



CITY COUNCIL AGENDA



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lisa.goodwin@bangormaine.gov

PLEDGE OF ALLEGIANCE

This is the portion of the meeting set aside for general public comment directly related to City business, for matters that do not appear on this evening’s agenda. Public comment requires a person to state your name and whether you are a resident of Bangor. The City Council has adopted a Public Comment Policy that we will adhere to. Statements during public comment should respect the dignity and seriousness of the proceeding, and individuals will be restricted to speaking once. Obscene, truly threatening, or overly repetitive comments will be deemed out of order and will be interrupted and removed. Topics that are considered out of order also include matters that are in litigation, individual employees or employee groups discussing matters for which complaint or grievance procedures are in place, personal disputes between the speaker and another resident not germane to City business, support for or opposition to any candidate for political office, and personnel complaints pertaining to individual City employees. There is a time limit of three minutes per speaker, and the total time allowed for general public comment regarding City business will be limited to no more than one hour. The public comment period is for City Council members to listen and not to respond or debate with persons. If you do not live in Bangor or own property in Bangor, please allow those who do to have the opportunity to speak first. If you’d like to offer comment on any item directly related to City business not appearing on the regular agenda, you may approach the podium. Individuals who have appropriately pre-registered to give public comment via remote means will be given the opportunity to participate remotely. Alternatively, Councilors may be reached via email at councilors@bangormaine.gov. (A link to the adopted public comment policy can be found on the City’s website.)

PROCLAMATION Proclaiming February as Black History Month

PROCLAMATION Recognizing the Extraordinary Work of Emergency Personnel

PUBLIC COMMENT

CONSENT AGENDA ITEM NO.	ASSIGNED TO COUNCILOR
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*Explanatory Note: All items listed in the Consent Agenda are considered routine and are proposed for adoption by the City Council by one motion without discussion or deliberation. Any member of the public may request that the Council remove an item from the Consent Agenda for discussion. An item will only be removed if a City Councilor requests its removal to New Business.

MINUTES OF: Bangor City Council Regular Meeting of January 28, 2026, Business and Economic Development Committee Meetings of November 17, 2025 and December 1, 2025 and Finance Committee Meeting of February 2, 2026

**26-075 ORDER Authorizing the Execution of a Municipal Quitclaim MALLAR
Deed for Real Estate Located at 15 Charles Street**

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 15 Charles Street. Sewer and stormwater liens have matured on the property owned by Tracy L. Rowe, at 15 Charles Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

**26-076 ORDER Authorizing the Execution of a Municipal Quitclaim FISH
Deed for Real Estate Located at 63 Walter Street**

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 63 Walter Street. Tax, sewer, and stormwater liens have matured on the property owned by On Point Management LLC, at 63 Walter Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

**26-077 ORDER Authorizing the City Manager to Accept \$10,000 in MALLAR
Funds, as Result of a State Criminal Forfeiture**

Executive Summary: This Order will authorize the acceptance of \$10,000 in funds, as a result of a State Criminal Forfeiture. Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of cash. The Bangor Police Department was approved for 70% of the \$14,346 total seizure.

**26-078 ORDER Authorizing the City Manager to Accept \$1,557 in DEANE
Funds and One Firearm, as Result of a State
Criminal Forfeiture**

Executive Summary: This Order will authorize the acceptance of \$1,557 in funds and one firearm, as a result of a State Criminal Forfeiture. Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of \$1,557 in currency and one firearm.

**26-079 ORDER Authorizing the City Manager to Accept Two FALOON
Firearms, as Result of a State Criminal Forfeiture**

Executive Summary: This Order will authorize the acceptance of two firearms, as a result of a State Criminal Forfeiture. Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of two firearms.

**26-080 ORDER Accepting the 2025 Annual Report from the BECK
Advisory Committee on Racial Equity, Inclusion,
and Human Rights**

Executive Summary: This Order will authorize the acceptance of the annual report of the Advisory Committee on Racial Equity, Inclusion, and Human Rights for 2025.

This Committee is required to submit an annual report of its work to the City Council per Ordinance. The report contains highlights of the work completed by the Committee in 2025 including governance and structural improvements, community engagement, and resolution and policy recommendations made to Council. The report was reviewed and recommended for approval at the Government Operations Committee meeting on February 2, 2026.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**26-081 ORDER **Authorizing the Purchase of a 2026 Snow Mauler
Plow Truck for the Airport from Airport
Technologies, Inc. for \$542,716** **DEANE****

Executive Summary: This Order will authorize the purchase of a 2026 Snow Mauler plow truck for the Airport. A Request for Proposals was issued for the purchase of an AFM - Plow Truck with the bid opening dated January 21, 2026. This resulted in one bid from Airport Technologies for \$542,716.00 with an extended warranty.

The Airport budgeted the purchase of the AFM - Plow Truck for FY26. Staff requests approval for the purchase of the AFM - Plow Truck from Airport Technologies for \$542,716.00. This item was reviewed and recommended for approval at the Finance Committee meeting on February 2, 2026.

**26-082 ORDER **Authorizing the City Manager to Execute a
Subcontract with Maine Mental Health Connection's
Together Place Peer Run Recovery Center to
Receive Up to \$50,000 from the State of Maine
Overdose Response Pilot Grant** **WALKER****

Executive Summary: This Order will authorize the City Manager to execute a subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center for the purpose of employing a Recovery Coach to support the project. The Together Place will receive up to \$50,000 from the state of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring.

This is the seventh year of this project. The agreement would end on December 31, 2026. This item was reviewed and recommended for approval at the Government Operations Committee meeting on February 2, 2026.

**26-083 ORDER **Awarding Contract to Stantec Consulting Inc. to
Provide Fuel and Storage Facility Engineering
Services for Bangor International Airport** **FALOON****

Executive Summary: This Order would award a contract to Stantec Consulting Inc. to provide Fuel and Storage Facility Engineering Services for Bangor International Airport. Six bid responses were reviewed by the Selection Committee. They evaluated the submissions based on the criteria outlined in the RFQ.

While all firms met the qualification requirements, Stantec Consulting Inc. stood out as best suited for all Fuel Facility and Tank Storage Engineering needs. Their extensive background in the industry and client list illustrates extensive experience overseeing large complexes and multi-million-dollar contracts.

The Selection Committee is recommending to award a contract for \$862,000 for phase 1 of the project to Stantec Consulting Inc. This item was reviewed and recommended for approval at the Finance Committee meeting on February 2, 2026.

REGULAR MEETING BANGOR CITY COUNCIL – FEBRUARY 9, 2026 at 7:00 PM

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**26-084 ORDER Authorizing the City Manager to Enter into a
Contract with Sargent Corporation to Install a
Stormwater Trunk Line at the Sanford Brook
Drainage Area in the Amount of \$436,982**

CARSON

Executive Summary: This Order will authorize the City Manager to enter into a contract with Sargent Corporation to install a stormwater trunk line at the Sanford Brook drainage area. This work is to install a stormwater trunk line from Main Street to Second Street across the YMCA site that is currently under construction in order to allow for future sewer separation. The project is located on privately owned property that is currently an active major construction site. Although there are extensive cost savings and logistical benefits to performing this work while the ground is already open for construction, doing so requires us to work with a small list of vendors approved by the property owner and their contractor. This requirement precludes the City from fully competitively bidding the project, and it therefore is a sole source procurement.

The Director of Engineering requested and received 3 estimates from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. Staff requests approval to enter into a construction contract with the vendor that provided the lowest estimate, Sargent Corporation, of Stillwater, Maine in the amount of \$436,982.00, contingent upon approval of funding by City Council. This item was reviewed and recommended for approval at the Finance Committee meeting on February 2, 2026.

**26-085 ORDER Authorizing an Update to Policy Governing Public
Use of City Hall**

MALLAR

Executive Summary: This Order will authorize an update to the longstanding policy governing Public Use of City Hall.

This policy was originally adopted by City Council in 1997 via Council Order 97-149. The recently completed renovations to City Hall prompted staff to update this policy, specifically to address the updated procedures for use of conference rooms on the first floor by third parties while ensuring City business is not interrupted. The policy also outlines priorities for use by third parties to not-for-profit organizations, other government agencies, and civic organizations. Additionally, this policy addresses use for the main lobby, as well as publications and posters. This item was reviewed and recommended for approval at the Government Operations Committee meeting on February 2, 2026.

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

**ASSIGNED TO
COUNCILOR**

**26-086 ORDINANCE Amending the Land Development Code, Section
165-73 Parking Area Location and Screening to
Remove the Buffer Requirement for Parking Lots
Adjacent to Properties Zoned G&ISD, Except
Where the Adjacent Property Contains a
Residential, Cemetery, or School Use (First Reading
and Referral to Planning Board meeting on
February 17, 2026)**

FALOON

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

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Ordinance would remove the requirement to create a vegetated buffer between off-street parking and parcels in the G&ISD (Government & Institutional Service District) zone, except where the adjacent property that's zoned G&ISD contains a residential, cemetery, or school use. The reasoning for this change is that the G&ISD zone contains many intensive uses, including some commercial uses, and does not significantly benefit from having a buffer between parking and these uses.

The primary complaint heard from the public about parking is when parking lots are adjacent to residential areas. The Code does currently require vegetated buffers between parking and all residential zones and this would remain as is. Additionally, these proposed amendments would also require that a buffer remain for G&ISD properties that contain residential, cemetery, or school uses. However, the current requirement to provide a buffer from G&ISD in general seems excessive and can hinder commercial development in some cases.

26-087 ORDINANCE Amending the Land Development Code, Section 165-13 Definitions to Remove State Street from the Minor Arterial Street Definition (First Reading and Referral to Planning Board meeting on February 17, 2026) WALKER

Executive Summary: This Ordinance would amend the Land Development Code, Section 165-13 Definitions to remove State Street from the Minor Arterial Street Definition. The Land Development Code currently defines certain streets as either major or minor arterial streets. The criteria for major arterials are that they are “highways of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections.” State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial and it meets the definition of a major arterial. This amendment would remove State Street from the minor arterial category.

26-088 ORDINANCE Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at R23-003-B from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD) (First Reading and Referral to Planning Board meeting on February 17, 2026) CARSON

Executive Summary: This Ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R23-003-B, located on Ohio Street, from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 6 acres. The applicant/owner of record is The Rock Church of Greater Bangor.

This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area which consists of “medium-density residential with limited commercial and institutional uses that are complementary to the surrounding residential land uses.

REGULAR MEETING BANGOR CITY COUNCIL – FEBRUARY 9, 2026 at 7:00 PM

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

**ASSIGNED TO
COUNCILOR**

26-089 ORDINANCE Amending the Code of the City of Bangor to Create a Standing Legislative Committee (First Reading) CARSON

Executive Summary: This Ordinance would amend the Code of the City of Bangor by creating a Standing Legislative Committee. Following City Council’s annual meeting with the City’s state legislative delegation, City Council expressed an interest in the creation of a new standing committee to discuss and coordinate responses to state-level legislation with an impact on the City of Bangor.

The Legislative Committee will: (1) liaise with the City’s state legislative delegation and other elected officials on legislative matters of City interest; (2) provide the City’s state legislative delegation and other elected officials with input on legislative proposals; and (3) seek sponsorship of legislation that is in the City’s interest.

