem the need to acquire additional cars at that time. However, the PD is now approaching full staffing and combined with the Council and Police Chief’s desire to have police officers more visible, we are requesting two new police cars be added to the fleet.

These marked patrol vehicles will be assigned to the Community Services Unit for use by the Community Relations Officer, Special Enforcement Team (SET) and Traffic Enforcement Officer. On any day when the SET unit, School Resource Officer, downtown officer and patrol officers with special assignments are on duty, coupled with the regular patrol crew, the department runs out of marked patrol cars requiring officers to utilize some of the older unmarked vehicles. These vehicles would be marked as Community Services and it would enhance the department’s visibility within the community.

This was reviewed and recommended for approval by the Finance Committee on December 21, 2015.

**UNFINISHED BUSINESS  
ITEM NO**

**ASSIGNED TO  
COUNCILOR**

**16-043   ORDINANCE     Amending Schedule XVI of Chapter 291, Article II, Sec. 28 of the Code of the City of Bangor – One-Way Streets – Union Street under the Chamberlain Bridge     **SPRAGUE****

**Executive Summary:** This ordinance will amend Schedule XVI of Chapter 291, Article II, Sec. 28 of the Code of the City of Bangor. The Police Department has requested that the portion of Union Street under the Joshua Lawrence Chamberlain Bridge be designated as a one-way street from Broad Street to Independent Street. The portion of Union Street under the Joshua Lawrence Chamberlain Bridge is presently marked as one-way to where it intersects with Independent Street. It has not, however, ever been officially been designated as one-way. Given the narrowness and low visibility of this portion of Union Street, two-way traffic is potentially dangerous. This ordinance change would bring the Code into line with current practice of treating this street section as one-way. This item was reviewed and recommended for approval at the Infrastructure Committee Meeting on December 15, 2015.

**16-044   RESOLVE     Accepting and Appropriating \$383,182 in Grant Funds from the U.S. Department of Housing and Urban Development – Shelter Plus Care Renewal     **PLOURDE****

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2015**

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**UNFINISHED BUSINESS  
ITEM NO**

**ASSIGNED TO  
COUNCILOR**

**Executive Summary:** This resolve will accept and appropriate \$383,182 in Grant Funds from the U.S. Department of Housing and Urban Development for renewal of Shelter Plus Care. The City applies for renewal funding to continue several homeless programs under the U.S. Department of Housing and Urban Development's Homeless Continuum of Care. The City's Shelter Plus Care program won initial funding from the federal government in 1993.

The program is used to provide subsidized rents for qualified homeless individuals with a primary diagnosis of mental illness, chronic substance abuse or HIV related illness who is receiving support services. The amount of the grant is \$383,182 which, under the current grant, is funding 67 households. Of these households, 62 live in Bangor, 1 in Old Town, and 4 in Brewer. The grant term is September 1, 2015 to August 31, 2016. This item was reviewed and recommended for approval at the December 7, 2015 Government Operations Committee meeting.

**16-045   RESOLVE      **Accepting and Appropriating \$114, 847 in Grant funds from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program**      **NICHOLS****

**Executive Summary:** This resolve will accept and appropriate \$114, 847 in grant funds from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program. The City of Bangor applies for funding for several homeless programs under the Department of Housing and Urban Development's Homeless Continuum of Care on an annual basis. The Shelter Plus Care Program provides subsidized rents for qualified homeless individuals with a primary diagnosis of mental illness, substance abuse, or HIV related illness and who are receiving support services. The current grant is supporting 35 households. Of these, 30 live in Bangor, 2 in Old Town, 1 in Veazie, and 2 in Brewer. The grant period is December 1, 2015 to November 30, 2016. This item was reviewed and recommended for approval at the December 7, 2015 Government Operations Committee meeting.

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2015**

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<b>NEW BUSINESS ITEM NO.</b>		<b>ASSIGNED TO COUNCILOR</b>
<b>LIQUOR LICENSE (CLASS X)</b>	<b>Application for Liquor License Renewal, Malt, Spirituos, Vinous of Arayos LLC d/b/a Diamonds, 190B Main Street</b>	<b>PERRY</b>
<b><u>PUBLIC HEARING:</u></b>	<b>Application for Special Amusement License Renewal of Arayos LLC d/b/a Diamonds, 190B Main Street</b>	<b>PERRY</b>
<b><u>16-060 ORDER</u></b>	<b>Authorizing Development Agreement with Abraham and Heather Furth for Property at 26 State Street</b>	<b>GRAHAM</b>

**Executive Summary:** Abe and Heather Furth have acquired a building at 26 State Street in Downtown. They have submitted plans to rehabilitate the building and create a mixed use development that includes a commercial space on the first floor and apartments on the upper floors. This order authorizes a development agreement with the Furths whereby the City would rebate 75% of the new tax increment revenues paid on 26 State Street for a period of 7 years. This helps resolve the funding gap and incent the rehabilitation of this Downtown building.

This item was reviewed and recommended for approval at the Business and Economic Development Committee meeting of December 8, 2015.

# BANGOR CITY COUNCIL



## RECOGNIZING PAUL BUSSIÈRE FOR HIS R2D2 CHARITABLE WORK

- WHEREAS,** Paul, an avid “Star Wars” fan, has spent years building a 43 inch tall aluminum version of R2D2 from scratch at his home, as part of an international club of enthusiastic fans called Astromech; and
- WHEREAS,** the mission of Paul’s R2D2 replica is to bring smiles to the faces of fans, of all ages, who love the “Star Wars” droid; and
- WHEREAS,** Paul has used his talents to educate children at numerous elementary schools on the skills necessary to build a droid such as R2D2; and
- WHEREAS,** he has made other countless appearances with R2D2 at various charity events, fundraisers, and hospitals around the region in an effort to cheer folks up, particularly those battling terminal illnesses; and
- WHEREAS,** Paul recently teamed up with *Thing in the Moment Photography* by Jeff Kirlin to raise over \$500 for Spruce Run and the Children’s Miracle Network at the “Star Wars: The Force Awakens” premier weekend at a local movie theater; and
- WHEREAS,** we appreciate all of Paul’s support, effort, and appearances with R2D2 to the benefit of others.

**NOW, THEREFORE, I, Sean Faircloth, Mayor of the City of Bangor,** on behalf of the City Council and the citizens of Bangor, do hereby recognize Paul Bussiere for his talent and charitable work in the Greater Bangor Area with his R2D2 replica.

Given this the 28<sup>rd</sup> day of December, 2015.

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Sean Faircloth, Mayor



**CONSENT  
AGENDA**

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 14, 2015**

*Meeting Called to Order at 7:30 PM  
 Chaired by Council Chair Faircloth  
 Councilors Absent: None  
 Meeting Adjourned at 10:27 PM*

**PUBLIC COMMENT**                      *None*

<b>CONSENT AGENDA ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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*Council Order #16-034 was moved to New Business.*

**MINUTES OF:**    *Bangor City Council Organizational Meeting of November 9, 2015, Finance Committee Meeting of December 7, 2015, Government Operations Committee Meeting of December 7, 2015, School Committee Meeting of October 28, 2015 and School Committee Organizational Meeting of November 9, 2015*

*Action: Accepted and Approved*

<b>LIQUOR LICENSE RENEWAL:</b>	<i>Application for Liquor License Renewal, Malt, Spirituous, Vinous of Kumar Inc. d/b/a Taste of India, 68 Main Street</i>	<b>BALDACCI</b>
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*Action: Approved*

<b><u>16-026</u></b>	<b><u>ORDER</u></b>	<i>Authorizing Execution of Municipal Quitclaim Deed – Real Estate Located at 149 Fourteenth Street (Map 11, Lot 30A)</i>	<b>DURGIN</b>
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*Action: Passed*

<b><u>16-027</u></b>	<b><u>ORDER</u></b>	<i>Authorizing Execution of Municipal Quitclaim Deed – Real Estate Located at 53 Webster Avenue North (Map 22, Lot 13)</i>	<b>SPRAGUE</b>
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*Action: Passed*

<b><u>16-028</u></b>	<b><u>ORDER</u></b>	<i>Authorizing Execution of Municipal Quitclaim Deed – Real Estate Located at 50 Cardinal Way (Map R23, Lot 50)</i>	<b>NEALLEY</b>
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*Action: Passed*

<b><u>16-029</u></b>	<b><u>ORDER</u></b>	<i>Appointing Constables for the Year 2016</i>	<b>PLOURDE</b>
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*Action: Passed*

<b><u>16-030</u></b>	<b><u>ORDER</u></b>	<i>Authorizing the City Manager to Execute a Memorandum of Agreement between the City of Bangor Community Connector and University of Maine System- Augusta Campus for Free Fare Ride Program</i>	<b>NICHOLS</b>
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*Action: Passed*

<b><u>16-031</u></b>	<b><u>ORDER</u></b>	<i>Authorizing the City Manager to Accept a \$500.00 Donation from an “Anonymous Donor” for the Special Account: Pay It Forward Fund</i>	<b>GRAHAM</b>
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*Action: Passed*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 14, 2015**

