

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – AUGUST 24, 2026

*Meeting called to order at 7:00 PM
Chaired by Council Chair Hawes
Councilors Absent: None
Meeting adjourned at 8:02 PM*

PUBLIC COMMENT

Richard Chaucer outlined the Courtyard Model Action Plan, a copy is attached.

Phil Henry stated people have questions about the Yellen Pines Project but are not receiving answers. He suggested that changes be made so Bangor does not continue to be devastated.

Katie Coe wanted to see continued evidence-based plans to move forward.

Jody MacDonald spoke against Flock cameras. She would like to find ways for corporations to give back.

Scott Pardy stated there needed to be accountability and fiscal responsibility to keep spending under control.

George Lance wanted a month dedicated to European heritage.

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 Meetings of August 10, 2026, and August 17, 2026,
Government Operations Committee Meeting of March 2, 2026, and Business and
Economic Committee Meeting of June 15, 2026*

Action: Approved

26-256 **ORDER** *Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 16 Chase Road* **FALOON**

Action: Passed

26-257 **ORDER** *Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 164 Thornton Road* **WALKER**

Action: Passed

26-258 **ORDER** *Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 248 Randolph Drive* **CARSON**

Action: Passed

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CONSENT AGENDA			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>26-259</u>	<u>ORDER</u>	<i>Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 849 Stillwater Avenue</i>	WALKER
	<i>Action: Passed</i>		
<u>26-260</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Accept \$6,090 in Funds as Result of a State Criminal Forfeiture</i>	BECK
	<i>Action: Passed</i>		
<u>26-261</u>	<u>ORDER</u>	<i>Authorizing the Execution of an Amended Lease Agreement Between the City of Bangor and Hannaford Bros. Co., LLC for City-owned Property at 39 Florida Avenue</i>	LEONARD
	<i>Action: Passed</i>		
<u>26-262</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Enter Into a Construction Contract with Dagle Electrical Construction Corp. for Traffic Signal Intersection Improvements at the Intersection of Broadway and Stillwater Avenue</i>	FALOON
	<i>Action: Passed</i>		
REFERRALS TO COMMITTEE AND FIRST READING			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>None.</u>			
UNFINISHED BUSINESS			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>PUBLIC HEARING:</u>			
<u>26-251</u>	<u>ORDER</u>	<i>Authorizing Issuance of \$4,455,000 of the City's General Obligation Bonds to Finance Upgrades and Improvements to the KMart Pump Station, and Other Sewer/Sewer Separation/CSO Infrastructure Improvements and a Tax Levy Therefor</i>	DEANE
	<i>Action: Motion made and seconded to Open Public Hearing Public Hearing Opened Motion made and seconded to Close Public Hearing Public Hearing Closed Motion made and seconded for Passage Vote: 9 – 0 Councilors Voting Yes: Beck, Carson, Deane, Fish, Faloon, Leonard, Mallar, Walker, Hawes Councilors Voting No: None Passed</i>		

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UNFINISHED BUSINESS ITEM NO.	ASSIGNED TO COUNCILOR
<u>PUBLIC HEARING:</u>	
<u>26-252 ORDER</u>	DEANE
<i>Authorizing a Loan in the Amount of \$6,575,000 from the Maine Municipal Bond Bank State Revolving Fund to Finance Replacement of the Perry Road Pump Station, and Other Sewer/Sewer Separation/CSO Infrastructure Improvements and a Tax Levy Therefor</i>	
<i>Action: Motion made and seconded to Open Public Hearing Public Hearing Opened Motion made and seconded to Close Public Hearing Public Hearing Closed Motion made and seconded for Passage Vote: 9 – 0 Councilors Voting Yes: Beck, Carson, Deane, Fish, Faloon, Leonard, Mallar, Walker, Hawes Councilors Voting No: None Passed</i>	
<u>26-253 RESOLVE</u>	BECK
<i>Accepting and Appropriating up to \$300,000 from Maine Housing with a \$126,000 Match from Bangor Opioid Settlement Unspent Funds to Support Project HOPE</i>	
<i>Linda Deabay asked if the apartments would be inspected to ensure they were not being destroyed.</i>	
<i>Scott Pardy fully supported Project HOPE but how it is being funded is creating a predictable cliff. He felt the funding needed to go through the budget.</i>	
<i>Tyler Shanahan was opposed to giving the Public Health Department any more opioid settlement money.</i>	
<i>Jacqueline Smallwood and Katherine Devine were opposed.</i>	
<i>Katie Coe and Andrea LaFlamme were in support.</i>	
<i>Phil Henry stated if data was neglected, mistakes would happen. He felt questions needed to be answered.</i>	
<i>Action: Motion made and seconded for Passage Motion made and seconded to amend the Title by crossing out “Opioid Settlement Unspent Funds” and replacing it with “the Bangor Unassigned Fund Balance” and under paragraph 3, crossing out “unspent Bangor opioid settlement funds previously allocated to the Intensive Case Management Program” and replace with “the Bangor Unassigned Fund Balance.” Motion to amend was withdrawn.</i>	