26-090 RESOLVE Making an Appropriation from Undesignated Fund Balance in the Amount of Up to \$50,000 to Fund a Director of Human Resources (First Reading and Referral to Government Operations Committee Meeting on March 2, 2026) LEONARD

Executive Summary: This Resolve would make an appropriation from Undesignated Fund Balance in the amount of up to \$50,000 to fund a Director of Human Resources. Currently, the City of Bangor's Assistant City Manager concurrently holds the title of Chief Human Resources Officer and Chief Labor Relations Officer with the human resources and labor relations functions occupying at least half of the Assistant City Manager's working hours. Given the size of the City's workforce and the critical importance of the City's employees, it is beneficial for there to be a stand-alone Department Head-level position that leads the City's human resources and labor relations functions. By creating a new Director of Human Resources position, the City acknowledges the critical importance of its employees. A survey of the five largest cities in Maine shows that Bangor is the only City without a stand-alone Director-level human resources role. The City's greatest asset is our employees and focused leadership on hiring, training, and labor relations will ensure that the City is utilizing this asset to the greatest public benefit.

Additionally, removing human resources and labor relations from the Assistant City Manager role will allow the Assistant City Manager to refocus on important technology projects, public outreach and communications, and process improvement - which will result in increased efficiency, cost savings, and better customer service.

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

26-073 ORDINANCE Amending the Code of the City of Bangor by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks FISH

Executive Summary: In October 2022, the City adopted an ordinance establishing a new use and regulations for tiny home parks. At that time, the City did not have short-term rental regulations; therefore, short-term rentals were expressly disallowed in tiny home parks. The City’s short-term rental ordinance was adopted in October of 2023. This ordinance allowed short-term rentals in most places, but the tiny home park ordinance

**NEW BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

PUBLIC HEARING: **Application for Special Amusement License Renewal
of Penobscot Theatre Company d/b/a Penobscot
Theatre Company, 131 Main Street** **BECK**

26-091 **ORDER** **Establishing the City Council's Priorities for 2026** **CARSON**

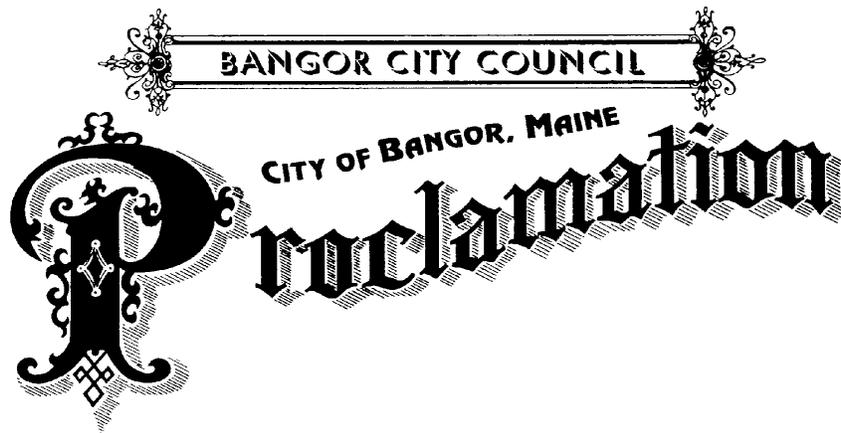
Executive Summary: This Order would establish the City Council’s priorities for 2026. During City Council's annual priority-setting session and subsequent workshop, City Council established the following 2026 priorities:

(1) Establish a comprehensive plan to address homelessness. Council will spearhead the creation of a comprehensive strategy that leverages both outside regional and nationwide experts alongside local stakeholders to craft a comprehensive plan for how the City supports organizations addressing homelessness in the City and considers the effectiveness of past strategies and recommends new strategies to decrease the incidence and impact of homelessness in Bangor.

(2) Continue to address housing needs. Several housing projects are in various stages of completion around the City including the completed Theresa’s Place project, and in progress projects such as Sunrise Senior Living, a recently approved tiny home project, and a supportive housing project led by Bangor Housing. Council intends to continue to focus on housing gaps and unmet needs. Ideas considered include a standing committee focused on housing and/or housing bonds.

(3) Advocate for a fairer share of regional costs and regional participation in the resolution of regional challenges. As a service center, Bangor proudly hosts a number of businesses, non-profits, educational organizations, and medical service providers that are of broad regional importance. However, there are attendant costs associated with being a service center that are born by Bangor alone. At the same time, many of these institutions are exempt from property tax and Bangor shoulders a disproportionate impact from those property tax exemptions. City Council will explore creative and innovative ways to encourage broader regional participation and cost sharing.

City Council believes that prioritizing these three items in the following year is a strong investment in the continued vitality of the City of Bangor and the wellbeing of the City's residents.



PROCLAIMING FEBRUARY AS BLACK HISTORY MONTH

- WHEREAS,** In 1926, historian Dr. Carter G. Woodson established what would become Black History Month to bring special acknowledgement and awareness to Black American accomplishments, contributions and history in the shaping of America; and
- WHEREAS,** Since 1976, it has become a nationally recognized month-long celebration held to acknowledge and pay tribute to the contributions made by Black Americans to the history of our country that for years were omitted by society and history books; and
- WHEREAS,** Black History is American History. Black Americans have shaped our nation's identity and contributed greatly to the success of our country through invaluable contributions in all professions and fields; and
- WHEREAS,** The City of Bangor encourages reading "Maine's Visible Black History: The First Chronicle of Its People" by H. H. Price and Gerald E. Talbot, formerly of Bangor and the first African American in the Maine Legislature; and
- WHEREAS,** During the month of February, as our nation takes pause to reflect on the injustices and struggles overcome by Black Americans throughout our nation's history and to pay tribute to the battles they have fought in the name of equality, the City of Bangor encourages actions that advance equity; and
- WHEREAS,** We celebrate the contributions of Black Americans who have fought for a country that lives up to its ideals, and for the true meaning of our founding documents such as a Declaration of Independence that says "all men are created equal"; and
- WHEREAS,** The City affirms that the observance of Black History Month calls us into celebration and acknowledgement of the undeniable contributions of Black Americans and the continued need to work to build an equitable, just society.

NOW, THEREFORE, I, Susan M. Hawes, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby proclaim February as Black History Month to honor the legacy and achievements of Black Americans throughout our shared history.

Given this the 9th day of February, 2026.

Susan M. Hawes, Mayor



RECOGNIZING THE EXTRAORDINARY WORK OF EMERGENCY PERSONNEL

- WHEREAS,** A private business jet carrying six people crashed immediately after departing Bangor International Airport on Jan. 25, 2026, in difficult, nighttime weather conditions; and
- WHEREAS,** The emergency response, one of the most challenging in recent memory, drew 25 personnel from the Bangor Fire Department, 26 from the Air National Guard's Airfield Fire & Rescue, a team of Bangor Police Department officers and investigators, Airport personnel and fire units from 10 surrounding communities; and
- WHEREAS,** Wind-chill temperatures fell to minus 12 degrees, with the freezing temperatures complicating response efforts and requiring precise coordination and the continuous movement of apparatus to maintain an uninterrupted water supply; and
- WHEREAS,** Other response challenges included near-blizzard conditions, first responders who navigated deep snow and icy terrain, and the presence of hundreds of gallons of jet fuel around the scene; and
- WHEREAS,** Personnel over four days were engaged in nonstop response efforts, planning, logistics, mitigation strategies, and coordinating with several partners including the National Transportation Safety Board; and
- WHEREAS,** The efforts by first responders, Airport personnel and more than 100 Guardsmen, all contending with extreme environmental and operational challenges, displayed resilience, adaptability and professionalism.

NOW, THEREFORE, I, Susan M. Hawes, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby recognize the extraordinary, courageous efforts of those who worked under dire circumstances and in extreme conditions following the deadly plane wreck at Bangor International Airport.

Given this the 9th day of February, 2026.

Susan M. Hawes, Mayor



CONSENT AGENDA

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

*Meeting called to order at 7:03 PM
Chaired by Council Chair Hawes
Councilors Absent: Walker
Meeting adjourned at 8:26 PM*

PUBLIC COMMENT

Pamela Proulx-Curry read a message from Kimberly Boucher urging the Council to act to protect the citizens from the actions of ICE.

Hilari Simmons wanted items presented to the City to be accurate and transparent.

Rory (no last name given) spoke against hate speech and urged the Council to enforce policies during public comment.

Adam Baker wanted the City to take a stronger stance against ICE.

Scott Pardy urged the Council to have a budget freeze to avoid a tax increase.

Richard Charleston wanted to see proper disbursement of opioid and homeless money.

Laura Stowe spoke regarding damage to her home caused by a tree in the City's right-of-way.

George Lance gave his thoughts on freedom of speech.

Richard Ward and Phillip Hassler spoke in support of ICE.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**Explanatory Note: All items listed in the Consent Agenda are considered routine and are proposed for adoption by the City Council by one motion without discussion or deliberation. Any member of the public may request that the Council remove an item from the Consent Agenda for discussion. An item will only be removed if a City Councilor requests its removal to New Business.*

MINUTES OF: *Bangor City Council Regular Meeting of January 12, 2026, Infrastructure Committee Meetings of November 17, 2025 and December 15, 2025*

Action: Approved

26-067 ORDER *Appointing Nominees to Various Boards, Commissions and Committees* **MALLAR**

Action: Passed

26-068 ORDER *Awarding a Contract to Carpenter Associates to Provide Project Management Services for Bangor International Airport* **FALOON**

Action: Passed

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

<i>CONSENT AGENDA ITEM NO.</i>			<i>ASSIGNED TO COUNCILOR</i>
<i>26-069</i>	<i>ORDER</i>	<i>Authorizing the City Manager to Apply for a One-time Grant from Adept Educational Institute in the Amount of \$5,000 for the Purpose of Promoting Gambling Prevention Messages to Parents and Youth</i>	<i>CARSON</i>
	<i>Action:</i>	<i>Passed</i>	
<i>26-070</i>	<i>ORDER</i>	<i>Authorizing the City Manager to Submit the Watershed Based Plan for Penjajawoc Stream Dated March 2025 to the Maine Department of Environmental Protection for Acceptance</i>	<i>WALKER</i>
	<i>Action:</i>	<i>Passed</i>	
<i>26-071</i>	<i>ORDER</i>	<i>Accepting the 2025 Annual Report from the Commission on Cultural Development</i>	<i>FISH</i>
	<i>Action:</i>	<i>Passed</i>	
<i>26-072</i>	<i>ORDER</i>	<i>Authorizing the City Manager to Execute a Parking Lease with Penquis for Fifteen Parking Spaces along Curve Street</i>	<i>DEANE</i>
	<i>Action:</i>	<i>Passed</i>	

<i>REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.</i>			<i>ASSIGNED TO COUNCILOR</i>
<i>26-073</i>	<i>ORDINANCE</i>	<i>Amending the Code of the City of Bangor by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks</i>	<i>FISH</i>
	<i>Action:</i>	<i>First Reading and Referral to Planning Board on February 3, 2026</i>	
<i>26-074</i>	<i>RESOLVE</i>	<i>Authorizing \$450,000 from the Stormwater Unassigned Funds Account for Construction of a Stormwater Trunk Line for the Sanford Brook Drainage Area</i>	<i>BECK</i>
	<i>Action:</i>	<i>First Reading</i>	