<b>CONSENT AGENDA ITEM NO.</b>			<b>ASSIGNED TO COUNCILOR</b>
<u>16-032</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Accept a \$5,074.14 Donation from an “Anonymous Donor” for the Special Account: Pay It Forward Fund</i>	BALDACCI
		<i>Action: Passed</i>	
<u>16-033</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Accept a Donation of Four Hundred Dollars (\$400.00) from the Maine Resiliency Building Network in Support of the Maternal and Child Health Nurse Home Visiting Program</i>	PERRY
		<i>Action: Passed</i>	
<u>16-035</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Execute a Collective Bargaining Agreement between the City of Bangor and Maine Association of Police (MAP) Representing Commanding Officers at the Police Department</i>	BALDACCI
		<i>Action: Passed</i>	
<u>16-036</u>	<u>ORDER</u>	<i>Authorizing Execution of Documents for the Sale of 147 Court Street (Map 032 Lot 177) to Kimberly Paige in the Amount of \$4,800</i>	SPRAGUE
		<i>Action: Passed</i>	
<u>16-037</u>	<u>ORDER</u>	<i>Accepting Telcom Drive as a Public Street and Adding it to the Official City Map</i>	GRAHAM
		<i>Action: Passed</i>	
<u>16-038</u>	<u>ORDER</u>	<i>Accepting Corporate Drive as a Public Street and Adding it to the Official City Map</i>	NICHOLS
		<i>Action: Passed</i>	
<u>16-039</u>	<u>ORDER</u>	<i>Authorizing Acceptance of Easement from Bangor Target Area Development Corporation (Map R10, Lot 007F)</i>	DURGIN
		<i>Action: Passed</i>	
<u>16-040</u>	<u>ORDER</u>	<i>Authorizing Execution of Lease Purchase Agreement for the Purchase of In-Car Camera System</i>	PERRY
		<i>Action: Passed</i>	
<u>16-041</u>	<u>ORDER</u>	<i>Authorizing Execution of Agreement with Stillwater Realty LLC for Easement and Conveyance of Property on Odlin Road (approximately 2,700 square feet)</i>	NEALLEY
		<i>Action: Passed</i>	

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 14, 2015**

<b>REFERRALS TO COMMITTEE AND FIRST READING</b>			<b>ASSIGNED TO COUNCILOR</b>
<b>ITEM NO.</b>			
<u>16-042</u>	<u>ORDINANCE</u>	<i>Adding Chapter 179, Minimum Wage, to the Code of the City of Bangor</i>	<b>PLOURDE</b>
	<b>Action:</b>	<i>Motion made and seconded to waive first and second readings. Passed Item moved to New Business.</i>	
<u>16-043</u>	<u>ORDINANCE</u>	<i>Amending Schedule XVI of Chapter 291, Article II, Sec. 28 of the Code of the City of Bangor - One-Way Streets – Union Street under the Chamberlain Bridge</i>	<b>SPRAGUE</b>
	<b>Action:</b>	<i>First Reading and Referral to Infrastructure Committee Meeting of December 15, 2015</i>	
<u>16-044</u>	<u>RESOLVE</u>	<i>Accepting and Appropriating \$383,182 in Grant Funds from the U.S. Department of Housing and Urban Development - Shelter Plus Care Renewal</i>	<b>PLOURDE</b>
	<b>Action:</b>	<i>First Reading</i>	
<u>16-045</u>	<u>RESOLVE</u>	<i>Accepting and Appropriating \$114, 847 in Grant funds from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program (First Reading)</i>	<b>NICHOLS</b>
	<b>Action:</b>	<i>First Reading</i>	

<b>UNFINISHED BUSINESS</b>			<b>ASSIGNED TO COUNCILOR</b>
<b>ITEM NO.</b>			
<u>16-013</u>	<u>ORDINANCE</u>	<i>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 &amp; A) District</i>	<b>GRAHAM</b>
	<b>Action:</b>	<i>Motion made and seconded for Passage Vote: 9 – 0 Councilors Voting Yes: Baldacci, Durgin, Graham, Nealley, Nichols, Perry, Plourde, Sprague, Faircloth Councilors Voting No: None Passed</i>	
<u>16-023</u>	<u>ORDINANCE</u>	<i>Amending Schedule VI of Chapter 291, Article III, Sec. 40 of the Code of the City of Bangor - Parking for Persons with Disabilities – 125 State Street</i>	<b>PLOURDE</b>
	<b>Action:</b>	<i>Motion made and seconded for Passage Vote: 9 – 0 Councilors Voting Yes: Baldacci, Durgin, Graham, Nealley, Nichols, Perry, Plourde, Sprague, Faircloth Councilors Voting No: None Passed</i>	

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 14, 2015**

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<b>UNFINISHED BUSINESS ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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<u>15-246</u> <u>ORDINANCE</u>	<i>Adding Chapter 179, Minimum Wage, to the Code of the City of Bangor</i>	BALDACCI
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*Many members of the public spoke for and against the proposed ordinance.*

*Action: Motion made and seconded to amend by Substitution Order 15-246 with amendments changing the effective date to July 1, 2016, and treating all employees equal including tipped workers, workers under 18 years of age and employees of businesses with under four employees*  
*Motion Doubted*  
*Vote: 4 – 5*  
*Councilors Voting Yes: Baldacci, Graham, Nichols, Faircloth*  
*Councilors Voting No: Durgin, Nealley, Perry, Plourde Sprague*  
*Motion Failed*

*Motion made and seconded to Amend By Substitution Order 15-246 with amendments changing the effective date of January 1, 2017, correct a typo of 2029 to 2020, put tipped workers at 50% and include all workers under 18 and businesses of all sizes.*

*Vote: 7 – 2*  
*Councilors Voting Yes: Baldacci, Graham, Nichols, Perry, Plourde, Sprague, Faircloth*  
*Councilors Voting No: Durgin, Nealley*  
*Amendment Passed*

*Motion made and seconded for Passage of Order 15-246 as Amended*  
*Vote: 7 – 2*  
*Councilors Voting Yes: Baldacci, Graham, Nichols, Perry, Plourde, Sprague, Faircloth*  
*Councilors Voting No: Durgin, Nealley*  
*Passed*

<b>NEW BUSINESS ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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<u>16-042</u> <u>ORDINANCE</u>	<i>Adding Chapter 179, Minimum Wage, to the Code of the City of Bangor</i>	PLOURDE
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*Action: Motion made and seconded to Postpone Indefinitely.*  
*Passed*

<u>16-046</u> <u>ORDER</u>	<i>Authorizing Execution of Contract with General Code for Electronic Content Management System</i>	SPRAGUE
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*Action: Motion made and seconded for Passage*  
*Passed*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 14, 2015**

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<b>NEW BUSINESS ITEM NO.</b>			<b>ASSIGNED TO COUNCILOR</b>
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<u>16-034</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Execute a Collective Bargaining Agreement between the City of Bangor and Amalgamated Transit Union (ATU) Local 714 Representing Bus Drivers at the Community Connector Public Transit Division</i>	<b>PLOURDE</b>
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*Action: Motion made and seconded for Passage  
Passed*

<u>16-047</u>	<u>ORDER</u>	<i>Adopting a Policy for the Naming of City-Owned Properties</i>	<b>NICHOLS</b>
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*Action: Motion made and seconded for Passage  
Passed*

Attest:   
Jodi Leonard, Deputy City Clerk

**MINUTES**

**BANGOR SCHOOL COMMITTEE  
WORKSHOP MEETING  
4:30 p.m., Wednesday, November 18, 2015  
James F. Doughty School Library**

School Committee Members Present: Chairman Warren Caruso, Jennifer DeGroff, Brian Doore, Sue Hawes, Sue Sorg, and Marlene Susi. Vice Chair Jay Ye was unable to attend.

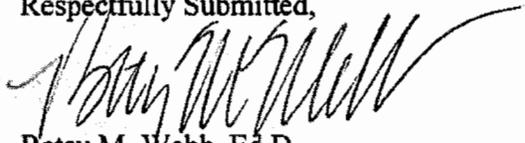
Also in attendance: Daniel Stockford, Esq., Brann & Isaacson, and Superintendent Betsy Webb

Chairman Caruso called the meeting to order at 4:34 p.m.

Daniel Stockford, Esq., of Brann & Isaacson, provided a Board Training session.

The meeting adjourned at 6:27 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Betsy M. Webb", with a long, sweeping flourish extending to the right.

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

## MINUTES

### BANGOR SCHOOL COMMITTEE REGULAR MEETING

7:00 p.m., Wednesday, November 18, 2015

School Committee Members present: Chairman Warren Caruso, Vice Chair Jay Ye, Jennifer DeGroff, Brian Doore, Susan Hawes, Sue Sorg and Marlene Susi.

A. 1. & 2. The meeting was called to order by Chairman Caruso at 7:00 p.m. and the Pledge of Allegiance followed.

3. The Bangor School Committee and the Bangor School Department recognized the Class A State Girls' Soccer Champions.

B. Superintendent Webb requested to amend the agenda in order to add:

D. 2. f. Report of Resignation

VOTED 7-0 to amend the agenda as requested.

D. 2. a. Bangor High School Principal Paul Butler gave an update on the implementation of the Proficiency-based Diploma as required by law. Committee Members asked questions and expressed concerns about the law requiring all students to be proficient in Algebra II and World Languages in order to earn their high school diploma. Bangor has testified these concerns in the past to the Maine State Legislature Education Committee and members of the School Committee hope that changes will be made.

b. Guidance Department Head Adam Leach and Counselors Pam Astbury, Lauren O'Reilly, and Lisa Lower provided a presentation on Personal Learning Plans. Committee Members asked questions and expressed their excitement about the quality of the plans and the way the Guidance Counselors are tracking each and every students' journey.

c. Assistant Superintendent Robert MacDonald updated the Committee on Title IA expectations and programming. Committee Members asked questions and expressed appreciation for the work being done on behalf of Bangor students.

d. Superintendent Webb reported a retirement:

Dana Geel	Special Education	Bangor High School
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e. Superintendent Webb reported the following reassignments:

Randall Allen, Special Education Teacher at Bangor Regional Therapeutic Day Program, from Grades 9-12 to Grades 6-8.

