

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. If you are here for a specific agenda item that is under Unfinished Business or New Business, please wait until we reach that item. Items under First Reading & Referral will be discussed when they return under Unfinished Business, and we will hear public comment at that time. 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.)

PUBLIC COMMENT

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

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

MINUTES OF: Bangor City Council Regular Meeting of June 22, 2026

26-228 ORDER Authorizing the Execution of a Municipal Quitclaim DEANE
Deed for Real Estate Located at 177 Larkin Street

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 177 Larkin Street. Sewer and stormwater liens have matured on the property owned by Heirs of Betty Robinson and Terrence W. Robinson, Sr., at 177 Larkin 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.

26-229 ORDER Authorizing the Execution of a Municipal Quitclaim WALKER
Deed for Real Estate Located at 187 Laurel Circle

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 187 Laurel Circle. Sewer and stormwater liens have matured on the property owned by James W. Sargent, at 187 Laurel Circle. 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.

REGULAR MEETING BANGOR CITY COUNCIL – JULY 13, 2026 at 7:00 PM

CONSENT AGENDA ITEM NO.	ASSIGNED TO COUNCILOR
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<u>26-230</u>	<u>ORDER</u>	Authorizing the City Manager to Accept \$6,440 in Funds, as Result of a State Criminal Forfeiture	DEANE
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Executive Summary: This Order will authorize the acceptance of \$6,440 in funds, as 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 \$19,320.00 cash. The Police Department were granted approval for the transfer of 33% of the seizure, in the amount of \$6,440.

<u>26-231</u>	<u>ORDER</u>	Authorizing the City Manager to Enter into a Lease Agreement with Varney Aviation, LLC for Building #457 at Bangor International Airport	FISH
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Executive Summary: This Order will authorize the City Manager to execute a lease with Varney Aviation, LLC for Building #457 at Bangor International Airport.

The proposed lease maintains substantially the same terms and conditions as the current agreement while incorporating updated standard lease language and current Airport lease provisions. The agreement also updates the annual rental adjustment methodology to the greater of the annual Consumer Price Index or 3.5%, consistent with the Airport's current leasing practices.

The proposed lease provides for an initial five-year term commencing May 1, 2026, at a monthly rental rate of \$2,523.53, with the opportunity for the parties to negotiate up to two additional one-year renewal terms, provided the tenant remains in good standing.

This item was reviewed and unanimously recommended for approval at the July 6, 2026, Business & Economic Development Committee meeting.

<u>26-232</u>	<u>ORDER</u>	Authorizing the City Manager or Her Designee to Sell the Property Addressed at 45 Allen Street to Rent 207 Properties, LLC in the Amount of \$60,000	FALOON
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Executive Summary: This Order empowers the City Manager or her designee to sell the property at 45 Allen Street to Rent 207 Properties LLC. The city took possession of the property on November 27, 2023. The property has been placarded and secured. Personal property, trash and an automobile were removed from the property. These actions and other internal processes follow the state statute for the acquisition and sale of property acquired by the city for tax liens.

This item was reviewed and unanimously recommended for approval at the July 6, 2026, Business & Economic Development Committee meeting.

REGULAR MEETING BANGOR CITY COUNCIL – JULY 13, 2026 at 7:00 PM

CONSENT AGENDA ITEM NO.		ASSIGNED TO COUNCILOR
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<u>26-233</u>	<u>ORDER</u>	Authorizing the City Manager or Her Designee to Sell the Property Addressed at 299 Essex Street to Tong Lu in the Amount of \$35,000	CARSON
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Executive Summary: This Order authorizes the City Manager or her designee to sell the property at 399 Essex Street to Tong Lu. The city took possession of the property on February 10, 2025. The property has been placarded and secured. Personal property, trash and an automobile were removed from the property. These actions and other internal processes follow the state statute for the acquisition and sale of property acquired by the city for tax liens.

This item was reviewed and unanimously recommended for approval at the July 6, 2026, Business & Economic Development Committee meeting.

<u>26-234</u>	<u>ORDER</u>	Authorizing the City Manager to Execute the Lease Agreement with Bangor Nursing and Rehabilitation Center for Office and Clinic Space for Bangor Public Health	BECK
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Executive Summary: This Order will authorize the City Manager to execute the lease agreement with Bangor Nursing and Rehabilitation Center for the Bangor Public Health and Community Services (H&CS). Since 2001, H&CS has rented space at 103 Texas Avenue with the last lease being approved in May of 2021.