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

UNFINISHED BUSINESS ITEM NO.		ASSIGNED TO COUNCILOR
<u>26-050</u>	<u>ORDER</u> <i>Authorizing the City Manager to Negotiate with Sheridan Construction for Construction Manager Services for the Bangor Central Kitchen Project at 50 Cleveland Street</i> <i>Hilari Simmons and Scott Pardy spoke in opposition to passage.</i> <i>Action: Motion made and seconded to Postpone to the City Council Meeting on February 9, 2026</i> <i>Motion Doubted</i> <i>Vote: 2 – 6</i> <i>Councilors Voting Yes: Faloon, Mallar</i> <i>Councilors Voting No: Beck, Carson, Deane, Fish, Leonard, Hawes</i> <i>Motion Failed</i> <i>Motion made and seconded for Passage</i> <i>Motion Doubted</i> <i>Vote: 6 – 2</i> <i>Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard</i> <i>Councilors Voting No: Mallar, Hawes</i> <i>Passed</i>	FALOON
<u>26-058</u>	<u>ORDINANCE</u> <i>Amending the Land Development Code, Section 165-13 Definitions to Remove Ohio Street and State Street from the Minor Arterial Street Definition and Add Ohio Street to the Major Arterial Definition</i> <i>Jeffrey Fahey, Joseph Pratt, Sadie Francis, Paul Pasquine and Tammy Boyle spoke in opposition.</i> <i>Action: Motion made and seconded for Passage</i> <i>Vote: 0 -8</i> <i>Councilors Voting Yes: None</i> <i>Councilors Voting No: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes</i> <i>Motion Failed</i>	CARSON

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

***NEW BUSINESS
ITEM NO.***

***ASSIGNED TO
COUNCILOR***

PUBLIC HEARING:

***Application for Special Amusement License Renewal of
Bangor Lodge #244 BPO Elks d/b/a Bangor Lodge #244 BPO
Elks, 108 Odlin Road***

BECK

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

***ATTEST: 
Lisa J. Goodwin, MMC, City Clerk***

FACT SHEET: PROPOSED BUDGET FREEZE & TAX RELIEF

To: Bangor City Council

From: Concerned Citizens of Bangor

Date: Jan 28, 2026

Subject: Protecting Resident Welfare through Fiscal Discipline

I. THE HUMAN IMPACT: A SHARED BURDEN

- **The Shift:** Residential homeowners now shoulder approximately **48.8%** of the city's tax burden.
- **The Vulnerable:** Fixed-income seniors and first-time homebuyers are being priced out. Property tax increases act as a regressive tax that disproportionately hurts those least able to pay.
- **The Mandate:** Per the City Charter, the Council is elected to look after the welfare of **all** residents—not just specific interest groups or development projects.

II. AVAILABLE "POCKETS": BUDGETARY CUSHIONS

The city maintains several accounts that can be utilized to offset a tax increase:

- **Undesignated Fund Balance:** This "rainy day" fund currently holds millions. While a 10%–15% reserve is standard, any excess should be returned to taxpayers during periods of high inflation.
- **The Overlay Account:** Historically, the city budgets significantly more for tax abatements than it actually pays out (often a gap of hundreds of thousands). This "hidden" surplus should be used to lower the mill rate.
- **TIF Revenue & Savings:** With nearly **\$850,000** in projected savings from new medical leave structures, these funds must be applied directly to tax relief, not redirected to new spending.

III. THE PROPOSED SOLUTION: A BUDGET FREEZE

We are formally requesting a **Total Budget Freeze** for the upcoming fiscal year.

- **Objective:** Maintain the current mill rate by matching expenditures to current revenue levels.

- **Mechanism:** Utilize the Undesignated Fund Balance to bridge any unavoidable gaps (contractual obligations) without raising taxes on residents.

IV. LEGAL PATHWAY: CITIZEN INITIATIVE

Should the Council choose to increase the tax burden, residents are prepared to exercise their rights under **Maine Revised Statutes Title 21-A** and the **Bangor City Charter**:

- **The People's Veto/Initiative:** A petition process to mandate a budget cap or freeze.
- **Requirement:** Signatures from **10%** of the total votes cast in Bangor for the last gubernatorial election.
- **Goal:** To ensure the residents have the final say on the affordability of their own community.

"A budget is a moral document. It reflects who we value. Tonight, we ask you to value the people who live, work, and retire in Bangor."

11/1/25 58 Savage Street Tree Damage

- 8/22/25 Laura Stowe at 58 Savage Street in Bangor (207-735-4418) filled out a service request through the ClickFix platform on the City of Bangor website to submit to the Public Works Department. The photos showed a tree on city property with dead limbs overhanging the front of our home. Within a day or two, City Forrester, Ben Arruda came to examine the tree. Determined it was, indeed, dying, and marked it for removal.
- 11/1/25 10:30 a.m. (11 weeks later) a large limb calved off of the condemned tree and landed across our recently replaced vinyl front stairs handrail, the attached solar cap, and also damaged our recently replaced seamless roof gutter and one heat cable wire was pulled from the soffit.
- 11/1/25 Mrs. Stowe called Public Works and Steve Robichaud arrived to do an initial assessment of the damage. He parked across Savage Street under another large tree of concern and, as he was exiting his truck, a large branch fell on it. Steve introduced himself and began taking photos of the tree damage and reached out to Ben Arruda.
- Ben arrived shortly, took photos of the damage, advised Mr. and Mrs. Stowe that he would write a report to submit to Andy Van Ess in the Office of Risk and Safety. He and Steve then removed the limb from our home and cleaned up the sidewalk.
- 11/16/25, We received a letter from Peter Tanous, Senior Claims Representative, Property and Casualty Pool at Maine Municipal Association Risk Management Services, saying, "We are in the process of completing an investigation into the incident and will be in a better position to determine liability once all of the facts are presented." The letter also asked us to please call him to discuss the incident.
- 11/20/25, Laura called Peter Tanous and he advised her that back in 1977 the State of Maine passed an Immunity-from-suit law called the Maine Tort Claims Act which absolves the City of Bangor from any financial liability for the damage to our home.
- 11/22/25, we received a letter dated and postmarked 11/20/25 from Peter Tanous at Maine Municipal Association Risk Management Services formally advising us of the following. "All municipalities, including the state, are provided immunity

from liability under the Maine Tort Claims Act, 14 MRSA 8101 et.seq. The Tort Claims Act grants broad immunity to all municipalities unless the facts fall within certain narrow exceptions.” Here, I might add, that none of the exceptions were listed or provided to us. The letter goes on to say the following. “None of the exceptions to municipal immunity apply to this incident and accordingly, the City of Bangor is immune from any liability in this case. We suggest that you contact your insurance provider to address this loss.”

- 11/3/25 the bulk of the tree was removed.
- 1/21/26 At the Meeting of Infrastructure, a discussion regarding trees on city property began at the 5 minute, 52 second mark in the recording. At the 7:41 mark, Susan Falloon asked a question about trees marked for removal by the City of Bangor and shared some concerns that, while she was campaigning, her constituents had expressed about the length of time that had passed before trees were removed. At the 7:58 minute mark, Ben Arruda answers the question and is heard to say that he and his crew try to keep to a 30-day timeline for removal of marked trees but they are currently understaffed (only himself and one heavy-equipment operator) with a backlog of removals, preventive maintenance, and storm cleanup. At the 8:33 mark he says, “...things move, sometimes, slower than they should.”

Comment 26-058 1/28/2026

EXECUTIVE SUMMARY

[Extract from 2022 Comprehensive Plan 31]

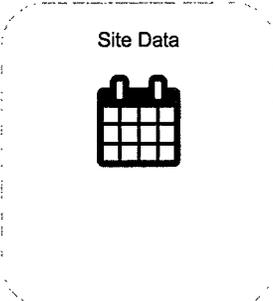
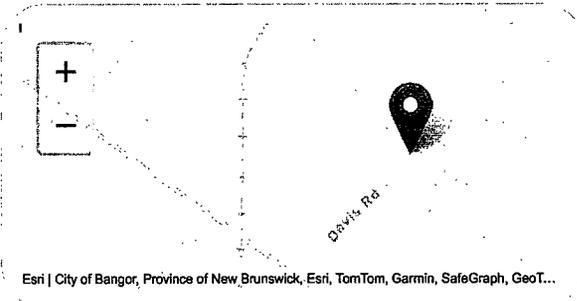


The following specific land use areas are identified within the growth boundary

Count Book

TOWN	STA	ROAD	PN	LOCATION	GROUP	AADT19	AADT20	AADT21	AADT22	AADT23	AADT24
BANGOR	06316	10207	4	ODLIN RD (SWB) SW/O US 2/SR 100(HAMMOND)		-	-	-	-	4,670	-
BANGOR	06332	01504	3	ODLIN RD SB RAMP TO US 2/SR 100 (WB)		-	-	-	-	2,339	-
BANGOR	16006	10207	4	ODLIN RD SW/O PERRY RD		-	-	-	-	6,240	-
BANGOR	06007	10207	4	ODLIN RD W/O IR 2457(AMMO INDUSTRIAL DR)		-	-	-	-	4,910	-
BANGOR	07400	10208	3	OHIO ST @ I-95 OVERPASS @ BR# 5790		-	-	-	-	7,900	-
BANGOR	03801	10208	4	OHIO ST N/O HIGHLAND AVE		-	-	-	-	2,364	-
BANGOR	07208	10208	6	OHIO ST NW/O DAVIS RD		-	-	-	-	1,770	-
BANGOR	01208	10208	4	OHIO ST NW/O FIFTEENTH ST		-	-	-	-	7,900	-
BANGOR	07008	10208	4	OHIO ST NW/O FINSON RD		-	-	-	-	6,430	-
BANGOR	07108	10208	4	OHIO ST NW/O GRIFFIN RD		-	-	-	-	9,660	-
BANGOR	13608	10208	4	OHIO ST NW/O HOLLAND ST		-	-	-	-	3,710	-
BANGOR	18708	10208	6	OHIO ST NW/O PINELEDGE RD @ HERMON TL		-	-	-	-	1,404	-
BANGOR	07308	10208	3	OHIO ST NW/O SIXTEENTH ST		-	-	-	-	9,190	-
BANGOR	04808	10208	4	OHIO ST NW/O US 2 (HAMMOND ST)		-	-	-	-	3,130	-
BANGOR	03505	10208	4	OHIO ST S/O DRUMMOND ST		-	-	-	-	3,224	-
BANGOR	13805	10208	4	OHIO ST S/O JAMES ST		-	-	-	-	3,370	-
BANGOR	03804	10208	4	OHIO ST SE/O EVERETT ST		-	-	-	-	2,852	-
BANGOR	01204	10208	4	OHIO ST SE/O FIFTEENTH ST		-	-	-	-	6,910	-
BANGOR	07104	10208	3	OHIO ST SE/O GRIFFIN RD		-	-	-	-	7,035	-
BANGOR	14801	10211	6	OTIS ST N/O US 2 (STATE ST)		-	-	-	-	1,005	-
BANGOR	03701	10213	4	PARK ST N/O US 2 (STATE ST)		-	-	-	-	2,707	-
BANGOR	23208	3201979	-	PENN PLZ NW/O STILLWATER AVE		-	-	-	-	324	570
BANGOR	16303	10285	4	PERRY RD E/O MCCAWE RD		-	-	-	-	2,680	-
BANGOR	16004	10285	4	PERRY RD SE/O ODLIN RD		-	-	-	-	3,490	-
BANGOR	10003	10230	6	POPLAR ST E/O FOUNTAIN ST		-	-	-	-	655	-
BANGOR	17307	10230	6	POPLAR ST W/O CENTER ST		-	-	-	-	680	-
BANGOR	10007	10230	6	POPLAR ST W/O FOUNTAIN ST		-	-	-	-	641	-
BANGOR	20705	10231	6	PRENTISS ST S/O JEFFERSON ST		-	-	-	-	129	-
BANGOR	19301	10493	-	PUSHAW RD N/O CHURCH RD		-	-	2,980	-	-	2,330
BANGOR	18801	10493	4	PUSHAW RD N/O SR 15 (BROADWAY)		-	-	3,420	-	2,960	2,880
BANGOR	21406	09905	-	QUALITY INN ENT SW/O HOGAN RD		-	-	-	-	8,022	100
BANGOR	01803	10234	6	RAILROAD ST E/O US SUMMER ST		-	-	-	-	1,330	-
BANGOR	01807	10234	-	RAILROAD ST W/O AMPHITHEATER ENT		-	-	-	-	1,330	-
BANGOR	11003	10265	6	S PARK ST E/O FRENCH ST		-	-	-	-	880	-
BANGOR	10702	10265	6	S PARK ST NE/O MARKET ST		-	-	-	-	95	-
BANGOR	11007	10265	6	S PARK ST W/O FRENCH ST		-	-	-	-	810	-
BANGOR	08402	10247	6	SCHOOL ST NE/O SR 15 (BROADWAY)		-	-	-	-	3,648	-
BANGOR	05602	10252	6	SEVENTH ST NE/O LINCOLN ST		-	-	-	-	260	-
BANGOR	05906	10252	6	SEVENTH ST SW/O PIER ST		-	-	-	-	400	-
BANGOR	07306	10258	6	SIXTEENTH ST SW/O OHIO ST		-	-	-	-	1,493	-
BANGOR	17503	10263	6	SOMERSET ST E/O SR 15B (BROADWAY)		-	-	-	-	1,571	-
BANGOR	17507	10263	6	SOMERSET ST W/O SR 15B (BROADWAY)		-	-	-	-	1,444	-
BANGOR	19203	10405	6	SPRINGER DR E/O HOGAN RD		-	-	-	-	7,960	-