Kathryn Hill, Special Education Teacher (.8) Teacher of the Deaf at Bangor Regional Hearing Impaired Program and (.2) Speech Language Therapist at Bangor Regional Hearing Impaired Program to (.9) Teacher of the Deaf at Bangor Regional Hearing Impaired Program and (.1) Speech Language Therapist at Bangor Regional Hearing Impaired Program.

f. I am reporting the following resignation:

Mary Cuskelly            Elementary Music            AL/DE/14th

E. 1. a. 1-2. VOTED 6 (Caruso, DeGroff, Doore, Hawes, Sorg, Susi) for 0 against and 1 (Ye) abstained to approve the Minutes of the October 28, 2015, Regular School Committee Meeting.

VOTED 7-0 to approve the Minutes of the November 9, 2015, Organizational Meeting.

b. 1-5. The Chairman assigned members to the following committees:

United Technology Center – Jennifer DeGroff, Brian Doore, and Sue Sorg  
Southern Penobscot Regional Program for Children with Exceptionalities – Jay Ye and Alternate, Marlene Susi  
Negotiations – Warren Caruso, Sue Hawes, and Jay Ye  
Dropout Prevention – Marlene Susi  
Friends of Cameron Stadium – Warren Caruso.

c. 1. Superintendent Webb recommended approval of the Final FY2015 Budget Transfers.

VOTED 7-0 to approve transfers as presented.

d. 1. Superintendent Webb recommended approval of the following extra-duty assignments for the 2015-2016 school year:

Boy’s Swimming Coach	William S. Cohen School	Cynthia Howard (ET)
Varsity Softball Asst. Coach	Bangor High School	Sarah Freeman (1 <sup>st</sup> yr. BSD)
IEP Coordinator	James F. Doughty School	Melissa Barthelemy
.25 IEP Coordinator	Bangor High School	Mechelle Ganglfinger
.25 IEP Coordinator	Bangor High School	Nicole Pinkham
.5 Debate/.5 Speech	Bangor High School	Amy Trask
Bus. Acad Research Coord.	Bangor High School	Lance Fenimore
.5 History Department Head	Bangor High School	Geoffrey Wingard

VOTED 7-0 to approve the nominations as presented.

e. Superintendent Webb reported the following donation:

To Downeast School from BJ’s, 2 monitors with mounts, variety of snacks, \$1,000 cash donation, Gift Cards valued at \$550 and various school supplies, having a total dollar value of \$3,095.

VOTED 7-0 to receive the donation as presented with thanks.

f. Superintendent Webb recommended receipt of the Second Reading and approval of the following policies:

1. Revised Policy IMGGA – Service Animals in School
2. Revised Policy IKFA – Early Graduation/Admission Programs
3. Revised Policy JJIF – Management of Concussions and Other Head Injuries in School Sponsored Extra-Curricular Activities
4. Policy JICJ – Student Use of Cell Phones and Other Electronic Devices
5. Revised Policy IGGB – Gifted and Talented Program

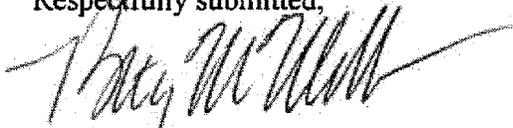
VOTED 7-0 to approve the Second Reading of policies as presented.

F. 2. d. Committee Members Susi and Sorg attended the November UTC Board Meeting. The Director of the Hinckley Boat School and the owner of Hamlin Marina presented the need for skilled composite workers. The UTC Director search is under way.

H. 1. Chairman Caruso reviewed the important dates including upcoming meetings, Parent/Teacher Conferences, and the Bangor High School Benefit Dinner and Musical production.

J. Meeting adjourned at 8:54 p.m.

Respectfully submitted,



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

# **BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, November 17, 2015 5:15 PM  
City Council Chambers

## **MINUTES**

Committee Members Present: Chair Graham, Councilor Nealley, Councilor Baldacci, Councilor Durgin, Councilor Plourde, Councilor Faircloth

City Staff Present: Steve Bolduc, Cathy Conlow, John Theriault, Norman Heitmann and Tyler Collins

Chair Graham called the meeting to order at 5:15 p.m. Chair Graham indicated that Item No. 3 would not be discussed and would be taken off the Agenda.

### **1. City Infrastructure Projects and Broadband Communications Services**

Economic Development Officer Steve Bolduc outlined the work of the Broadband Task Force Committee which was created by the City Council to review broadband communication services in the city. The Committee was also charged with discussing methods for improvements. During these discussions the topic of future City infrastructure projects in the downtown area came up and Councilor Baldacci felt that it would be appropriate at this time for City Engineer John Theriault to review those infrastructure projects with the Committee and discuss the opportunity they provide for the improvement of broadband services.

City Engineer Theriault discussed a couple of proposed projects including work around City Hall and on French Street to York Street. They are still in the design phase but this would be a good time to start the discussion of adding 1 to 3 conduits; one for City use, and one or two for other uses. Mr. Theriault indicated that while expensive, it would be more cost efficient to install them while the ground is already being dug up.

No Action was taken on this item.

### **2. REFERRAL – COUNCIL ORDINANCE 16-013, 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.**

Assistant City Solicitor Paul Nicklas indicated that this issue had previously been before the Committee. After meetings with the Committee, Planning Board and stakeholders, further amendments were made to the proposed language to

include definitions for small and large landscaping businesses and provisions for those uses that would be considered permitted uses and those that would be considered as conditional uses. Mr. Nicklas discussed the changes.

Chair Graham opened the discussion up to those present in the audience. Attorney Edmond Bearor, representing three stakeholders on Ohio Street, asked why a snowplowing business was added. He also discussed providing for more buffer requirements separating these commercial uses from residential uses.

Those in the audience were encouraged to forward their concerns and comments to the Planning Board when it discusses this item (on December 1, 2015).

No action was taken on this item.

#### **4. Extending Tentative Developer Status of Sheldon Hartstone**

Economic Development Officer Steve Bolduc explained that on August 14, 2015 the City Council approved a Council Order designating Sheldon Hartstone Tentative Developer of a parcel located on Odlin Road. The designation granted Mr. Hartstone exclusive status as developer of the site until November 25, 2015. Because of interest expressed by several potential commercial projects, Mr. Hartstone has requested an extension of that deadline until January 29, 2015.

Mr. Hartstone spoke in favor of this request.

Staff recommended that the Committee recommend to the City Council that Mr. Hartstone's tentative developer status be extended to January 29, 2016.

Councilor Baldacci indicated that he may have a conflict of interest as Mr. Hartstone is a supporter of his congressional campaign. The Committee Members did not feel that there was a conflict of interest and took no action.

Councilor Plourde moved Staff recommendation. Councilor Faircloth seconded the motion which passed as it was not doubted.

#### **5. Approval of an Amendment to the Lease Agreement with the Bangor Water District**

Economic Development Officer Steve Bolduc gave a brief history of the current Lease Agreement between the City and Bangor Water District for use of the land around the water tower on Venture Way. The Water District is requesting the City's approval of an amendment to a sublease with Portland Cellular Partnership d/b/a Verizon Wireless who wishes to modify its equipment on the tower. This would also include an increase in rental income.

Staff recommended approval of the sublease of the lease between the City of Bangor and the Bangor Water District.

Councilor Plourde moved Staff recommendation. Councilor Nealley seconded the motion which passed as it was not doubted.

Meeting adjourned at 6:30 p.m.

**FINANCE COMMITTEE MINUTES**  
**December 21, 2015 @ 5:15 pm**

**Councilors: Perry, Baldacci, Graham, Durgin, Nealley, Faircloth, Sprague**  
**Staff: Cyr, Conlow, Hathaway, Beaulieu, Allard, Dawes**

**1. Consent Agenda**

a. Used Vehicle Purchase

Motion made and seconded to approve consent agenda, motion passed unanimously

**2. Bids/Purchasing**

a. Police Vehicles – Police - Quirk Ford - \$54,850

Motion made and seconded to approve purchase of two additional marked police vehicles, motion passed unanimously.

Committee indicated agreement with appropriation of funds for this purchase. Resolve will be on the Council agenda for first reading next week.

**3. Maine Bureau of Highway Safety – Car Seat Distribution**

Staff reviewed the program which will provide car seats free of charge to eligible individuals. In addition to providing car seats, the program also provides education and training on car seat installation and use free to anyone regardless if they qualify for the free car seat.

Motion made and seconded to recommend authorization of the agreement to the full Council. Motion passed unanimously.

**4. Update on Acquired Properties/Orders of Demolition**

Staff reviewed the status of properties that were acquired or had orders of demolition this past year. Staff also provided an update that another list of properties would be coming forth for Committee consideration later this winter.

**5. General Fund Status – November 2015**

Staff reviewed the status of General Fund Revenue and Expenses through November 2015. At this time, FY 16 results appear to be on track and in line with historical results. Current savings include lack of snow and lower than anticipated energy costs.

**6. Executive Session – 36 MRSA Section 841 (2) – Hardship Abatement**

**7. Open Session – Hardship Abatement Decision**

Motion made and seconded to approve hardship abatement. Motion passed unanimously.