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UNFINISHED BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

Action: *Motion made and seconded to Postpone to the September 14, 2026, City Council meeting and refer for further discussion to Council Workshop immediately preceding the September 14, 2026, City Council meeting.*
Vote: 9 – 0
Vote: 9 – 0
Councilors Voting Yes: Beck, Carson, Deane, Fish, Faloon, Leonard, Mallar, Walker, Hawes
Councilors Voting No: None
Passed to Postpone

NEW BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

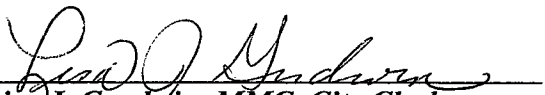
PUBLIC HEARING: *Application for Special Amusement License renewal of Timka, Inc., d/b/a Geaghan's Pub, 570 Main Street* **BECK**

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
Vote: 9 – 0
Councilors Voting Yes: Beck, Carson, Deane, Fish, Faloon, Leonard, Mallar, Walker, Hawes
Councilors Voting No: None
Approved

PUBLIC HEARING: *Application for Special Amusement License renewal of Global Spectrum LP d/b/a Cross Insurance Center, 515 Main Street* **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
Vote: 9 – 0
Councilors Voting Yes: Beck, Carson, Deane, Fish, Faloon, Leonard, Mallar, Walker, Hawes
Councilors Voting No: None
Approved

ATTEST:


Lisa J. Goodywin, MMC, City Clerk

Public Comment
8/24/26

Help our Homeless A Community Driven Solution

The city of Las Vegas has adopted a comprehensive approach to ending homelessness and assisting individuals and families in getting off the streets and into housing. Together, with the city's partners, the strategy focuses on outreach, triage and basic services, crisis and traditional shelters, bridge and transitional housing, permanent supportive housing and non-subsidized affordable housing. Through this strategy, the city will address public safety, public health and property values.

Improve Public Safety | Homeless street populations increase the perception that an area is not safe. Though most have an increased risk of becoming victims of crimes as opposed to perpetrating crimes, homeless people loitering in and around public spaces can create concerns of safety. The city's plan:

- Creates appropriate safe places for the homeless to convene and receive supportive services
- Creates appropriate safe places for the homeless to sleep and rest
- Creates appropriate safe places to protect the homeless from extreme heat and harsh cold
- Provides a place for the homeless to store personal items and receive mail
- Supports and transition mentally ill persons from public spaces
- Reduces crimes of convenience

Decrease Public & Personal Health Risks | Homeless individuals generally lack access to primary and mental health care and/or basic facilities designed to reduce public health risks such as bathrooms and showers. The city's plan:

- Provides 24/7 availability to bathroom and shower facilities for homeless
- Provides opportunities to wash clothing and other personal items
- Provides supportive services to reduce substance abuse
- Provides an appropriate safe place for the medically fragile to receive respite care and heal
- Provides basic health care services

Preserve Property Values | Loitering, panhandling, encampments, increased trash from food and other waste create blight and public health hazards in neighborhoods all over the valley. Research shows that wise investment into housing and homeless services actually maintains or increases the value of real estate properties. The city's plan:

- Identifies people at a high-risk of becoming homeless to provide preventative services
- Partners with the Community to create a dedicated source of funds to address homeless issues
- Cleans up the community to reduce blight and positively influence property values
- Creates safe neighborhoods and a thriving business climate by connecting people with service providers to break the cycle of homelessness
- Responsibly addresses public health impacts by providing adequate services

Public Comment
8/24/26

Help our Homeless



The Courtyard Homeless Resource Center

More than 6,500 individuals in our community lack permanent housing – with 67 percent of our homeless population sleeping outside.