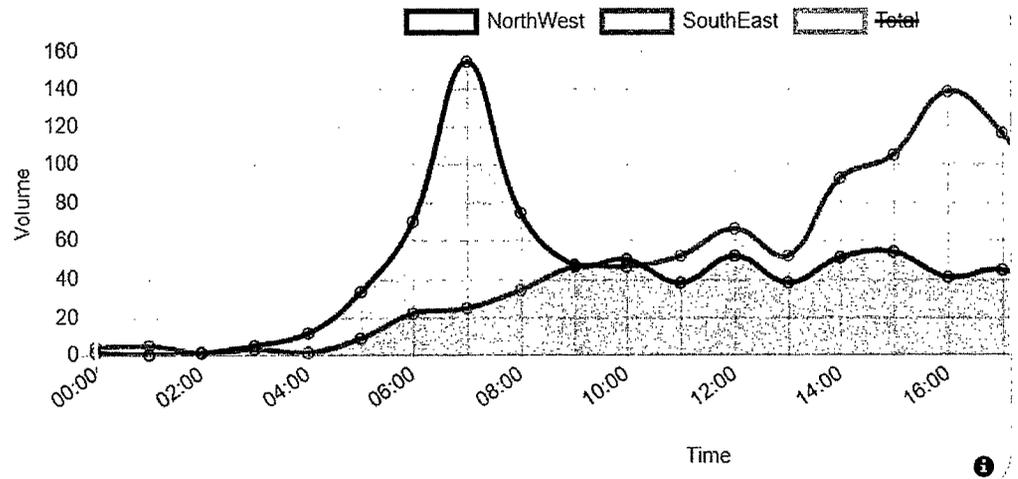
Generated by Drakewell C2-Traffic on 2 October 2025 at 09:30:16



231902007208 - BANGOR 07208 - OHIO ST NW/O DAVIS RD

City: Bangor **County:** Penobscot
LRS section: 000000010208
Functional class: 7U - Local (Urban)
Coordinates: 44.840167, -68.829678

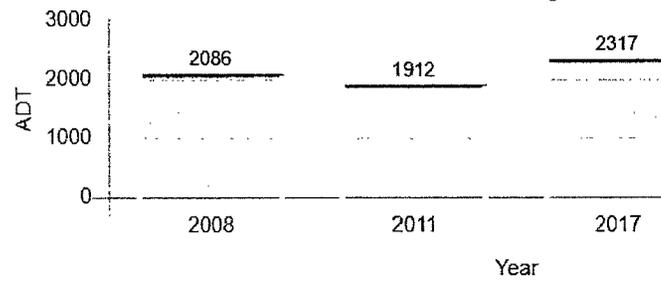
Average Hourly Volume



Count History

Year	Month	Count type	Duration	Count	ADT
2023	November	Volume	30 hours	2,583	1,886
2017	November	Volume	25 hours	2,444	2,317
2011	September	Volume	27 hours	2,185	1,912
2008	May	Volume	25 hours	2,078	2,086

Count History



Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AADT	-	-	2,110	-	-	-	-	-	1,770	-

Chapter 291. Vehicles and Traffic

Article II. Vehicle Turning and Traffic Movement

§ 291-29. Weight limit on certain streets.

[Amended 4-8-1991 by Ord. No. 91-91; 9-14-1998 by Ord. No. 98-339; 2-13-2012 by Ord. No. 12-071; 7-23-2018 by Ord. No. 18-276; 4-8-2024 by Ord. No. 24-109]

During the period between November 1 and May 15, except when otherwise determined to be necessary by the City Engineer, no vehicle the gross weight of which (vehicle and load combined) exceeds 23,000 pounds shall pass over the portions of highways within the City of Bangor designated below or any City street designated by the City Engineer, except when the surface of the road is solidly frozen.

Name of Street	Location
Burleigh Road	From Bomarc Road to Essex Street
Church Road	From Pushaw Road to Essex Street
Davis Road	From Union Street to Finson Road
Essex Street	From Lancaster Avenue to north City line
Finson Road	From Ohio Street to Broadway
Kenduskeag Avenue	From Griffin Road to Broadway
Mount Hope Avenue	From Howard Street to State Street
Ohio Street	From Griffin Road to north City line

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, November 17, 2025 @ 5:15 PM
Council Chambers, First Floor of City Hall

MEETING MINUTES

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

City Staff Present: Collette, Krieg.

Chair Leonard called the meeting to order at 5:35 P.M.

1. COMMITTEE OVERVIEW

Development Director Anne Krieg presented to the Committee and provided an overview of the Business & Economic Development Committee, as well as the Community & Economic Development Department and ongoing projects.

Councilor Mallar asked for an update on follow-up resulting from audit questions raised regarding the Community Development Block Grant program – Development Director Krieg responded that staff has completed follow-up and adjusted internal procedures for the future.

Councilor Beck asked how often both the Consolidated Plan and Comprehensive Plans are updated – Development Director Krieg responded that they are updated every 5 and 10 years, respectively. Beck also asked when Councilors would receive an update on the implementation of both of these plans – Krieg responded that updates would be on an upcoming Committee agenda.

2. RECOMMENDATIONS FROM THE COMMISSION ON CULTURAL DEVELOPMENT FOR THE FALL 2025 GRANT PROGRAM, Action requested to forward recommendation

Development Director Anne Krieg provided an overview of the Commission on Cultural Development grant program, as well as the Commission's award recommendations for the Fall 2025 grant cycle.

Councilor Mallar asked for clarification regarding the applicants' non-profit statuses, and how staff verifies that this status is current – Development Director Krieg responded and clarified. Mallar also asked about the use of grant funds for fixed assets, such as the request for funding to be used for stage lighting – Krieg responded and clarified. Mallar expressed concern over the use of funds for this purpose.

Chair Leonard asked for clarification regarding the amount of available grant funds for the fiscal year, and how the Commission divides them across applications – Development Director Krieg responded and clarified.

Councilor Beck asked about the competitiveness of the grant application process – Development Director Krieg responded and clarified.

Councilor Faloon asked for clarification regarding the Commission’s funding and how this is budgeted for annually – Development Director Krieg responded and clarified.

Councilor Mallar asked about the serving of alcohol at events that have received grant funding – Development Director Krieg responded and discussed. Chair Leonard also mentioned a desire to not impose further restrictions on the applicants, and expressed support for the work of the Commission.

Councilor Fish moved to forward the Commission’s recommendations to full Council, seconded by Councilor Carson. Vote unless doubted; Councilor Mallar stated doubt. Roll call vote conducted – four in favor, one (Councilor Mallar) opposed. Motion passed.

3. PROPOSED CHANGES TO LAND DEVELOPMENT CODE – DEFINITIONS, Action requested to provide feedback to staff

Planning Officer Anja Collette presented to the Committee and provided an overview of the Land Development Code amendment process, as well as of the amendments currently proposed.

Councilor Deane asked if defining a roadway as a major arterial qualifies it for additional DOT funding – Planning Officer Collette responded and clarified that this definition is for local zoning purposes only.

Councilor Fish asked if it is known how many properties are currently legally non-conforming and would become conforming through approval of the proposed amendment – Planning Officer Collette responded that staff could try to get an estimate for Councilors if desired. Fish also asked what negative impacts would remain for these properties if the amendment is not approved – Collette responded and clarified. Fish requested an estimate of the number of properties affected.

Chair Leonard asked if there are any currently pending projects that would be impacted by the proposed amendment – Planning Officer Collette responded that there are. Councilor Fish asked about these projects – Collette responded and provided further details.

Councilor Deane asked if the proposed amendment would result in more or less non-conformities – Planning Officer Collette responded that it would be less. Deane also asked about existing non-conformities on minor arterials – Collette responded and clarified.

Councilor Mallar asked for additional clarification regarding the difference between major and minor arterials – Planning Officer Collette responded and clarified.

Councilor Beck asked for additional clarification regarding existing non-conformities – Development Director Anne Krieg responded and clarified.

Chair Leonard asked if the proposed amendment would potentially result in an increase in traffic – Planning Officer Collette responded and discussed.

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

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

5. POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS

Committee members resumed open session at 6:23 P.M.

Councilor Carson moved to forward the item to the next full Council meeting, seconded by Councilor Fish. Vote unless doubted, no doubt. Motion passed.

Meeting adjourned at 6:24 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, December 1, 2025 @ 5:15 PM
Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Beck, Carson, Deane, Faloon, Fish, Hawes, Leonard, Mallar (via Zoom).

City Staff Present: Collette, Hernandez-Smith, Krieg.

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

- 1. LAND DEVELOPMENT CODE – PROPOSED CHANGES,** Action requested to forward recommendation or provide feedback

A. FOLLOW-UP ON ARTERIALS DEFINITION

Planning Officer Anja Collette presented to the Committee and provided follow-up on proposed amendments to the arterials definitions.

Councilor Fish asked about non-conforming uses – Planning Officer Collette confirmed that these uses are maintained through transfer of ownership.

Councilor Deane asked about potential negative impacts from the proposed amendments – Planning Officer Collette responded that none have been identified by staff or the Planning Board. Collette also clarified the impact on existing working farms regarding the allowance of farm sales on major arterials. Councilor Fish asked for clarification about farm sales – Collette responded and clarified the definition. Councilor Faloon asked whether these farms would become confirming uses under the proposed amendments – Collette responded and clarified that the amendment would permit the farm sales use.