**Meeting Adjourned 6:04 pm**

**COUNCIL ACTION**

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Item No. 16-048

Date: December 28, 2015

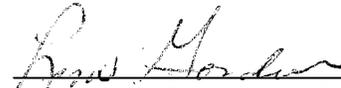
**Item/Subject: ORDER, Appointing Nominees to Various Boards, Commissions, and Committees**

**Responsible Department:** City Clerk

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**Commentary:**

This Order will authorize the appointments to the Downtown Parking Advisory Group, Board of Appeals and Commission on Cultural Development. As in the past, vacancies were advertised in a variety of ways and all applicants were interviewed by the Council's Personnel Committee. The Committee has completed the 2<sup>nd</sup> round of interviewing applicants for these positions and has developed the attached recommendations for full Council consideration.

  
Department Head

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**Manager's Comments:**

  
City Manager

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**Associated Information:**

Order, List of recommended nominees.

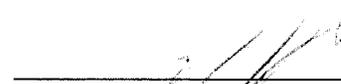
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**Budget Approval:**

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Finance Director

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**Legal Approval:**

  
City Solicitor

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**Introduced for**  
 Passage  
 First Reading  
 Referral

Page \_\_\_ of



Assigned to Councilor Graham

## CITY OF BANGOR

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**(TITLE.) ORDER, Appointing Nominees to Various Boards, Commissions, and Committees.**

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

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

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR THAT the recommendations of the Personnel Committee of the City Council are hereby accepted and the individuals listed on the report of the Personnel Committee are hereby appointed to the positions and for the terms designated.

**City of Bangor  
2016 Subcommittee Appointments**

<b>Board of Appeals</b>		<b>Effective Date</b>
<b>1 Associate 2018</b>		
Mulla-Everett, Majlinda	Associate Member 2018	January 1, 2016
<b>Downtown Parking Advisory Group</b>		
<b>1 District Resident, 1 Non-District Resident, 1 Owner/Manager Business in District, 1 Citywide Property Owner</b>		
David Giroux	Citywide Property Owner	January 1, 2016
<b>Commission on Cultural Development</b>		
<b>1 Regular 2018</b>		
Heather Magee	Regular Member 2018	January 1, 2016

**COUNCIL ACTION**

**Item No. 16-049**

**Date:** December 28, 2015

**Item/Subject:** **ORDER**, Authorizing Execution of Municipal Quitclaim Deed – Real Estate  
Located at 374 Ohio Street (Map 20 Lot 57).

**Responsible Department:** Legal

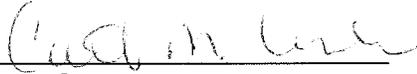
**Commentary:**

In 2012 sewer liens matured on the property of Frederick and Tara Ellis. At some point the charges were paid, but it appears the liens were never discharged. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Staff recommends approval.

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Department Head

**Manager's Comments:**

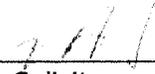
  
\_\_\_\_\_  
City Manager

**Associated Information:**

**Budget Approval:**

  
\_\_\_\_\_  
Finance Director

**Legal Approval:**

  
\_\_\_\_\_  
City Solicitor

**Introduced for Consent Agenda**

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



Assigned to Councilor Durgin

## CITY OF BANGOR

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**(TITLE.) ORDER,** Authorizing Execution of Municipal Quitclaim Deed – Real Estate  
Located at 374 Ohio Street (Map 20 Lot 57).

*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 11053, Page 233, Book 11262, Page 341, Book 11654, Page 237, Book 12211, Page 270 and Book 12397, Page 329. Said deed shall be directed to Frederick D. Ellis and Tara Pa. Ellis and in final form approved by the City Solicitor or Assistant City Solicitor.

**COUNCIL ACTION**

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**Item No. 16-050**

**Date:** December 28, 2015

**Item/Subject:** **ORDER**, Authorizing Execution of Municipal Quitclaim Deed – Real Estate  
Located at 26 Parker Street (Map 35 Lot 48)

**Responsible Department:** Legal

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**Commentary:**

In 2011 a sewer lien was filed against the property of Thomas B. Collins, now owned by Wells Fargo Bank NA. At some point the charges were paid, but it appears this lien was not discharged. Because the lien has matured, a municipal quitclaim is required to release the City's interest in the property.

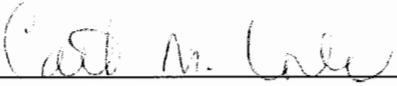
Staff recommends approval.

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Department Head

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**Manager's Comments:**

  
City Manager

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**Associated Information:**

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**Budget Approval:**

  
Finance Director

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**Legal Approval:**

  
City Solicitor

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**Introduced for Consent Agenda**

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



Assigned to Councilor Sprague

## CITY OF BANGOR

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**(TITLE.) ORDER,** Authorizing Execution of Municipal Quitclaim Deed – Real Estate  
Located at 26 Parker Street (Map 35 Lot 48).

*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 an undischarged sewer lien recorded in the Penobscot County Registry of Deeds in Book 12675, Page 136. Said deed shall be directed to Wells Fargo Bank NA and in final form approved by the City Solicitor or Assistant City Solicitor.

**COUNCIL ACTION**

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**Item No. 16-051**

**Date:** December 28, 2015

**Item/Subject:** **ORDER**, Authorizing Execution of Municipal Quitclaim Deed – Real Estate  
Located at 2220 Ohio Street (Map R2 Lot 2).

**Responsible Department:** Legal

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**Commentary:**

Real estate tax liens matured on the property of the Heirs of David F. Gould located at 2220 Ohio Street. All outstanding charges due the City have been paid. There are no outstanding sewer charges or property issues. Because the liens matured, a municipal quitclaim is required to release the City's interest in the property.

Staff recommends approval.

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Department Head

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**Manager's Comments:**

  
\_\_\_\_\_  
City Manager

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**Associated Information:**

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**Budget Approval:**

  
\_\_\_\_\_  
Finance Director

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**Legal Approval:**

  
\_\_\_\_\_  
City Solicitor

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**Introduced for Consent Agenda**

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



Assigned to Councilor Nealley

## CITY OF BANGOR

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**(TITLE.) ORDER,** Authorizing Execution of Municipal Quitclaim Deed – Real Estate  
Located at 2220 Ohio Street (Map R2 Lot 2).

*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 12160, Page 338, Book 12507, Page 286, Book 12851, Page 237, Book 13222, Page 287, Book 13561, Page 248 and Book 13907, Page 152. Said deed shall be directed to David F. Gould, Trustee of The David F. Gould Trust in final form approved by the City Solicitor or Assistant City Solicitor.

**COUNCIL ACTION**

**Item No. 16-052**

**Date:** December 28, 2015

**Item/Subject: Resolve,** Ratifying Execution of Municipal Quitclaim Deed – Real Estate Located at 1257 Hammond Street (Map R9 Lot 11).

**Responsible Department:** Legal

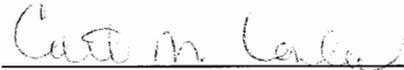
**Commentary:**

Real estate tax liens were believed to have matured on the property of Leon Spaulding located at 1257 Hammond Street. As such, the liens were filed at the Registry of Deeds. It was later discovered that a bank with a mortgage interest had not been notified of the maturing liens. The bank has paid the amount owed under the maturing liens, and a quitclaim deed has been issued, releasing the City's interest in the property.

This Resolve will ratify the staff action.

\_\_\_\_\_  
Department Head

**Manager's Comments:**

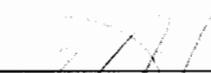
  
\_\_\_\_\_  
City Manager

**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

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**(TITLE.) Resolve,** Ratifying Execution of Municipal Quitclaim Deed – Property Located at 1257 Hammond Street (Map R9 Lot 11).

**BY THE CITY COUNCIL OF THE CITY OF BANGOR:**

**BE IT RESOLVED,**

The actions of Catherine M. Conlow, City Manager, of executing and delivering a Municipal Quitclaim Deed from the City of Bangor to Leon Spaulding for property located at 1257 Hammond Street in Bangor, Maine are hereby ratified and affirmed.

**COUNCIL ACTION**

**Item No. 16-053**

**Date: December 28, 2015**

**Item/Subject:** Order, Authorizing the City Manager to Enter into a Contract with the Maine Bureau of Highway Safety to Distribute Child Passenger Safety Seats to Qualified Individuals.

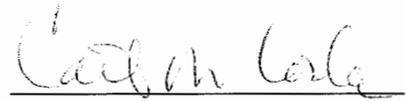
**Responsible Department:** Public Health & Community Services

**Commentary:** This Order would authorize a contract between the City and the State of Maine for the distribution of child passenger safety seats. The Public Health & Community Services Department would serve as a distribution site for child passenger safety seats from the Maine Bureau of Highway Safety and qualified staff would provide education about correct installation of the seats. This would take place at scheduled appointments at the Public Health and Community Services Department at 103 Texas Ave. Currently, the nearest location for this service is the Town of Lincoln. The contract term would be December 29, 2015 to February 28, 2018. This is considered a public service. No State funds would be paid to the City.

This was reviewed and recommended for approval at the December 21, 2015 Finance Committee meeting.

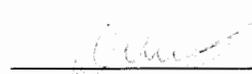
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Department Head

**Manager's Comments:**

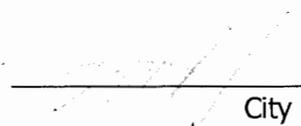
  
\_\_\_\_\_  
City Manager

**Associated Information:** Order, Contract

**Budget Approval:**

  
\_\_\_\_\_  
Finance Director

**Legal Approval:**

  
\_\_\_\_\_  
City Solicitor

**Introduced for**  
 **Passage Consent**  
 **First Reading**  
 **Referral**

**Page \_\_ of \_\_**

Assigned to Councilor Perry



## CITY OF BANGOR

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**(TITLE.) ORDER, Authorizing the City Manager to Enter into a Contract with the Maine Bureau of Highway Safety to Distribute Child Passenger Safety Seats to Qualified Individuals.**

**BY THE CITY COUNCIL OF THE CITY OF BANGOR:**

**BE IT ORDERED,** that the City Manager (or designee) is hereby authorized to enter into a contract with the Maine Bureau of Highway Safety to distribute Child Passenger Safety Seats to qualified individuals for a term of December 29, 2015 to February 28, 2018 in accordance with the attached Contract between the City of Bangor Public Health and Community Services Department and the State of Maine Bureau of Highway Safety

**COUNCIL ACTION**

**Item No. 16-054**

**Date: December 28, 2015**

**Item/Subject:** ORDER, Authorizing the City Manager to execute an agreement between Gene Richardson, d/b/a Maine Aero Services, Inc., and the City of Bangor for the termination of their lease.