The city of Las Vegas is committed to working with local partners to ensure that all residents can access a safe, respectful and permanent location to thrive.

The Courtyard Homeless Resource Center, launched in 2017, is an innovative public-private partnership and convenes a range of service providers in a central, convenient location, to provide homeless clients with access to:

- Housing
- Medical/Mental Health Services
- Legal Assistance
- Employment & Educational Opportunities
- Income/Benefit Assistance
- Clothing
- Additional Wraparound Services

The city of Las Vegas committed \$20 million to develop and launch The Courtyard Homeless Resource Center.

The Courtyard Master Plan includes infrastructure such as shade structures, new building construction, landscaping and furniture to outfit a range of spaces from a clinic to case management offices. In addition, a portion of this plan includes operational costs such as medical care, intake, social services, security and housing services. Additional funding through the Mayor's Fund for Las Vegas LIFE will support capital and programming costs to ensure a wide range of services to meet the needs of all individuals experiencing homelessness in our community 365 days a year.



Courtyard Model Action Plan – Team-Based Outline

Who We Can Contact in Las Vegas for Guidance

The Courtyard Homeless Resource Center is operated by the City of Las Vegas. We can reach out to their team for guidance on how they built their model and what lessons they've learned.

Contact Information:

- Phone: 702-229-6117
- Email: courtyardHRC@lasvegasnevada.gov
- Address: 314 Foremaster Lane, Las Vegas, NV 89101
- Website: lasvegasnevada.gov

They also work with the MORE Team (Multi-Agency Outreach Resource Engagement), which handles mobile outreach and encampment response:

- Phone: 702-229-6673

We can ask for:

- Planning documents and blueprints
- Funding sources and partnership strategies
- Implementation challenges and solutions
- Community feedback and impact data
- Advice on adapting the model to Bangor's climate and layout

How Other Cities Have Implemented Similar Ideas

Cities that have adopted Courtyard-style or low-barrier service hubs often follow these steps:

1. Needs Assessment

- We conduct local research to identify gaps in daytime shelter, sanitation, outreach, and safety
- Our observation and survey work already provide a strong foundation

2. Stakeholder Engagement

- We meet with city officials, shelter directors, public health teams, and police
- We include voices of unhoused individuals and service providers

3. Site Selection

- We identify a location near existing services (Coes Pond Park is a strong candidate)
- We consider zoning, accessibility, and environmental impact

4. Partnership Building

- We collaborate with nonprofits, hospitals, mental health providers, and housing agencies
- We seek support from city council, planning boards, and community leaders

5. Funding Strategy

- We explore city funds, federal grants (HUD, HHS), and private donations
- We look into ARPA funds or Continuum of Care grants

6. Pilot Phase

- We begin with basic services: rest area, bathrooms, outreach
- We expand to include storage, medical care, pet support, and housing navigation

What Partnerships and Directions We Need to Take in Bangor

Local Partnerships to Build:

- Bangor Area Homeless Shelter
- Bangor Public Library
- City of Bangor Advisory Committee on Homelessness
- Penobscot Community Health Center
- Hope House Health and Living Center
- Food pantries, warming centers, and mental health organizations

Strategic Directions:

- We draft a student-led proposal outlining the Courtyard model and its benefits

- We host a community listening session to gather feedback
- We create a visual layout of the proposed space at Coes Pond Park
- We present findings to the Advisory Committee and City Council
- We use our PTK chapter to support awareness, research, and advocacy

Connection to Our Honors in Action Project

This proposal directly supports our Honors in Action goals. It answers the question:

"Where and how will humans live, work, and play in the future?"

Our Courtyard model is a real solution to a future-focused problem. If one of us is selected for the City Council Advisory Committee, we gain access to decision-makers, data, and collaborators that strengthen our impact.

please contact

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