Councilor Faloon moved to forward the recommendation to full Council, seconded by Councilor Fish. Vote unless doubted, no doubt. Motion passed.

B. G&ISD BUFFER REQUIREMENT

Planning Officer Collette provided an overview of the proposed amendment.

Chair Leonard suggested getting feedback from the Downtown Parking Advisory Committee.

Councilor Fish moved to forward the recommendation to full Council, seconded by Councilor Faloon.

Councilor Mallar asked about the St. Joseph's property on Broadway – Planning Officer Collette responded and clarified. Mallar also asked about enforcement of buffer zones – Collette responded that this is handled by Code Enforcement.

Vote unless doubted, no doubt. Motion passed.

C. OVERVIEW OF RECENT STATE LEGISLATION AFFECTING THE CODE

Planning Officer Collette provided an overview of the recent State legislation.

Councilor Fish asked how many properties this will affect – Planning Officer Collette responded that it will likely affect almost all residential properties.

Councilor Deane asked for additional clarification regarding the increased density allowances – Planning Officer Collette responded and clarified.

Councilor Mallar asked about parking requirements for properties receiving federal funding – Planning Officer Collette responded that there is federal requirement for these properties.

Councilor Leonard asked about the timeline for drafted amendments – Planning Officer Collette responded that it will likely be over the next month.

Councilor Beck asked about funding for Planning Board members to attend training – Planning Officer Collette confirmed that this is part of the Planning Division's annual operating budget.

Chair Leonard recommended getting feedback from the Downtown Parking Advisory Committee.

2. PLANNING DIVISION OVERVIEW AND COMPREHENSIVE PLAN IMPLEMENTATION UPDATE, Action requested to provide feedback

Planning Officer Collette provided an overview to the Committee.

Councilor Beck asked about the City's electric vehicle – Planning Officer Collette responded and provided details.

3. ECONOMIC DEVELOPMENT DIVISION OVERVIEW, Action requested to provide feedback to staff

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

Councilor Beck asked about the retention of student interns within the community – Economic Development Officer Hernandez-Smith responded that all interns that the Department has worked with responded that they would be willing to stay within

the community if the opportunity arose. Beck also expressed support for staff's work supporting local businesses.

Councilor Fish asked about the progression of various businesses that have met with staff and expressed interest in operating in Bangor – Economic Development Officer Hernandez-Smith responded and discussed at length with Fish.

Councilor Deane asked about the shortage of warehouse space – Economic Development Officer Hernandez-Smith responded and clarified. Deane also asked about smaller retail spaces – Hernandez-Smith responded and discussed with Deane. Councilor Fish mentioned the possibility of investing in the creation of additional warehouse space – Development Director Anne Krieg responded and discussed.

Councilor Faloon if there are particular types of businesses that are more challenging to attract – Economic Development Officer Hernandez-Smith responded and discussed. Faloon also asked about the impacts of housing shortages on business attraction and retention – Hernandez-Smith responded and discussed.

Chair Leonard suggested offering a free, public finance course for business owners. Leonard also suggested education offerings regarding online marketing and recommended future Committee discussions regarding the Airport. Economic Development Officer Hernandez-Smith expressed support for a finance course. Councilor Faloon suggested offering both live and recorded options.

Councilor Mallar asked about staff's work with the Small Business Administration – Economic Development Officer Hernandez-Smith responded and clarified that staff frequently refers business owners to them. Mallar suggested working with their financial education offerings.

4. OVERVIEW OF DEPARTMENT ACTIVITIES WITH LOCAL, REGIONAL, STATE OR NATIONAL ORGANIZATIONS, No action requested

Development Director Anne Krieg presented the agenda item and provided an overview of her written memo.

Chair Leonard recommended more focus on labor retention within the community. Development Director Krieg responded and discussed with Leonard.

Meeting adjourned at 6:26 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED



**Finance Committee Minutes
February 2, 2026
Council Chambers, 73 Harlow St.**

Councilors in Attendance (Committee Members): Dean, Beck, Carson, Faloon, Mallar

Other Councilors in Attendance: Hawes, Fish, Leonard, Walker

Staff in Attendance: Kimball, O'Donnell, Lear, Saavedra

Meeting Start: 5:15 pm

1. Bids/Purchasing

- a. AFM Plow Truck – Airport – Airport Technologies, Inc - \$542,716

Councilor Mallar asked what happens to the remainder of the money budgeted. Finance Director Stephanie Kimball stated that it would be placed back in the fund for future projects. Airport Director Jose Saavedra came to the table and explained further.

Motion made and seconded to recommend purchase; motion passed unanimously.

- b. Baggage Belt Upgrade - Airport – Harris Hill Automation, LLC - \$41,493

Motion made and seconded to approve purchase; motion passed unanimously.

- c. Fuel Farm and Storage Facility Engineering Services Phase I - Airport – Stantec Consulting, Inc - \$862,000

Councilor Faloon asked if Stantec was the low bidder. Airport Director Jose Saavedra came to the table to describe the IFE (Independent Fee Estimate) process. Councilor Beck asked about the fact that there were no costs on the bid tab. Airport Director Jose Saavedra further explained the RFQ process.

Motion made and seconded to recommend purchase; motion passed unanimously.

- d. Boom Flail Mower – Public Works – Alamo Group - \$43,981

Councilor Beck asked if the budget amount of \$75,000 was for one mower or multiple. This was for one mower.

Motion made and seconded to approve purchase; motion passed unanimously.

- e. Emergency Truck – Public Works – Darling's Ford - \$65,200

Councilor Faloon asked if we would get a better price since we will be purchasing two vehicles. Finance Director Stephanie Kimball stated there was no discount.

Motion made and seconded to approve purchase; motion passed unanimously.

- f. Small Plow Truck – Public Works – Darling's Ford - \$66,893

Motion made and seconded to approve purchase; motion passed unanimously.

- g. Sanford Brook Stormwater Trunk Phase I – Stormwater – Sargent Corporation - \$436,982

There was discussion about the procedure regarding how many readings. It was determined that this would only require one reading as it is for the contract.

Motion made and seconded to recommend for passage at Council meeting on February 9, 2026; motion passed unanimously.

Meeting Adjourned: 5:31 pm



CITY COUNCIL ACTION

02/09/2026 26-075

Council Meeting Date: 02/09/2026

Item No: 26-075

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 032-096

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 15 Charles Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 15 Charles Street. Sewer and stormwater liens have matured on the property owned by Tracy L. Rowe, at 15 Charles Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 02/09/2026

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-075

Date: 02/09/2026

Item No: 26-075

Assigned to Councilor: Mallar

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 15 Charles Street

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of sewer and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 17650, Page 47; Book 17511, Page 79; Book 17152, Page 117; Book 17021, Page 36; Book 16831, Page 142; Book 16658, Page 126; Book 16313, Page 332; Book 17650, Page 47; Book 17512, Page 77; Book 17020, Page 135; Book 16830, Page 278; Book 16657, Page 212; and Book 16314, Page 284. Said deed shall be directed to Tracy L. Rowe and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

02/09/2026 26-076

Council Meeting Date: 02/09/2026

Item No: 26-076

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 035-009

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 63 Walter Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 63 Walter Street. Tax, sewer, and stormwater liens have matured on the property owned by On Point Management LLC, at 63 Walter Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 02/09/2026

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-076

Date: 02/09/2026

Item No: 26-076

Assigned to Councilor: Fish

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 63 Walter Street

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of tax, sewer, and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 17565, Page 189; Book 17651, Page 2; Book 17511, Page 308; Book 17391, Page 235; Book 17151, Page 141; Book 17020, Page 62; Book 17649, Page 244; Book 17510, Page 302; Book 17392, Page 137; Book 17152, Page 24; and Book 17020, Page 305. Said deed shall be directed to Somporn Klombang and Thanin Phrasurat and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

02/09/2026 26-077

Council Meeting Date: 02/09/2026

Item No: 26-077

Responsible Dept: Police

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept \$10,000 in Funds, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of cash. The Bangor Police Department was approved for 70% of the \$14,346 total seizure.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-077

Date: 02/09/2026

Item No: 26-077

Assigned to Councilor: Mallar

Authorizing the City Manager to Accept \$10,000 in Funds, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept \$1490.05, as result of a State Criminal Forfeiture. The money will be deposited in the police department state forfeiture account.



CITY COUNCIL ACTION

02/09/2026 26-078

Council Meeting Date: 02/09/2026

Item No: 26-078

Responsible Dept: Police

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept \$1,557 in Funds and One Firearm, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of \$1,557 in currency and one firearm.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-078

Date: 02/09/2026

Item No: 26-078

Assigned to Councilor: Deane

Authorizing the City Manager to Accept \$1,557 in Funds and One Firearm, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept \$1,557.00 in funds and 1 firearm, as result of a State Criminal Forfeiture. The firearm will remain stored in the department's secured property room. The money will be deposited in the police department state forfeiture account.



CITY COUNCIL ACTION

02/09/2026 26-079

Council Meeting Date: 02/09/2026

Item No: 26-079

Responsible Dept: Police

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept Two Firearms, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of two firearms.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-079

Date: 02/09/2026

Item No: 26-079

Assigned to Councilor: Faloon

Authorizing the City Manager to Accept Two Firearms, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept two firearms, as result of a State Criminal Forfeiture. The firearms will remain stored in the department's secured property room.



CITY COUNCIL ACTION

02/09/2026 26-080

Council Meeting Date: 02/09/2026

Item No: 26-080

Responsible Dept: City Manager

Requested Action: Order

Map/Lot: N/A

Title, Order

Accepting the 2025 Annual Report from the Advisory Committee on Racial Equity, Inclusion, and Human Rights

Summary

This Order will authorize the acceptance of the annual report of the Advisory Committee on Racial Equity, Inclusion, and Human Rights for 2025.

This Committee is required to submit an annual report of its work to the City Council per Ordinance. The report contains highlights of the work completed by the Committee in 2025 including governance and structural improvements, community engagement, and resolution and policy recommendations made to Council.

The report was presented at the Government Operations Committee meeting on February 2, 2026.

Committee Action

Committee: Government Operations Committee

Meeting Date: 02/02/2026

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-080

Date: 02/09/2026

Item No: 26-080

Assigned to Councilor: Beck

Accepting the 2025 Annual Report from the Advisory Committee on Racial Equity, Inclusion, and Human Rights

Be it Ordered by the City Council of the City of Bangor that the 2025 Annual Report from the Advisory Committee on Racial Equity, Inclusion, and Human Rights is accepted.



CITY COUNCIL ACTION

02/09/2026 26-081

Council Meeting Date: 02/09/2026

Item No: 26-081

Responsible Dept: Airport

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the Purchase of a 2026 Snow Mauler Plow Truck for the Airport from Airport Technologies, Inc. for \$542,716

Summary

An RFP was issued for the purchase of an AFM - Plow Truck with the bid opening dated January 21, 2026. This resulted in one bid from Airport Technologies for \$542,716.00 with an extended warranty.

The Airport budgeted the purchase of the AFM - Plow Truck for FY26.

Staff requests approval for the purchase of the AFM - Plow Truck from Airport Technologies for \$542,716.00.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-081

Date: 02/09/2026

Item No: 26-081

Assigned to Councilor: Deane

Authorizing the Purchase of a 2026 Snow Mauler Plow Truck for the Airport from Airport Technologies, Inc. for \$542,716

Be it Ordered by the City Council of the City of Bangor that, the bid for \$542,716 for the airport plow truck is hereby awarded to Airport Technologies Inc.