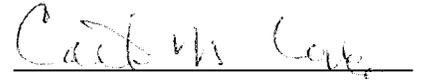
**Responsible Department:** Airport

**Commentary:** This Order will authorize the termination of a lease agreement between Gene Richardson, d/b/a Maine Aero Services, Inc., and the City of Bangor. Gene Richardson has operated Maine Aero Services, an aircraft maintenance and parts shop located at Bangor International Airport (BGR), since 2010.

If approved, Mr. Richardson intends to sell this business to Mr. Charles Feaga. Mr. Feaga has agreed to continue to operate and provide small aircraft maintenance services at the Airport, which has been an important business segment for the Airport. The City of Bangor will enter in to a new lease agreement with Mr. Feaga, under the same terms and conditions as operated under Mr. Richardson. Mr. Feaga has agreed to keep all current employees and continue to operate within the airport, under the Maine Aero Services name. The termination agreement will be in final form as approved by City Legal. This Order was recommended for passage by the Airport Committee at its December 15, 2015 meeting.

Tony Caruso  
Department Head

**Manager's Comments:**

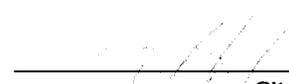
  
City Manager

**Associated Information:**

**Budget Approval:**

  
Finance Director

**Legal Approval:**

  
City Solicitor

Introduced for  
 Passage  
 First Reading  
 Referral

ASSIGNED TO COUNCILOR NICHOLS



## CITY OF BANGOR

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(TITLE.) ORDER, Authorizing the City Manager to execute an agreement between Gene Richardson, d/b/a Maine Aero Services, Inc., and the City of Bangor for the termination of their lease.

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, Maine Aero Services, Inc. operates an aircraft maintenance and parts shop at Bangor International Airport; and

WHEREAS, The Owner of Maine Aero Services, Inc., Gene Richardson, recently notified the Airport that they wish to terminate their lease per the current lease terms; and

WHEREAS, The Owner wishes to retire and sell the business to Charles Feaga, who has agreed to keep all current employees and continue to operate within the airport, under the Maine Aero Services, Inc. name; and

WHEREAS, The termination agreement will be in final form as approved by City Legal.

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 an agreement between Gene Richardson, d/b/a Maine Aero Services, Inc., and the City of Bangor for the termination of said lease. Said termination agreement shall be in final form as approved by the City Solicitor or Assistant City Solicitor.

**COUNCIL ACTION**

**Item No. 16-055**

**Date: December 28, 2015**

**Item/Subject: ORDER,** Authorizing the City Manager to execute a lease agreement between the City of Bangor and Charles Feaga, d/b/a Maine Aero Services Inc. at Bangor International Airport (BGR).

**Responsible Department:** Airport

**Commentary:** This Order will authorize a lease agreement between the City of Bangor and Charles Feaga, d/b/a Maine Aero Services Inc. Charles Feaga, the new owner of Maine Aero Services, Inc., has agreed to continue to operate and provide small aircraft maintenance services at the Airport. It is important that the Airport maintains this type of small general aviation aircraft maintenance services.

If approved, the lease agreement will maintain the same terms and conditions for the rental of Hangar #115 that existed under the prior owner. In addition, Mr. Feaga has agreed to keep all current employees and continue to operate within the airport, under the Maine Aero Services name.

Specifically, this agreement outlines a five (5) year term for the lease of Hangar #115. The rent is a fixed amount each year with annual CPI increases. This lease agreement will be in final form as approved by City Legal. This Order was recommended for passage by the Airport Committee at its December 15, 2015 meeting.

Tony Caruso  
Department Head

**Manager's Comments:**

*Corinne Cook*  
City Manager

**Associated Information:**

**Budget Approval:**

*[Signature]*  
Finance Director

**Legal Approval:**

*[Signature]*  
City Solicitor

Introduced for  
 **Passage**  
 **First Reading**  
 **Referral**



Assigned to Councilor Baldacci

## CITY OF BANGOR

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**(TITLE.) ORDER,** Authorizing the City Manager to execute a lease agreement between the City of Bangor and Charles Feaga, d/b/a Maine Aero Services Inc. at 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, Charles Feaga, new owner of Maine Aero Services Inc. wishes to operate an aircraft maintenance and parts facility at Bangor International Airport; and

WHEREAS, the City and Charles Feaga wish to enter into a lease agreement outlining the terms and conditions for the rental of Hangar #115, located at the Bangor International Airport; and

WHEREAS, this leased space will be used exclusively for aircraft maintenance and storage purposes.

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 agreement between the City of Bangor and Charles Feaga, Owner and President of Maine Aero Services, Inc., for the rental of Hangar #115 at Bangor International Airport. Said lease agreement will run for five (5) years. The lease agreement shall be in final form as approved by the City Solicitor or Assistant City Solicitor.

Date: December 28, 2015

Item/Subject: ORDER, Authorizing the City Manager to execute a lease and concession agreement with Stellar Partners, Inc. at Bangor International Airport (BGR).

Responsible Department: Airport

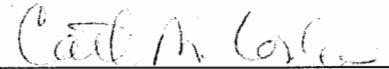
Commentary: This Order will authorize a lease and concession agreement with Stellar Partners, Inc. at Bangor International Airport. Stellar Partners currently operates a concession at the airport for the sale of books, magazines, newspapers, gifts etc. In exchange for the right and opportunity to operate this on-airport concession, Stellar Partners pays the airport a percentage of gross sales. After further review of this concession agreement, it was discovered that the original agreement was with Fenton Hill, which expired in 2000 and was not renewed.

At this time the Stellar is requesting to enter into a new lease at the Airport with a lower and more graduated rent structure that will allow them to continue operations at the Airport. Unfortunately, as result of the decline in military troop charter traffic, annual sales have declined over 30% in a two year period, resulting in Stellar operating at a loss.

If approved, this Order will authorize the City Manager to execute a lease and concession agreement with Stellar Partners for a 1 year term, with 2 annual renewal options. The agreement will also define an adjusted rent structure. (\$1 - \$250,000 gross sales = 5%; \$250,001 - \$500,000 = 7.5%; \$500,001 - \$750,000 =10%; +\$750,001 =15%) This adjustment will allow Stellar Partners to keep their 8 personnel employed and continue to operate this valuable concession at the Airport. The agreement will be in final form as approved by City Legal. This Order was recommended for passage by the Airport Committee at its December 15, 2015 meeting.

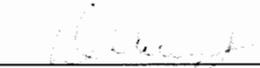
Tony Caruso  
Department Head

Manager's Comments:

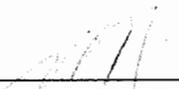
  
City Manager

Associated Information:

Budget Approval:

  
Finance Director

Legal Approval:

  
City Solicitor

Introduced for  
 Passage  
 First Reading  
 Referral

Assigned to Councilor Nealley



## CITY OF BANGOR

---

(TITLE.) Order, Authorizing the City Manager to execute a lease and concession agreement with Stellar Partners, Inc. at 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, Stellar Partners currently operates a concession at the airport for the sale of books, magazines, newspapers, gifts, etc.; and

WHEREAS, In exchange for the right and opportunity to operate this on-airport concession, Stellar Partners pays the airport a percentage of gross sales; and

WHEREAS, The original agreement was with Fenton Hill and expired in 2000; and

WHEREAS, With the decline in military troop charter flights, annual sales have declined and as a result, Stellar Partners is operating at a loss; and

WHEREAS, Stellar requests an adjusted, graduated rent structure that will allow them to continue operations at the Airport.

WHEREAS, both Parties believe it is prudent to execute a new agreement.

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

That Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute a lease and concession agreement with Stellar Partners, Inc. at Bangor International Airport. The agreement will be for a 1 year term with two annual renewal options, and will define an adjusted, graduated rent structure. The agreement will be in final form as approved by the City Solicitor or Assistant City Solicitor.

**COUNCIL ACTION**

**Item No. 16-057**

**Date:** December 28, 2015

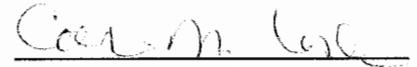
**Item/Subject: ORDER,** Authorizing Execution of an Easement to Bangor Gas Company LLC –  
Bangor International Airport, Air National Guard Building #512 Fuller Road

**Responsible Department:** Legal

**Commentary:** This Order will authorize the City Manager to execute an easement with Bangor Gas Company LLC to install a natural gas line across a portion of property owned by the City at Bangor International Airport. Bangor Gas Company LLC wishes to provide natural gas service to the Air National Guard Building #512 located at Bangor International Airport. The gas line will go across land owned by the City of Bangor, thereby requiring an easement.