The proposed agreement is from July 1, 2026 to June 30, 2029 for 11,827 square feet (SF). The agreement includes a rent increase from \$10 per SF to \$11 per SF in the first six months of the lease and then to \$12 per SF for the next six months. Additional rate increases are set forth in the lease agreement for the remainder of the lease term.

Bangor Nursing Home will continue to pay for utilities. Other changes in the rental agreement include transferring the responsibility for grounds work to Bangor Public Health and Community Services. In addition, the amount of time to terminate the lease was reduced from 24 months to 12 months.

This item was reviewed and unanimously recommended for approval at the July 6, 2026 Government Operations Committee meeting.

<u>26-235</u>	<u>RESOLVE</u>	Ratifying Staff Action to Apply for the John T. Gorman Foundation Direct Service Grant Program for up to \$30,000 of Funding Housing Stabilization Activities	DEANE
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Executive Summary: This Resolve will ratify Staff's application for the John T. Gorman Foundation Direct Service Grant Program (DSGP) for up to \$30,000 to fund housing stabilization activities.

The John T. Gorman Foundation's DSGP was open to organizations who serve individuals experiencing the adverse effects of poverty with housing and food needs for all people in Maine.

**CONSENT AGENDA
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People experiencing housing instability face several barriers to secure and transition into housing.

This funding would be used to address two of those barriers. First, funds would be used to contribute to security deposits. Second, funds would be used to purchase basic needs for setting up living space such as kitchen supplies, cleaning supplies, mattresses, and small pieces of furniture.

The deadline for submission was June 22, 2026. The process and timing associated with DSGP application does not always align with the timing of City Council or Committee meetings. Therefore, to meet the submission deadline, the City Manager authorized the application on behalf of the City and this Resolve will ratify those actions.

This item was reviewed and unanimously recommended for approval at the July 6, 2026, Government Operations Committee meeting.

<u>26-236</u>	<u>RESOLVE</u>	Accepting and Appropriating \$1,869,733 from the Maine Department of Health and Human Services for the Maine Prevention Network for Fiscal Years 2027 and 2028	WALKER
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Executive Summary: This Resolve would accept and appropriate \$1,869,733 from the Maine Department of Health and Human Services to implement the Maine Prevention Network in the Penquis Public Health District for fiscal years 2027 and 2028.

Bangor Public Health is responsible for providing prevention services including substance use prevention, tobacco prevention, and promotion of healthy eating and active living throughout the Penquis Public Health District (Penobscot and Piscataquis counties). Bangor Public Health will provide direct prevention services in Penobscot County and will subcontract direct prevention service provision in Piscataquis County to Northern Light Mayo Hospital Community Outreach.

Bangor Public Health and Community Services has been providing these prevention services since 2007. This contract runs from January 1, 2023, through June 30, 2023, via an initial contract period and four additional two-year extensions. This resolve will accept and appropriate the associated funding for fiscal year 2027 in the amount of \$971,976 and funding in fiscal year 2028 of \$897,757.

This item was reviewed and unanimously recommended for approval at the July 6, 2026, Government Operations Committee meeting.

REGULAR MEETING BANGOR CITY COUNCIL – JULY 13, 2026 at 7:00 PM

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.	ASSIGNED TO COUNCILOR
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26-237 **ORDINANCE** Amending Chapter 33, Code of Ethics, To Add Sections 33-22 (Response Deadline) and 33-23 (Council Response to an Ethics Board Advisory Opinion) (First Reading) **FALOON**

Executive Summary: This Ordinance will amend Chapter 33, Code of Ethics, to add sections 33-22 (Response Deadline) and 33-23 (Council Response to an Ethics Board Advisory Opinion). This addition to the City's Code of Ethics would establish a deadline of 120 days for the City's Board of Ethics to field a referral from the City Council, conduct its work, and draft and issue its written advisory opinion to the City Council. It also provides the framework for the Ethics Board to request an extension of the 120-day deadline if the Board cannot complete its investigation and issue its written findings within the 120 days. The deadline is intended to be sufficient for most matters while preserving Council oversight over the pace of the process, and while providing flexibility in instances where additional time is needed.

The addition to the Ethics Code also provides a procedure for the Council to follow when the Ethics Board's written advisory opinion is received by the Council. Currently, the City's Ethics Code does not contain any procedure for the Council to follow after receiving an Ethics Board advisory opinion.

The proposed addition also provides a framework for considering an appropriate penalty in the event the City Council finds a violation(s) of the Code of Ethics has occurred. This item was reviewed and recommended for approval at the Government Operations Committee meeting on July 6, 2026.