CITY COUNCIL ACTION

02/09/2026 26-082

Council Meeting Date: 02/09/2026

Item No: 26-082

Responsible Dept: Health & Community Services

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Execute a Subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center to Receive Up to \$50,000 from the State of Maine Overdose Response Pilot Grant

Summary

This Order will authorize the City Manager to execute a subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center for the purpose of employing a Recovery Coach to support the project.

The Together Place will receive up to \$50,000 from the state of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring.

This is the seventh year of this project. The agreement would end on December 31, 2026.

Committee Action

Committee: Government Operations Committee

Meeting Date: 02/02/2026

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-082

Date: 02/09/2026

Item No: 26-082

Assigned to Councilor: Walker

Authorizing the City Manager to Execute a Subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center to Receive Up to \$50,000 from the State of Maine Overdose Response Pilot Grant

Be it Ordered by the City Council of the City of Bangor that, the City Manager is authorized to execute a subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center in the amount of up to \$50,000 from the state of Maine-funded Overdose Response Pilot grant to employ a recovery coach to support the project.



CITY COUNCIL ACTION

02/09/2026 26-083

Council Meeting Date: 02/09/2026

Item No: 26-083

Responsible Dept: Airport

Requested Action: Order



Map/Lot: N/A

Title, Order

Awarding Contract to Stantec Consulting Inc. to Provide Fuel and Storage Facility Engineering Services for Bangor International Airport

Summary

This Order would award a contract to Stantec Consulting Inc. to provide Fuel and Storage Facility Engineering Services for Bangor International Airport.

Six bid responses were reviewed by the Selection Committee. They evaluated the submissions based on the criteria outlined in the RFQ.

While all firms met the qualification requirements, Stantec Consulting Inc. stood out as best suited for all Fuel Facility and Tank Storage Engineering needs. Their extensive background in the industry and client list illustrates extensive experience overseeing large complexes and multi million dollar contracts.

The Selection Committee is recommending to award a contract for \$862,000 for phase 1 of the project to Stantec Consulting Inc.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-083

Date: 02/09/2026

Item No: 26-083

Assigned to Councilor: Faloon

Awarding Contract to Stantec Consulting Inc. to Provide Fuel and Storage Facility Engineering Services for Bangor International Airport

Be it Ordered by the City Council of the City of Bangor to award a contract to Stantec Consulting Inc. to provide Fuel and Storage Facility Engineering Services - Design Phase 1 for Bangor International Airport (BGR) is hereby approved.



CITY COUNCIL ACTION

02/09/2026 26-084

Council Meeting Date: 02/09/2026

Item No: 26-084

Responsible Dept: Stormwater

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Enter into a Contract with Sargent Corporation to Install a Stormwater Trunk Line at the Sanford Brook Drainage Area in the Amount of \$436,982

Summary

This work is to install a stormwater trunk line from Main Street to Second Street across the YMCA site that is currently under construction in order to allow for future sewer separation. The project is located on privately owned property that is currently an active major construction site. Although there are extensive cost savings and logistical benefits to performing this work while the ground is already open for construction, doing so requires us to worked with a small list of vendors approved by the property owner and their contractor. This requirement precludes the City from fully competitively bidding the project, and it therefore is a sole source procurement.

The Director of Engineering requested and received 3 estimates from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. We hereby request approval to enter into a construction contract with the vendor that provided the lowest estimate, Sargent Corporation, of Stillwater, Maine in the amount of \$436,982.00, contingent upon approval of funding by City Council.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-084

Date: 02/09/2026

Item No: 26-084

Assigned to Councilor: Carson

Authorizing the City Manager to Enter into a Contract with Sargent Corporation to Install a Stormwater Trunk Line at the Sanford Brook Drainage Area in the Amount of \$436,982

Be it Ordered by the City Council of the City of Bangor that, the City Manager enters into a Contract with Sargent Corporation in the Amount of \$436,982 to Install a Stormwater Trunk Line at the Sanford Brook Drainage area at the YMCA Site.



CITY COUNCIL ACTION

02/02/2026 26-085

Council Meeting Date: 02/02/2026

Item No: 26-085

Responsible Dept: City Manager

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing an Update to Policy Governing Public Use of City Hall

Summary

This Order will authorize an update to the longstanding policy governing Public Use of City Hall.

This policy was originally adopted by City Council in 1997 via Council Order 97-149. The recently completed renovations to City Hall prompted staff to update this policy, specifically to address the updated procedures for use of conference rooms on the first floor by third parties while ensuring City business is not interrupted. The policy also outlines priorities for use by third parties to not-for-profit organizations, other government agencies, and civic organizations. Additionally, this policy addresses use for the main lobby, as well as publications and posters.

Committee Action

Committee: Government Operations Committee

Meeting Date: 02/02/2026

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/02/2026 26-085

Date: 02/02/2026

Item No: 26-085

Assigned to Councilor: Mallar

Authorizing an Update to Policy Governing Public Use of City Hall

Be it Ordered by the City Council of the City of Bangor that, the City of Bangor's Public Use of City Hall Policy is hereby amended as indicated in the attached, revised Public Use of City Hall.



CITY OF BANGOR

****Notable additions are underlined.***

PUBLIC USE OF CITY HALL

1.0 PURPOSE

The purpose of this policy is to outline the circumstances under which groups or organizations may use City Hall and its meeting facilities and to provide guidance to those members of City staff responsible for scheduling and coordinating the use of the building. Further, it is the intent of this policy to specifically limit the use of City Hall as a general public forum in order to ensure that the building remains easily accessible to citizens wishing to do business with the City and to give priority for use of meeting rooms to the City Council and its committees, appointed Boards and Commissions, and other groups and organizations which are directly sponsored by the City or to which the City is a member.

2.0 POLICY

It is the general policy that City Hall shall be made available for use by not-for-profit organizations, other government agencies and officials, and civic organizations only when such use can be accommodated without interfering with citizens wishing to transact business at City Hall or with the needs of the City, its Boards and Commissions, and affiliated groups and organizations. In addition, such uses must meet the following general guidelines:

- 2.1 Any meetings held or information displayed by such organizations must be open and available to the general public or be intended, through the various media, to provide information to the general public.
- 2.2 Such meetings and information shall be non-partisan in nature.
- 2.3 Such meetings and information shall be educational in nature and shall avoid advocacy of a particular position in areas of public policy dispute or controversy.
- 2.4 Such meetings and information shall be non-commercial in nature.
- 2.5 Such meetings and information should be reasonably related to public interests of the City of Bangor and its residents.

In addition to these general principles, more specific guidelines can be found below which relate to particular uses of various areas or facilities of City Hall.

3.0 CITY HALL CONFERENCE ROOMS

3.1 Priorities for Use: The following list expresses the priority of uses, with the highest priority use being stated first, in descending order of priority, with the lowest priority use stated last:

- 3.1.1 City Council or Council Committee meetings;
- 3.1.2 Meetings of City Boards or Commissions;



CITY OF BANGOR

****Notable additions are underlined.***

- 3.1.3 Meetings of groups to which the City is a sponsor or member;
- 3.1.4 Meetings of City staff;
- 3.1.5 Uses requested by agencies or officials of County, State, or Federal Governments;
- 3.1.6 Not for Profit and Civic Organizations where the meeting is open to the general public or which are intended, through the various media, to provide information to the general public.

3.2 Procedure and Limitations

- 3.2.1 Meeting space for non-City uses will be scheduled on a space-available basis and may not be reserved more than thirty days in advance.
 - 3.2.1.1 Requests must be directed to the City Manager's Office (city.manager@bangormaine.gov or 207-992-4204) and include date, start time, end time, and purpose of meeting.
- 3.2.2 If meeting occurs outside of normal business hours, entrance to City Hall will be by the side entrance facing Exchange Street only. Regular meetings of such groups may not be scheduled. The use of City meeting space is intended for unusual or one-time events.
- 3.2.3 The City Manager's Office shall maintain a schedule for the use by third parties.
- 3.2.4 The use of City Hall meeting space by for-profit entities is not authorized.
- 3.2.5 Meeting space shall be provided at a cost designed to recover direct City expenses associated with scheduling, preparing, and cleaning the room involved. The charges shall be initially set at \$25 per hour of use during City Hall business hours and \$50 per hour of use outside of business hours.
- 3.2.6 Use of the space requires prior approval by the City and execution of an agreement with proof of insurance sufficient to cover any damages that result from the use of the space. Any damage incurred during the period of use will be the sole responsibility of the user.
- 3.2.7 The City reserves the right to deny meeting space access on the basis of limited staff, scheduling conflict, budget limitation, or any other reason deemed in good faith to be reasonable and in the best interests of the City by the City Manager or designee.



CITY OF BANGOR

**Notable additions are underlined.*

4.0 CITY HALL STEPS AND PORCH AREA

The use of City Hall Steps and Porch area for non-City sponsored public gatherings is generally discouraged due to restrictions such activities place on public access, safety, and liability concerns. Permission shall not be granted for using this area without authorization of City Council's Government Operations Committee. Permission shall be granted only after the group sponsoring such event has applied for and met the requirements for a City Event Permit, including the provision of liability insurance.

5.0 MAIN ENTRY LOBBY

5.1 Public Events/Gatherings

The main entry lobby on the first floor shall not be used for non-City sponsored gatherings or events. Small weddings with parties of no more than six (6) individuals shall be allowed when conducted by the City Clerk's office.

5.2 Petition Signature Gathering

Petition signature gathering is permitted only on Election Day when City Hall is utilized as a polling place.

5.3 Informational Booth or Displays

Non-City sponsored informational booths or displays are not permitted. Static displays designed to educate the public may be permitted at the sole discretion of the appropriate Council Committee.

5.4 School Department/Parks and Recreation Department Displays

The School Department, Parks and Recreation Department, and other City Departments are authorized to use the lobby for static displays specifically related to their programs and functions.

6.0 OTHER AREAS OF CITY HALL

No other areas of City Hall are available for use for meetings or gatherings by outside individuals or organizations. The City of Bangor, in the performance of its public functions, may host or sponsor meetings at City Hall by outside individuals or organizations.

7.0 PUBLICATIONS AND POSTERS

The City does not permit any outside publications or posters to be displayed at City Hall and reserves the right to remove any and all third-party posters.



CITY OF
BANGOR

**Notable additions are underlined.*

8.0 RESPONSIBILITY FOR REVIEW

The City Manager shall periodically review this policy and, when necessary, recommend changes or revisions to the City Council.

This policy replaces former Public Use of City Hall Policy (CO 97-149).



REFERRALS TO
COMMITTEES
& FIRST READING



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-086

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

Title, Ordinance

Amending the Land Development Code, Section 165-73 Parking Area Location and Screening to Remove the Buffer Requirement for Parking Lots Adjacent to Properties Zoned G&ISD, Except Where the Adjacent Property Contains a Residential, Cemetery, or School Use.

Summary

This amendment would remove the requirement to create a vegetated buffer between off-street parking and parcels in the G&ISD (Government & Institutional Service District) zone, except where the adjacent property that's zoned G&ISD contains a residential, cemetery, or school use. The reasoning for this change is that the G&ISD zone contains many intensive uses, including some commercial uses, and does not significantly benefit from having a buffer between parking and these uses.