\_\_\_\_\_  
Department Head

**Manager's Comments:**

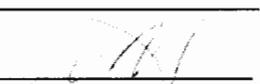
  
\_\_\_\_\_  
City Manager

**Associated Information:**

**Budget Approval:**

\_\_\_\_\_  
Finance Director

**Legal Approval:**

  
\_\_\_\_\_  
City Solicitor

**Introduced for**  
 **Passage**  
 **First Reading**  
 **Referral**

**Page** \_\_ **of** \_\_

Assigned to Councilor Graham



## CITY OF BANGOR

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**(TITLE.) ORDER,** Authorizing Execution of an Easement to Bangor Gas Company LLC – Bangor International Airport, Air National Guard Building #512 Fuller Road

WHEREAS, Bangor Gas Company LLC wishes to provide natural gas service to the Air National Guard Building #512 located at Bangor International Airport; and

WHEREAS, the gas line will go across land owned by the City of Bangor, thereby requiring an easement.

**ORDERED**

That Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor, to execute an easement to Bangor Gas Company LLC to install a gas service line across City property at Bangor International Airport to the Air National Guard Building #512. Said easement to be in substantially the same form as attached hereto and in a final form as approved by the City Solicitor or Assistant City Solicitor.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That CITY OF BANGOR, a municipal corporation, located in Bangor, in the County of Penobscot and State of Maine, being the owner in fee simple of certain lands located in the City of Bangor, County of Penobscot, State of Maine, and described as follows, viz:

The land and premises conveyed by United States of America to the Grantor herein by deed dated December 18, 1968, and recorded in the Penobscot County of Deeds in Book 2148, Page 67, as confirmed by a "Confirmatory Deed" dated April 28, 1969 and recorded in the Penobscot Registry of Deeds in Book 2156, Page 449; and other land and premises originally conveyed by the Grantor herein to the United States of America by deed dated December 29, 1942 and recorded in the Penobscot Registry of Deeds in Book 1205, Page 345, title to which reverted to the Grantor herein in December, 1968, upon decommissioning of the former Dow Air Force Base;

in consideration of One Dollar and other valuable considerations, paid to the undersigned by **BANGOR GAS COMPANY, LLC**, a Maine Limited Liability Company having its legal location and principal place of business at Bangor, County of Penobscot, State of Maine, the receipt whereof is hereby acknowledged, does hereby grant to said Bangor Gas Company, LLC, its successors and assigns forever, the rights, privileges and easements hereinafter set forth which are to be exercised upon and with respect to so much of a strip of land 10 feet in width for its entire length as lies within the aforesaid lands. The centerline of the underground gas line as installed, shall mark the centerline of said strip. A map attached hereto as Exhibit "A" shows the approximate location of said underground gas line.

The rights, privileges and easements hereby conveyed are for utility purposes and are as follows: The right to enter upon said lands with men and conveyances and all necessary tools and machinery; to excavate, lay, bury, construct, reconstruct, install, maintain, operate, alter, repair, rebuild, upgrade, inspect, replace, in the same or different size, patrol, remove and use, all as the Grantee, its successors and assigns, may from time to time desire, along, across, under and beneath said strip of land; a main or mains, pipe line or pipe lines, protective and safety devices, valves, cathodic protection devices, and other apparatus used or useful for the transmission of natural and artificial gas and all by products thereof and/or any liquids, gases or substances; the right to transmit the aforesaid at any lawful pressure and for any lawful purpose; the right to clear and keep said strip of land cleared by any lawful means of trees, undergrowth and all other obstructions.

Also conveying to said Bangor Gas Company, LLC, its successors and assigns, the right to assign to others, in whole or in part, any or all of the rights, privileges and easements herein conveyed. The Grantor herein for itself, and its successors and assigns, covenants and agrees to and with said Bangor Gas Company, LLC, its successors and assigns, that it will not erect or maintain any building, mobile home, or other structure, or permit the erection of maintenance of any building, mobile home, or other structure, of any kind or nature upon said strip of land, any or all of which in the opinion of said Bangor Gas Company, LLC, its successors and assigns would endanger or interfere with the exercise of any of the rights, privileges and easements so conveyed.

Further conveying to said Bangor Gas Company, LLC, its successors and assigns, the right to establish any and all safety regulations which said Bangor Gas Company, LLC, its successors and assigns, in its sole discretion deems necessary and proper for the operation of the rights herein granted and for said transmission any interference or violation by said Grantor, its successors or assigns, as determined by the Grantee, its successors and assigns, of said safety regulations, shall constitute an interference with and violation of the rights, privileges and easements hereby granted.

This conveyance is subject to the Grantee's agreement and covenant to promptly restore the surface of the Grantor's land to its prior condition after an excavation or disturbance to said surface in connection with the exercise of the rights, privileges and easements herein granted, such restoration to be limited to regarding, regrass-seeding, and reasphalting of said surface. Provided, however, that Bangor Gas Company, LLC shall indemnify and save harmless said City of Bangor from and against any liability, loss, damage and fines arising out of Bangor Gas Company, LLC's activities on or use of the easement area including but not limited to environmental liabilities. Provided, however, that Bangor Gas Company, LLC shall comply with all FAA requirements, and not cause visual or other interference with flight operations, radio navigation systems, or radio voice communications.

TO HAVE AND TO HOLD the said rights, privileges and easements to said Bangor Gas Company, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, the said CITY OF BANGOR has caused this instrument to be executed by its duly authorized representative this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

CITY OF BANGOR

\_\_\_\_\_  
Witness

(By) \_\_\_\_\_  
Mrs. Catherine M. Conlow  
City Manager

STATE OF MAINE

County of PENOBSCOT, ss: \_\_\_\_\_, 2015

Then personally appeared the above-named CATHERINE M. CONLOW, City Manager, and acknowledged the foregoing instrument to be his free act and deed Of said body corporate.

Before me,

\_\_\_\_\_  
Notary Public  
Attorney-at-Law

**GENERAL NOTES**

1. SYMBOLS FOR PIPING EQUIPMENT ARE NOT TO SCALE.
2. LOCATION OF CHASING BENCH-OFF AND ALL UTILITIES IS APPROXIMATE.

**LEGEND**

- AS BUILT PE GAS MAIN
- AS BUILT STEEL GAS MAIN
- AS BUILT GAS SERVICE LINE
- RIGHT OF WAY
- TEST STATION
- TEST STATION / ANODE BED
- GAS VALVE
- GAS CAP
- LOCATING STATION BOX
- REDUCER
- POWER POLE
- ON HORIZONTAL LOCATION
- DEPTH TO TOP OF CM
- IF LESS THAN 30"
- OR GREATER THAN 42"

**ABBREVIATIONS**

E	CENTERLINE
CLB	CLEARANCE
D/W	DRIVEWAY
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
GM	GAS MAIN
MH	MANHOLE
R.O.W.	RIGHT OF WAY
S/W	SIDEWALK
S.P.	SNOW/ICE PROTECTION
SD	STORM DRAIN
TYP	TYPICAL
U.P.	UTILITY POLE
WV	WATER VALVE