UNFINISHED BUSINESS ITEM NO.	ASSIGNED TO COUNCILOR
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26-222 **ORDINANCE** Amending the Code of the City of Bangor to Modify the Duties and Responsibilities of the Legislative Committee **CARSON**

Executive Summary: On February 25, 2026, the Bangor City Council established a standing Legislative Committee to liaise with the City's state legislative delegation and other elected officials on legislative matters of City interest; provide the City's state legislative delegation and other elected officials with input on legislative proposals; and seek sponsorship of legislation in the City's interest.

Council wishes to include additional duties and responsibilities within the scope of the standing Legislative Committee to permit the Committee to engage in conversations with candidates for office, partners, and other stakeholders on topics falling within the purview of the Legislative Committee. This item was reviewed and unanimously recommended for approval at the June 15, 2026, Legislative Committee meeting.

26-223 **ORDINANCE** Amending Chapter 165, Land Development Code by Adding Flexibility for Manufactured Home Parks Existing as of January 1, 2026 **FISH**

Executive Summary: This Ordinance amendment would amend the Land Development Code by allowing manufactured home parks existing as of January 1, 2026, to use more flexible development standards. Currently, the alternative development standards listed in this chapter only apply to parks existing before

UNFINISHED BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

September 13, 1971. This poses issues for parks that were developed in the decades that followed 1971 since they have to follow the standards for new parks and in some cases, this is preventing the placement of homes on vacant lots, which affects the supply of affordable housing. This item was reviewed and unanimously recommended for passage at the Planning Board meeting on July 7, 2026.

26-224 RESOLVE Accepting and Appropriating a Housing Opportunity MALLAR
Program Municipal Ordinance Development Grant
from the Maine Office of Community Affairs in the
Amount of \$10,000

Executive Summary: This Resolve would authorize the City Manager to accept and appropriate a grant in the amount of \$10,000 from the Maine Office of Community Affairs Housing Opportunity Program.

At the April 27, 2026, Council meeting, the City Council gave staff approval to apply for reimbursement from the State of Maine for costs related to implementing LD 1184 and other housing-related laws. The Planning Divisions submitted a grant application to the Maine Office of Community Affairs to seek reimbursement of costs to implement ordinance amendments to comply with LD 1829 and LD 2173. LD 1829 and LD 2173 require municipalities to reduce lot size minimums and relax density limits, among other stipulations. The application also included designating funds for public outreach to inform community members of the ordinance amendments.

The Maine Office of Community Affairs has awarded the City a grant in the amount of \$10,000. This item was reviewed and unanimously recommended for approval at the June 15, 2026, Business & Economic Development Committee meeting.

26-225 RESOLVE Accepting and Appropriating Grant Funds from BECK
United States Housing and Urban Development for the
Purpose of Funding the Bangor Rental Assistance
Program in the Amount of \$1,144,879

Executive Summary: This Resolve would accept and appropriate \$1,144,879 in grant funds from United States Housing and Urban Development (HUD) to fund the Bangor Rental Assistance Program (formally Shelter Plus Care) for operating year September 1, 2026, through August 31, 2027.

This program provides rental assistance to qualified individuals, and families, who live in Bangor and other communities in Penobscot County and promotes housing stability. Participants needing case management services are assisted by the Shelter Plus Care Housing Specialist through referrals for life skills such as healthy living, financial literacy, and employment. These funds are granted through the Maine Continuum of Care Notification of Funding Opportunity competitive process.

Currently, the approximate number of apartments with grant agreements includes: 73 households, 14 one-bedroom apartments, two two-bedroom apartments for families with children, and 57 efficiency apartments. This item was reviewed and recommended for passage at the Government Operations Committee Meeting on July 6, 2026.

REGULAR MEETING BANGOR CITY COUNCIL – JULY 13, 2026 at 7:00 PM

NEW BUSINESS ITEM NO.		ASSIGNED TO COUNCILOR
<u>PUBLIC HEARING:</u>	Application for Special Amusement License of Bangor Grande Aviators, LLC d/b/a Blue Sky Lounge, 357 Odlin Road	BECK
<u>PUBLIC HEARING:</u>	Application for Special Amusement License of Waterfront Concerts, LLC d/b/a Waterfront Concerts, 1 Railroad Street	BECK
<u>PUBLIC HEARING:</u>	Application for Special Amusement License of Roca Azul LLC d/b/a Roca Azul Mexican Restaurant, 248 Odlin Road	BECK
<u>PUBLIC HEARIG:</u>	Application for Special Amusement License of Seadog Ventures, Inc. d/b/a Seadog Ventures, Inc., 26 Front Street	BECK