The primary complaint heard from the public about parking is when parking lots are adjacent to residential areas. The Code does currently require vegetated buffers between parking and all residential zones and this would remain as is. Additionally, these proposed amendments would also require that a buffer remain for G&ISD properties that contain residential, cemetery, or school uses. However, the current requirement to provide a buffer from G&ISD in general seems excessive and can hinder commercial development in some cases.

Committee Action

Committee: Planning Board

Meeting Date: 2/17/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager
Director

City Solicitor

Finance

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Faloon

ORDINANCE, Amending the Land Development Code, Section 165-73 Parking Area Location and Screening to Remove the Buffer Requirement for Parking Lots Adjacent to Properties Zoned G&ISD, Except Where the Adjacent Property Contains a Residential, Cemetery, or School Use.

Whereas, the G&ISD (Government & Institutional Service District) zone contains many intensive uses, including some commercial uses, and does not significantly benefit from having a buffer between parking and these uses;

Whereas, the primary complaint heard from the public about parking is when parking lots are adjacent to residential areas;

Whereas, the Code does currently require vegetated buffers between parking and all residential zones and this would remain as is;

Whereas, the current requirement to provide a buffer from G&ISD seems excessive and can hinder commercial development in some cases;

Whereas, this amendment would remove the requirement to create a vegetated buffer between off-street parking and parcels in the G&ISD zone, except where the adjacent property that's zoned G&ISD contains a residential, cemetery, or school use;

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

The Land Development Code shall be amended as shown below:

§165-73 Parking area location and screening.

....

D. Screening of parking. All parking lots containing five or more parking spaces, outdoor display areas, outdoor storage areas and all outdoor off-street loading areas shall be screened in accordance with the following requirements:

- (1) All parking lots and off-street loading areas shall have a C Buffer Yard as provided in Article XIX along any property line abutting any residential district, any Multifamily and Service District, any property in the Government and Institutional Service District that contains a residential, cemetery, or school use, any Rural Residence and Agricultural District, any Park and Open Space District, any Resource Protection District and any Stream Protection District; excepting that parking lots and off-street loading areas in URD-2, M & SD, and NSD containing no more than 10 parking spaces shall instead have an A Buffer Yard along such property lines.

Additions underlined, deletions ~~struck through~~



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-087

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

Title, Ordinance

Amending the Land Development Code, Section 165-13 Definitions to Remove State Street from the Minor Arterial Street Definition

Summary

The Land Development Code currently defines certain streets as either major or minor arterial streets. The criteria for major arterials are that they are "highways of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections". State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial and it meets the definition of a major arterial. This amendment would remove State Street from the minor arterial category.

Committee Action

Committee: Planning Board

Meeting Date: 2/17/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager
Director

City Solicitor

Finance

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Walker

ORDINANCE, Amending the Land Development Code, Section 165-13 Definitions to Remove State Street from the Minor Arterial Street Definition.

Whereas, the Land Development Code currently defines certain streets as either major or minor arterial streets;

Whereas, State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial and it meets the definition of a major arterial;

Whereas, this amendment would remove State Street from the minor arterial category;

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

The Land Development Code shall be amended as shown below:

§ 165-13 Definitions.

...

STREET, MINOR ARTERIAL

Generally, a street providing service for trips of moderate length, serving smaller geographic areas than major arterial streets, and offering connectivity to major arterial streets. Specifically, the following streets are to be considered minor arterial streets in Bangor: Mount Hope Avenue, Essex Street, Griffin Road, Kenduskeag Boulevard, Ohio Street, ~~State Street~~, Maine Avenue, and Fourteenth Street.

Additions underlined, deletions ~~struck through~~



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-088

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R23-003-B

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at R23-003-B from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD).

Summary

This Ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R23-003-B, located on Ohio Street, from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 6 acres. The applicant/owner of record is The Rock Church of Greater Bangor.

This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area which consists of "medium-density residential with limited commercial and institutional uses that are complementary to the surrounding residential land uses".

Committee Action

Committee: Planning Board

Meeting Date: February 17, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Carson

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at R23-003-B from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD).

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

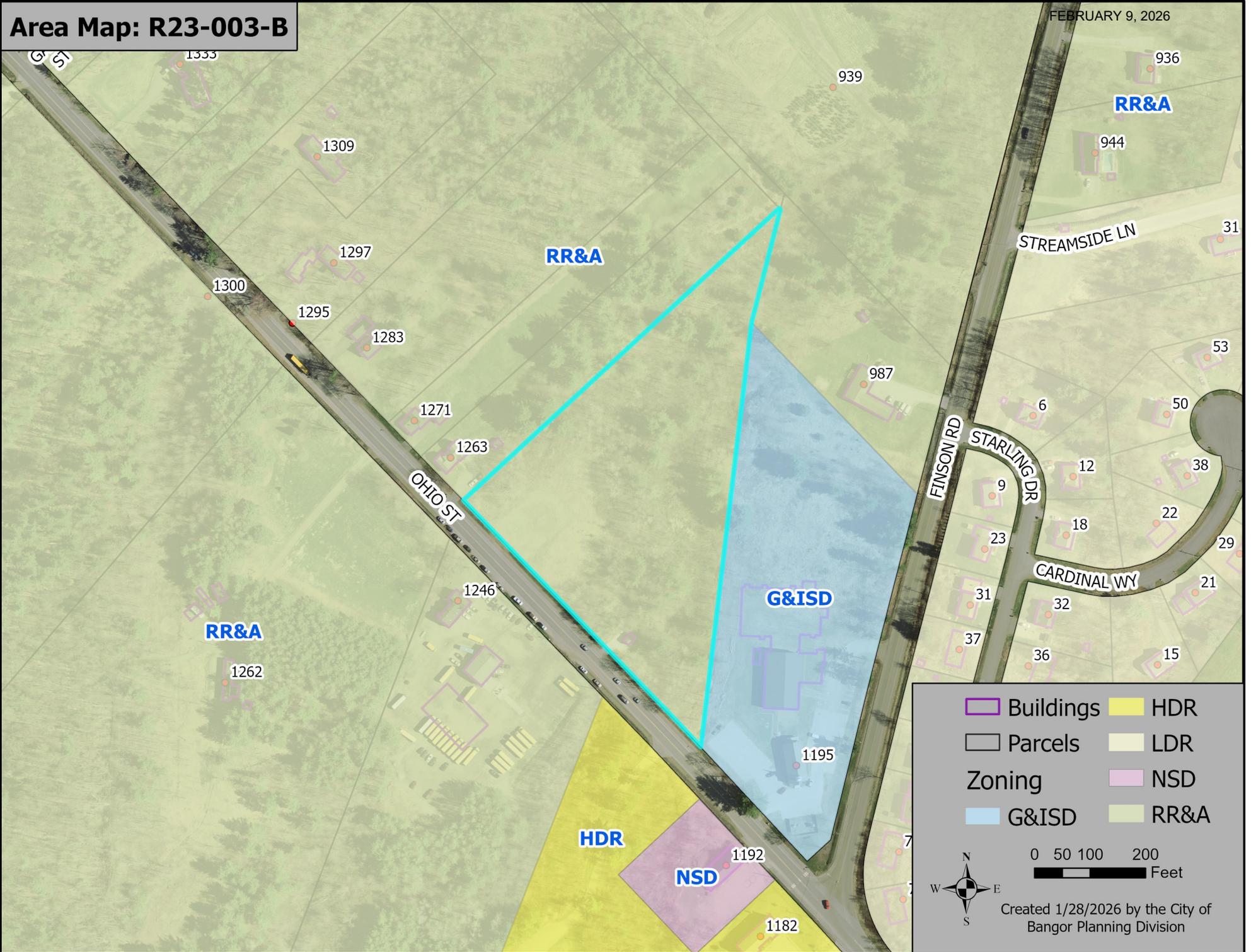
WHEREAS, the zoning around the property consists primarily of Government and Institutional Service District (G&ISD), Rural Residence and Agricultural District (RR&A), High-Density Residential District (HDR), and Neighborhood Service District (NSD);

WHEREAS, the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area which consists of "medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential land uses";

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

Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify the property at R23-003-B, located on Ohio Street, from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 6 acres and is shown in the attached exhibit.

Area Map: R23-003-B



	Buildings		HDR
	Parcels		LDR
Zoning			NSD
	G&ISD		RR&A

0 50 100 200 Feet

Created 1/28/2026 by the City of Bangor Planning Division



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-089

Responsible Dept: City Manager

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending the Code of the City of Bangor to Create a Standing Legislative Committee

Summary

Following City Council's annual meeting with the City's state legislative delegation, City Council expressed an interest in the creation of a new standing committee to discuss and coordinate responses to state-level legislation with an impact on the City of Bangor.

The Legislative Committee will: (1) liaise with the City's state legislative delegation and other elected officials on legislative matters of City interest; (2) provide the City's state legislative delegation and other elected officials with input on legislative proposals; and (3) seek sponsorship of legislation that is in the City's interest.

Committee Action

Committee: Government Operations

Meeting Date: February 2, 2026

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Carson

ORDINANCE, Amending the Code of the City of Bangor to Create a Standing Legislative Committee

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

The Code of the City of Bangor is amended as follows:

Chapter 9 City Council

...

Article I Rules and Orders

...

§ 9-8. Standing committees.

There shall be ~~five~~ six standing committees of the City Council, to be known as the:

- (1) Finance Committee.
- (2) Government Operations Committee.
- (3) Business and Economic Development Committee.
- (4) Infrastructure Committee.
- (5) Personnel Committee.
- (6) Legislative Committee.

A. With the exception of the Personnel Committee, each committee shall consist of three to five members appointed by the Council Chair from the City Council membership. The Personnel Committee shall be composed of the Council Chair and five other members appointed by the Council Chair from the City Council membership. Committee members shall be appointed as soon as possible after the annual election of the Council Chair. They shall serve terms of one year each and until their successors are appointed. The Council Chair shall also appoint one member of each committee to serve as its Chair, with the Council Chair to serve as the Chair of the Personnel Committee. Each committee, with the exception of the Personnel Committee and the Legislative Committee, shall meet at least once per month, unless the Chair of the committee deems a meeting unnecessary due to lack of business. The Personnel Committee and the Legislative Committee shall meet as required. A majority of the members appointed to a committee shall constitute a quorum. In the absence of any member of a committee, any member or members of the Council, including the Council Chair, may be designated by the Chair of the Committee to temporarily serve as a member of the committee. Each committee shall perform the following tasks and functions and such other tasks and functions as may be delegated to it by the City Council from time to time.

....

- H. Legislative Committee. The Legislative Committee shall have the following duties and responsibilities:
- (1) To liaise with the City's state legislative delegation and other elected bodies on legislative matters of City interest.
 - (2) To provide the City's state legislative delegation and other elected bodies with input on legislative proposals.
 - (3) To seek sponsorship of legislation that is in the City's interest.
 - (4) To keep the full Council apprised of the Committee's activities and obtain appropriate full Council approval prior to taking any action on behalf of the Council.