**BAR SCALE**

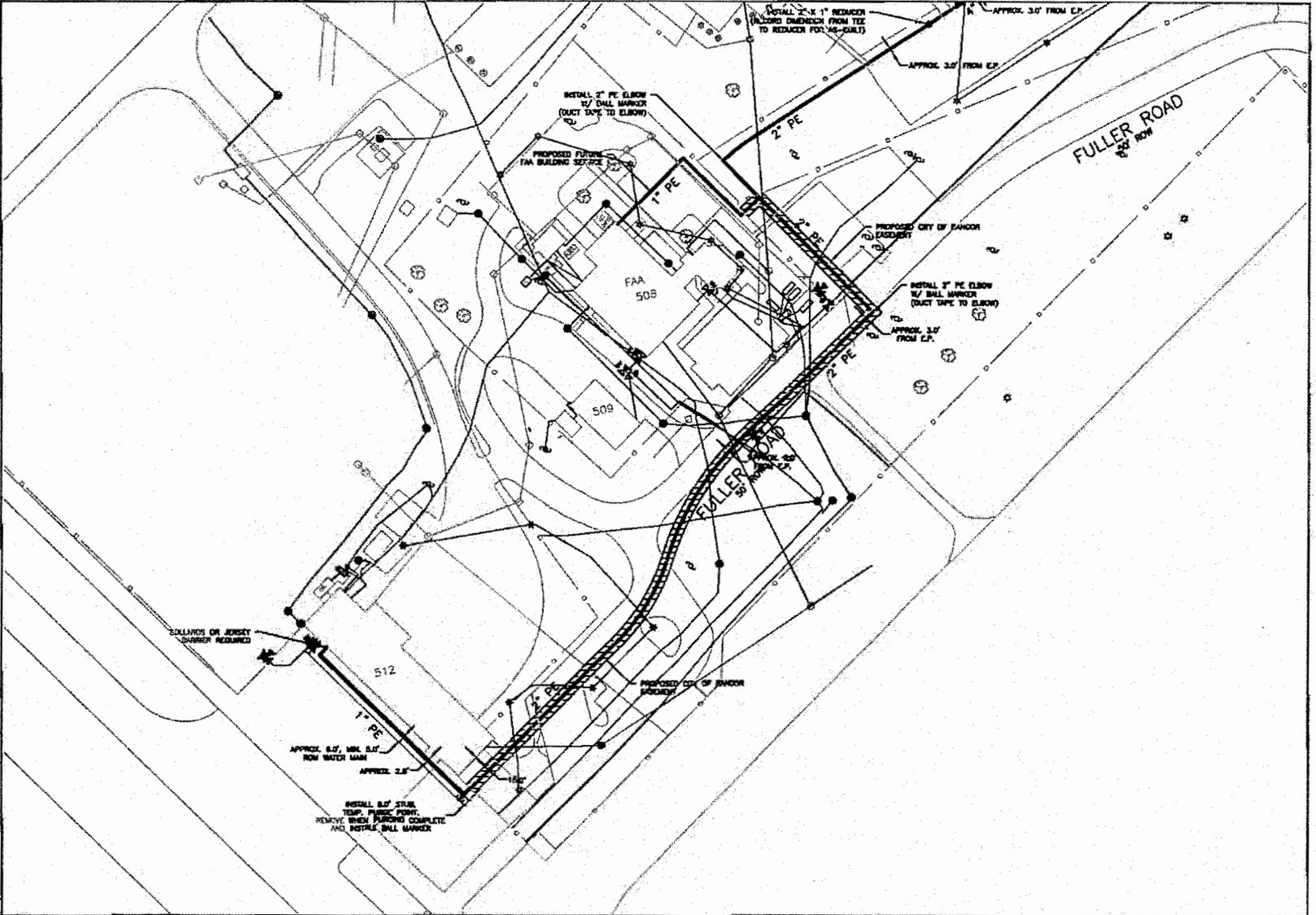


**Bangor Natural Gas**

An Affiliate of Energy East  
408 MAINE AVENUE  
BANGOR, MAINE 04401

SHEET DESCRIPTION

CITY OF BANGOR EASEMENT  
MAP-LOT: 001-800





**REFERRALS TO COMMITTEES  
& FIRST READINGS**

**COUNCIL ACTION**

**Item No. 16-058**

**Date:** December 28, 2015

**Item/Subject:** **ORDINANCE**, Amending Chapter 95, Cultural Development, of the Code of the City of Bangor, By Allowing the Commission to Define their Grant Approval Cycle

**Responsible Department:** Community and Economic Development

**Commentary:**

This ordinance amendment would remove ordinance references to a grant approval cycle of the Commission on Cultural Development.

At present, grant requests to the Cultural Commission are split into two tiers. Grant requests of less than \$1000 are considered on a rolling basis, while grant requests of \$1000 or more are considered twice a year. This can lead to confusion for applicants, and make it difficult for the Commission to make decisions about how much money should be allocated and how much held at different points in the year.

The ordinance amendment would allow the Commission to consider all grant applications as part of a review process laid out in the Commission's annual work plan. Other provisions of the ordinance would remain intact.

This amendment was reviewed by the Business and Economic Development Committee on December 22, 2015.

/s/ Tanya L. Emery  
Department Head

**Manager's Comments:**

Carl M. Cole  
City Manager

**Associated Information:** Ordinance

**Budget Approval:**

\_\_\_\_\_  
Finance Director

**Legal Approval:**

[Signature]  
City Solicitor

**Introduced for**  
 **Passage**  
 **First Reading**  
 **Referral**

Assigned to Councilor Plourde



## CITY OF BANGOR

**ORDINANCE**, Amending Chapter 95, Cultural Development, of the Code of the City of Bangor, By  
Allowing the Commission to Define their Grant Approval Cycle

**WHEREAS**, the current schedule for awarding cultural grants can be confusing to applicants, and makes it difficult for the Commission on Cultural Development to decide how much of their budget should be allocated to particular projects;

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

Chapter 95 of the Code of the City of Bangor be amended as follows:

**§ 95-7. Cultural grant program and budget recommendation.**

...

B. The Commission shall review grant applications from nonprofit arts and cultural organizations and from individuals and recommend a course of action to the City Council for its review and consideration. The Bangor City Council shall have the sole authority to adopt, reject, or revise any such recommendation. The Commission will make its recommendation relative to funding and access to cultural activities and projects without attempting to influence programming or content or diminishing its capacity to challenge audiences. In making its recommendation, the Commission shall consider the following:

- (1) ~~Grant requests less than \$1,000 from nonprofit organizations and individual artists shall be considered on a rolling basis.~~ Individual artists are eligible only for reimbursement of actual costs for supplies and materials incurred for completed works of art produced, at least initially, for public use;
- (2) ~~Grant requests of \$1,000 or greater from nonprofit organizations shall be considered twice a year in accordance with a funding cycle calendar published by the Finance Director of the City of Bangor.~~ Grant requests of \$1,000 or greater from individuals shall not be considered;

...

Additions are underlined, deletions struck through.

**COUNCIL ACTION**

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Item No. 16-059

Date: December 18, 2015

**Item/Subject: Resolve, Appropriating \$102,850 from the General Fund Improvement Reserve to Purchase and Equip Two Police Cruisers**

**Responsible Department:** Finance

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**Commentary:**

The attached resolve would appropriate \$102,850 from the General Fund Improvement Reserve fund balance to purchase and equip two police cruisers.

A few years back, the city decreased the number of unmarked vehicles assigned to the police department. Because the Police Department had some staffing shortages, there did not seem the need to acquire additional cars at that time. However, the PD is now approaching full staffing and combined with the Council and Police Chief's desire to have police officers more visible, we are requesting two new police cars be added to the fleet.

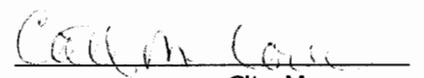
These marked patrol vehicles will be assigned to the Community Services Unit for use by the Community Relations Officer, Special Enforcement Team (SET) and Traffic Enforcement Officer. On any day when the SET unit, School Resource Officer, downtown officer and patrol officers with special assignments are on duty, coupled with the regular patrol crew, the department runs out of marked patrol cars requiring officers to utilize some of the older unmarked vehicles. These vehicles would be marked as Community Services and it would enhance the department's visibility within the community.

This was reviewed and recommended for approval by the Finance Committee on December 21, 2015.

  
Department Head

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**Manager's Comments:**

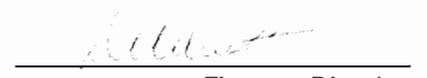
  
City Manager

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**Associated Information:**

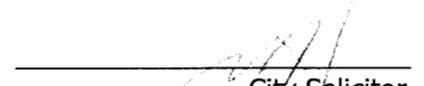
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**Budget Approval:**

  
Finance Director

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**Legal Approval:**

  
City Solicitor

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**Introduced for**

Passage  
 First Reading  
 Referral



Assigned to Councilor Sprague

## CITY OF BANGOR

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**(TITLE.) Resolve, Appropriating \$102,850 from the General Fund Improvement Reserve to Purchase and Equip Two Police Cruisers**

**BY THE CITY COUNCIL OF THE CITY OF BANGOR:**

**BE IT RESOLVED,** that \$102,850 is hereby appropriated from the General Fund Improvement Reserve fund balance to purchase and equip two police cruisers.



**UNFINISHED  
BUSINESS**

**COUNCIL ACTION**

**Item No. 16-043**

**Date:** December 14, 2015

**Item/Subject:** **ORDINANCE**, Amending Schedule XVI of Chapter 291, Article II, Sec. 28 of the Code of the City of Bangor - One-Way Streets – Union Street under the Chamberlain Bridge

**Responsible Department:** Legal

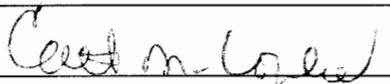
**Commentary:**

The Police Department has requested that the portion of Union Street under the Joshua Lawrence Chamberlain Bridge be designated as a one-way street from Broad Street to Independent Street.

The portion of Union Street under the Joshua Lawrence Chamberlain Bridge is presently marked as one-way to where it intersects with Independent Street. It has not, however, ever been officially designated as one-way. Given the narrowness and low visibility of this portion of Union Street, two-way traffic is potentially dangerous. This ordinance change would bring the Code into line with current practice of treating this street section as one-way.

John M. Theriault, PE  
Department Head

**Manager's Comments:**

  
City Manager

**Associated Information:** Ordinance, Location Map

**Budget Approval:**

\_\_\_\_\_  
Finance Director

**Legal Approval:**

  
City Solicitor

**Introduced for**

**Passage**

**First Reading**

**Referral** to the Infrastructure Committee meeting on December 15, 2015

Assigned to Councilor Sprague



# CITY OF BANGOR

**ORDINANCE**, Amending Schedule XVI of Chapter 291, Article II, Sec. 28 of the Code of the City of Bangor - One-Way Streets – Union Street under the Chamberlain Bridge

**WHEREAS**, the portion of Union Street under the Joshua Lawrence Chamberlain Bridge is presently marked as one-way to where it intersects with Independent Street;