Additions underlined, deletions ~~struck through~~



CITY COUNCIL ACTION

02/09/2026 26-090

Council Meeting Date: 02/09/2026

Item No: 26-090

Responsible Dept: City Manager

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Making an Appropriation from Undesignated Fund Balance in the Amount of Up to \$50,000 to Fund a Director of Human Resources

Summary

Currently, the City of Bangor's Assistant City Manager concurrently holds the title of Chief Human Resources Officer and Chief Labor Relations Officer with the human resources and labor relations functions occupying at least half of the Assistant City Manager's working hours. Given the size of the City's workforce and the critical importance of the City's employees, it is beneficial for there to be a stand-alone Department Head-level position that leads the City's human resources and labor relations functions. By creating a new Director of Human Resources position, the City acknowledges the critical importance of its employees. A survey of the five largest cities in Maine shows that Bangor is the only City without a stand-alone Director-level human resources role. The City's greatest asset is our employees and focused leadership on hiring, training, and labor relations will ensure that the City is utilizing this asset to the greatest public benefit.

Additionally, removing human resources and labor relations from the Assistant City Manager role will allow the Assistant City Manager to refocus on important technology projects, public outreach and communications, and process improvement - which will result in increased efficiency, cost savings, and better customer service.

Committee Action

Committee: Government Operations Committee
Action:

Meeting Date: 03/02/2026
For: Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading & Referral

Government Operations Committee

02/16/2026



CITY OF BANGOR RESOLVE

02/09/2026 26-090

Date: 02/09/2026

Item No: 26-090

Assigned to Councilor: Leonard

Making an Appropriation from Undesignated Fund Balance in the Amount of Up to \$50,000 to Fund a Director of Human Resources

NOW, THEREFORE, BE IT RESOLVED, that the Bangor City Council, authorizes the appropriation of \$50,000 from undesignated fund balance to fund a Director of Human resources.



UNFINISHED
BUSINESS



CITY COUNCIL ACTION

Council Meeting Date: January 26, 2026

Item No: 26-073

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending the Code of the City of Bangor by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks

Summary

In October 2022, the City adopted an ordinance establishing a new use and regulations for tiny home parks. At that time, the City did not have short-term rental regulations; therefore, short-term rentals were expressly disallowed in tiny home parks. The City's short-term rental ordinance was adopted in October of 2023. This ordinance allowed short-term rentals in most places, but the tiny home park ordinance was not amended to allow this use. However, no such restriction was ever created for manufactured home parks. Therefore, a disparity now exists between short-term rental regulations for two similar development types. The proposed changes included in this amendment would update the City's Code of Ordinances to remove the prohibition on short-term rentals in tiny home parks and to provide a cap on this use in both tiny home parks and manufactured home parks, provided the parks are under a single owner for all of the homes.

Committee Action

Committee: Planning Board

Meeting Date: February 3, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: January 26, 2026

Assigned to Councilor: Fish

ORDINANCE, Amending the Code of the City of Bangor by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks.

WHEREAS, the City adopted an ordinance in 2022 establishing a new use and regulations for tiny home parks, including a prohibition on short-term rentals in these parks;

WHEREAS, the City adopted an ordinance on short-term rentals in 2023, but did not amend the tiny home park ordinance to allow this use;

WHEREAS, at present, short-term rentals are allowed in manufactured home parks, but not in tiny home parks;

WHEREAS, this amendment would update the City's Code of Ordinances to remove the prohibition on short-term rentals in tiny home parks and to provide a cap on this use in both tiny home parks and manufactured home parks;

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

The Code of the City of Bangor is amended as follows:

Chapter 165 Land Development

...

Article XX Tiny Home Parks

...

§165-139 Development requirements.

Tiny home parks and expansions thereof shall conform to the following minimum requirements:

B. Dimensional requirements.

...

~~(7) If leased, no lease for a tiny home shall be less than 30 days.~~

Chapter 254 Short-Term Rental Licenses

...

§ 254-4 Licensing.

...

B. Licensing procedure. All administrative power and authority vested in the City Council to grant or deny a short-term rental license required by this chapter shall be delegated to the reviewing authority.

...

(4) Limitations on certain short-term rentals.

...

- (d) Cap on number of short-term rentals in tiny home parks and manufactured home parks. In tiny home parks and manufactured home parks where all homes are under the same ownership, the number of short-term rentals in the park shall not exceed 30% of the total number of homes in the park, or 5 homes, whichever is less.

Additions underlined, deletions ~~struck through~~



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Carollynn Lear, City Manager

From: Anja Collette, AICP, Planning Officer

Date: February 4, 2026

CC: Courtney O'Donnell, Assistant City Manager
David Szewczyk, City Solicitor
Anne Krieg, AICP – Director of Community & Economic Development

Re: Planning Board Recommendation February 3, 2026
Amending Chapter 165, Land Development Code, by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks

Please accept this memorandum as the recommendation from the Planning Board for the noted item. The Planning Board considered this item in a noticed public hearing on February 3, 2026.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were Chair Jonathan Boucher, Vice Chair Janet Jonas, and Members Trish Hayes, Ted Brush, Ken Huhn, Ross Whitford, and Greg Hobson, as well as Associate Member Justin Cartier.

Planning Officer Collette reviewed the proposed amendments.

From the staff memo:

- A. In October of 2022, the City adopted an ordinance creating a new use and regulations for tiny home parks. At that time, the City did not have short-term rental regulations; therefore, short-term rentals were expressly disallowed in tiny home parks.
- B. The City's short-term rental ordinance was adopted in October of 2023. This ordinance allowed short-term rentals in most places, but the tiny home park ordinance was not amended to allow this use. However, no such restriction was ever created for manufactured home parks. Therefore, a disparity now exists between short-term rental regulations for two similar development types. Additionally, there is interest by some in the community to use homes in a tiny home park for short-term rentals.
- C. This ordinance change would amend the tiny home ordinance to permit short-term rentals and would change the short-term rental ordinance to cap short-term rentals in both tiny home parks and manufactured home parks at 30% of the homes in the park or 5 homes, whichever is less.

Member Jonas asked how this would work if the tiny homes were individually owned. Collette responded that it would work the same way as a condominium building – there wouldn't be a cap on

CITY OF BANGOR PLANNING DIVISION
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 2.3.2026
Land Development Code – Short-Term Rentals in Tiny Home Parks

the number of units in the building/development, but there would still be a cap on the number of units per operator.

Member Brush moved to recommend to City Council that the proposed amendments ought to pass. Member Hobson seconded the motion. All members voted in favor.

The result of the vote is that a majority of Planning Board members voted to recommend that the proposed amendments ought to pass.

Anja Collette



CITY COUNCIL ACTION

01/26/2026 26-074

Council Meeting Date: 01/26/2026

Item No: 26-074

Responsible Dept: Stormwater

Requested Action: Resolve

Map/Lot: 035-174

Title, Resolve

Authorizing \$450,000 from the Stormwater Unassigned Funds Account for Construction of a Stormwater Trunk Line for the Sanford Brook Drainage Area

Summary

The City of Bangor has been working to reduce Combined Sewer Overflows for many decades. The Maine DEP and US EPA administer a consent decree to the City to reduce CSOs. Sewer separation, the process of discharging stormwater to a nearby waterbody, instead of to the sanitary sewer system, has always been a prevalent method to reduce CSOs in the City.

The City has the opportunity to make progress on sewer separation with the YMCA development project on Main Street. Currently, the City's combined sewer line runs from Main Street, behind Shaw's, to Second Street through Second Street Park, which is within the YMCA's site development. This line is the Sanford Brook combined sewer "trunk" line and it services the street areas of Second, Sanford, Cedar, Third, Fourth, Fifth, Union and West Broadway. The YMCA is proposing a partial relocation of the City's sewer line as part of their development project, as well as an onsite stormwater collection system.

Building a stormwater trunk line adjacent to the relocated sewer line, would allow for future separation in the Sanford Brook drainage area by connecting the existing storm drain system on Main Street to Second Street. The cost to construct this stormwater line will be greatly reduced because the site is being totally redeveloped and that allows for significantly cheaper construction as compared to disturbing a fully developed site that also requires site restoration. There is no other practical route to locate a gravity storm sewer now or in the future to service the Sanford Brook area other than through the YMCA site. The YMCA is willing to work with us on this project, and they will be installing a portion of the line as part of their project.

This work will be completed on an active construction site on private property that is being managed by an existing contractor. The existing project contractor has provided a preauthorized list of contractors that it is willing to work with for the completion of the City's portion of the storm drain construction project. As a result the City's sole source procurement policies are applicable to this project.

The Director of Engineering requested and received bids from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. The City intends to work with the low bidder, Sargent Corporation of Stillwater, Maine and requests Council to designate \$450,000 of unassigned Stormwater Utility fund balance to construct this project.

If approved, Engineering will present a construction contract to both the Finance Committee and the City Council for approval.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 01/21/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

01/26/2026 26-074

Date: 01/26/2026

Item No: 26-074

Assigned to Councilor: Beck

Authorizing \$450,000 from the Stormwater Unassigned Funds Account for Construction of a Stormwater Trunk Line for the Sanford Brook Drainage Area

Be it Resolved by the City Council of the City of Bangor that, \$450,000 of unassigned Stormwater Utility fund balance is designated for construction of a Stormwater trunk line for the Sanford Brook drainage area.



NEW BUSINESS



CITY COUNCIL ACTION

01/26/2026 26-091

Council Meeting Date: 01/26/2026

Item No: 26-091

Responsible Dept: City Manager

Requested Action: Order



Map/Lot: N/A

Title, Order

Establishing the City Council's Priorities for 2026

Summary

During City Council's annual priority-setting session and subsequent workshop, City Council established the following 2026 priorities:

(1) Establish a comprehensive plan to address homelessness. Council will spearhead the creation of a comprehensive strategy that leverages both outside regional and nationwide experts alongside local stakeholders to craft a comprehensive plan for how the City supports organizations addressing homelessness in the City and considers the effectiveness of past strategies and recommends new strategies to decrease the incidence and impact of homelessness in Bangor.

(2) Continue to address housing needs. Several housing projects are in various stages of completion around the City including the completed Theresa's Place project, and in progress projects such as Sunrise Senior Living, a recently approved tiny home project, and a supportive housing project led by Bangor Housing. Council intends to continue to focus on housing gaps and unmet needs. Ideas considered include a standing committee focused on housing and/or housing bonds.

(3) Advocate for a fairer share of regional costs and regional participation in the resolution of regional challenges. As a service center, Bangor proudly hosts a number of businesses, non-profits, educational organizations, and medical service providers that are of broad regional importance. However, there are attendant costs associated with being a service center that are born by Bangor alone. At the same time, many of these institutions are exempt from property tax and Bangor shoulders a disproportionate impact from those property tax exemptions. City Council will explore creative and innovative ways to encourage broader regional participation and cost sharing.

City Council believes that prioritizing these three items in the following year is a strong investment in the continued vitality of the City of Bangor and the wellbeing of the City's residents.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 12/10/2025

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business





CITY OF BANGOR ORDER

01/26/2026 26-091

Date: 01/26/2026

Item No: 26-091

Assigned to Councilor: Carson

Establishing the City Council's Priorities for 2026

WHEREAS, the City Council met on December 10, 2025 to establish its priorities for the coming year; and

WHEREAS, after a robust brainstorming session, City Council coalesced around three top priorities; and

WHEREAS, City Council believes that prioritizing these three items in the following year is a strong investment in the continued vitality of the City of Bangor and the wellbeing of the City's residents;

Now, therefore, be it ordered by the City Council of the City of Bangor that, the City of Council's 2026 priorities are (1) establishing a comprehensive plan to address homelessness; (2) continuing to address housing needs; and (3) advocating for a fairer share of regional costs and regional participation in the resolution of regional challenges.