**WHEREAS**, the size and visibility of this portion of Union Street makes two-way traffic potentially dangerous; and

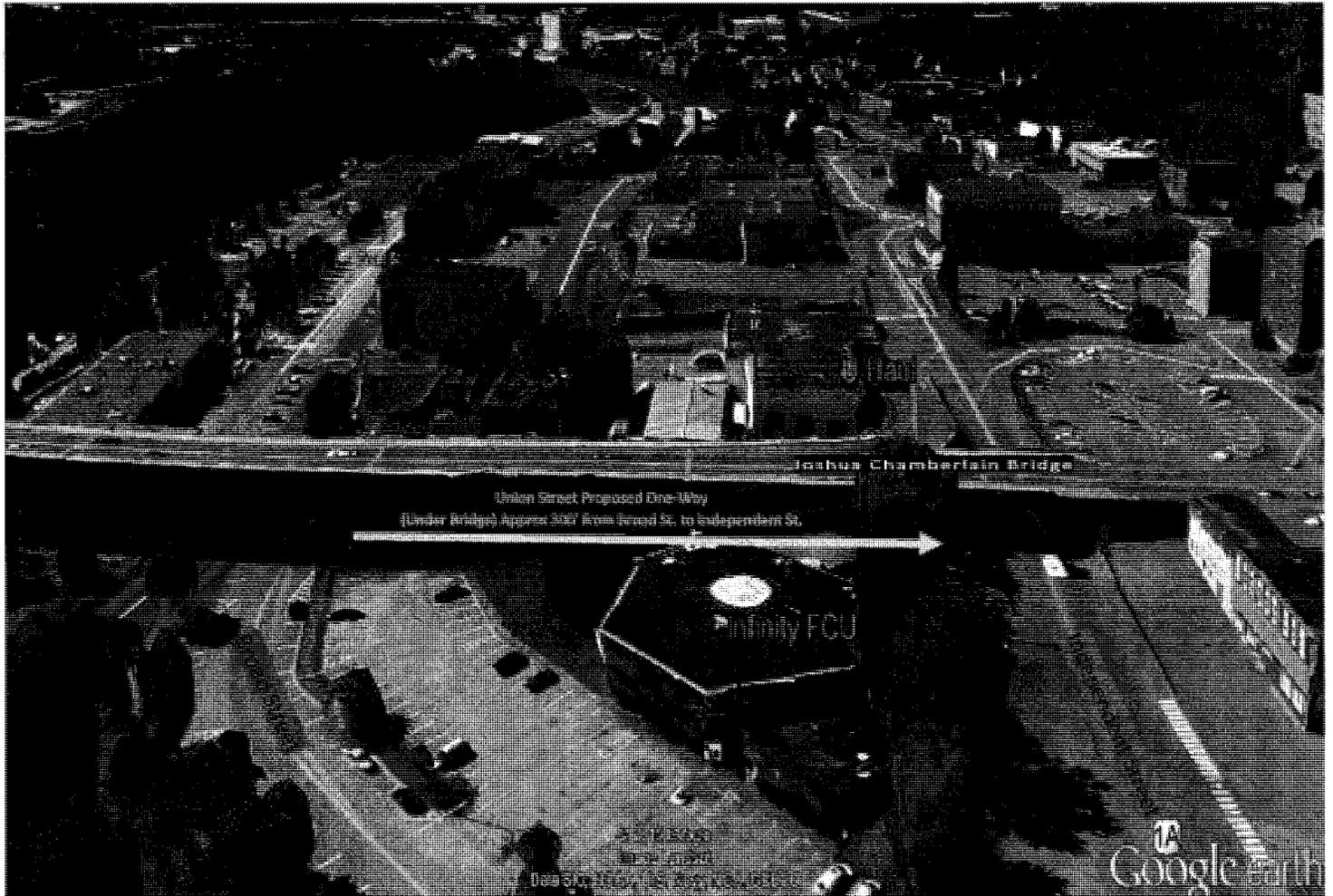
**WHEREAS**, this portion of Union Street has never officially been designated as one-way;

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

Chapter 291, Schedule XVI of the Code of the City of Bangor is hereby amended as follows:

DIRECTION OF TRAFFIC MOVEMENT		
NAME OF STREET	FROM	TO
...	...	...
State Street Avenue	State Street	York Street
<u>Union Street</u>	<u>Broad Street</u>	<u>Independent Street</u>
...	...	...

Additions are underlined.



**COUNCIL ACTION**

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**Item No. 16-044**

**Date: December 14, 2015**

**Item/Subject:** Resolve, Accepting and Appropriating \$383,182 in Grant Funds from the U.S. Department of Housing and Urban Development - Shelter Plus Care Renewal

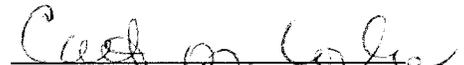
**Responsible Department: Health & Community Services**

**Commentary:** This resolve will accept and appropriate \$383,182 in Grant Funds from the U.S. Department of Housing and Urban Development for renewal of Shelter Plus Care. The City applies for renewal funding to continue several homeless programs under the U.S. Department of Housing and Urban Development's Homeless Continuum of Care. The City's Shelter Plus Care program won initial funding from the federal government in 1993. The program is used to provide subsidized rents for qualified homeless individuals with a primary diagnosis of mental illness, chronic substance abuse or HIV related illness who is receiving support services.

The amount of the grant is \$383,182 which, under the current grant, is funding 67 households. Of these households, 62 live in Bangor, 1 in Old Town, and 4 in Brewer. The grant term is September 1, 2015 to August 31, 2016. This item was reviewed and recommended for approval at the December 7, 2015 Government Operations Committee.

\_\_\_\_\_  
Department Head

**Manager's Comments:**

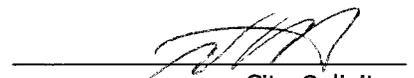
  
\_\_\_\_\_  
City Manager

**Associated Information:** Resolve

**Budget Approval:**

  
\_\_\_\_\_  
Finance Director

**Legal Approval:**

  
\_\_\_\_\_  
City Solicitor

**Introduced for**

- Passage  
 First Reading  
 Referral

Page \_\_ of \_\_



Assigned to Councilor Plourde

## CITY OF BANGOR

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**(TITLE.)** RESOLVE, Accepting and Appropriating \$383,182 in Grant Funds from the U.S. Department of Housing and Urban Development -- Shelter Plus Care Renewal

*By the City Council of the City of Bangor:*

**ORDERED, THAT** the City Manager is hereby authorized to accept and appropriate a \$383,182 grant from the U.S. Department of Housing and Urban Development in support of the Shelter Plus Care program for the term September 1, 2015 to August 31, 2016.

**COUNCIL ACTION**

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**Item No. 16-045**

**Date: December 14, 2015**

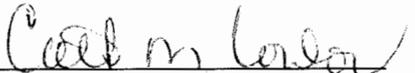
**Item/Subject:** RESOLVE, Accepting and Appropriating \$114, 847 in Grant funds from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program.

**Responsible Department: Health & Community Services**

**Commentary:** This resolve will accept and appropriate \$114, 847 in grant funds from the U.S. Department of Housing and Urban Development for the Shelter Plus Care Program. The City of Bangor applies for funding for several homeless programs under the Department of Housing and Urban Development's Homeless Continuum of Care on an annual basis. The Shelter Plus Care Program provides subsidized rents for qualified homeless individuals with a primary diagnosis of mental illness, substance abuse, or HIV related illness and who are receiving support services. The current grant is supporting 35 households. Of these, 30 live in Bangor, 2 in Old Town, 1 in Veazie, and 2 in Brewer. The grant period is December 1, 2015 to November 30, 2016. This item was reviewed and recommended for approval at the December 7, 2015 Government Operations Committee.

\_\_\_\_\_  
Department Head

**Manager's Comments:**

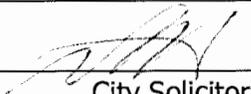
  
\_\_\_\_\_  
City Manager

**Associated Information:**

**Budget Approval:**

  
\_\_\_\_\_  
Finance Director

**Legal Approval:**

  
\_\_\_\_\_  
City Solicitor

**Introduced for**  
 Passage  
 First Reading  
 Referral

**Page \_\_ of \_\_**



Assigned to Councilor Nichols

## CITY OF BANGOR

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**(TITLE.) Resolve,** Accepting and Appropriating \$114,847 in Grant Funds from the U.S. Department of Housing and Urban Development in Support of the Shelter Plus Care program.

**BY THE CITY COUNCIL OF THE CITY OF BANGOR:**

**BE IT RESOLVED,** That Shelter Plus Care project based rental assistance grant funding in the amount of \$114, 847 from the U.S. Department of Housing and Urban Development is hereby accepted and appropriated for the term December 1, 2015 to November 30, 2016.



**NEW  
BUSINESS**

**COUNCIL ACTION**

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**Item No. 16-060**

**Date: December 28, 2015**

**Item/Subject: Authorizing Development Agreement with Abraham and Heather Furth  
for Property at 26 State Street**

**Responsible Department: Community and Economic Development**

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**Commentary:** Abe and Heather Furth have acquired a building at 26 State Street in Downtown. They have submitted plans to rehabilitate the building and create a mixed use development that includes a commercial space on the first floor and apartments on the upper floors. This order authorizes a development agreement with the Furths whereby the City would rebate 75% of the new tax increment revenues paid on 26 State Street for a period of 7 years. This helps resolve the funding gap and incent the rehabilitation of this Downtown building.

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/s/ Tanya L. Emery  
Department Head

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**Manager's Comments:**

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City Manager

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**Associated Information:**

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**Budget Approval:**

\_\_\_\_\_  
Finance Director

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**Legal Approval:**

\_\_\_\_\_  
City Solicitor

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**Introduced for**

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

**Page \_\_ of \_\_**

Assigned to Councilor Graham



## CITY OF BANGOR

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(TITLE.) (TITLE.) Order, Authorizing Development Agreement with Abraham and Heather Furth for Property at 26 State Street

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

WHEREAS, 26 State Street is currently a vacant property available for reuse; and

WHEREAS, Abraham and Heather Furth have acquired the building at 26 State Street and are improving the property for fully taxable commercial and residential use; 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 into a credit enhancement agreement with Abraham and Heather Furth to provide for the return of a portion of new property taxes paid to the City on the property at 26 State Street:

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

The City Manager is hereby authorized to enter into a Development Agreement with Abraham and Heather Furth, under such terms and conditions considered appropriate by the Director of Community and Economic Development and City Solicitor or Assistant City Solicitor; and in a final form approved by the City Solicitor or Assistant City Solicitor; wherein the City of Bangor agrees to return to the owners 75% of the new tax increment revenues paid on 26 State Street by the owners to the City for a period of 7 years following the completion of the rehabilitation; and developer shall rehabilitate the property for commercial and residential use.