



City Manager's Report

May 29, 2020

Economic Projects

60 Access Highway	Still working toward closing on June 12. Update on tenant status can be shared in executive session.
Porvair CDBG program	Exterior remodel work is now taking place. All CDBG related work should be done in timely manner.
Events and Marketing	Shout out again to Christina and Penny for their help in landing Pronto Burrito for Caribou. We look forward to having another corporate head quarters in our region. No opening date has been set yet. Watching what happens with Boston Marathon this year and other major events. Will make a decision about Caribou Marathon before July 1.
Blight Cleanup	Patten street properties are cleaned and seeded. The York Street property is waiting for power disconnection but should be cleaned up by end of July. 32 Fenderson property is also on our list to demolish and adjacent property owners are interested in the property when the home is gone.
Hilltop Senior Living	Interior work is on-going. Project is over 60% complete.
Birdseye Cleanup	Now waiting for North Main Street project to be completed before committing trucks to help continue cleanup on site.
Title 13 ReWrite	Planning Board will consider revised definitions section at their next meeting on June 11.
COVID-19 Support	Continue to provide information resources to local businesses and stear owners to available consultants and info.
Sitel Building	Still waiting for information from Mr. Cassady about his redevelopment plans.
River Front - Powerplants	Indications are the city needs to create a vision and plan for the area before an interested party will make any more consideration. This would likely tie into the riverfront recreational trails plan, North Atlantic Salmon plan, DOT railroad corridor plans and those of other property owners near the river. Recommend a stakeholder group to discuss further. Merlin One reached out to the State to help provide information to move forward.
River Front - DOT Lands	Have not heard anymore from DOT on this potential development.
River Front - Salmon	Students from UMPI have completed preliminary plans for development of the salmon hatchery. This includes a new hatchery building, site improvements and public trail system around the site. It's a concept plan that can be incorporated into a larger plan for the river front corridor.
Other Administrative & Department Projects	
COVID-19 Status	appointment with departments other than the clerk's office until June 11. Library is working to open with limited services. It is recommended that the recreation center remain closed to the public for the time being. CDC and state guidelines for such facilities would require extensive regular cleaning, monitoring, and impact to available resources and staffing needs.

Blight Commission	The blight toolkit narrative is 60% complete. Still awaiting blight survey data to polish off the report.
Public Safety Building	Staff met to discuss the architect's ideal plans. Several questions were raised and suggestions compiled. Will not respond to architects before getting additional input from Council.
Union Negotiations.	We are still waiting for the state to reschedule mediation with the PW union and confirmation from the state that the police union is seeking mediation. Have compiled salary information from other police unions in the region, which can be shared as part of an executive session pertaining to labor negotiations.
Procurement Policy	Auditors are wrapping up the 2019 audit of city financials. Will work on the procurement policy when that is complete.
Charter Revisions	The public hearing for charter revision Ordinance #1 has been set for the June 15 Council meeting.
Capital Facility Maintenance Plans	Criterion Brown will be on site the week of June 1 to start inspecting buildings and facilities around the public works yard. After those reports are completed, they will work on more public buildings.
Fire Structural Study	Awaiting council building committee comments on final plans before proceeding.
North Main Street	Project is moving forward smoothly. Should be completed on time and on budget.
Snow Plowing RFP	Revising the scope of the RFP and information details to be published to interested parties.
Wage Policy	Information provided to Council last year, has been updated with the most current data from the Maine Municipal salary survey and Bureau of Labor Statistics data. Policy narrative still needs to be refined.
Cable Franchise Renewal	On hold per Council direction
General Plan Update	On hold until Blight Committee work is done.
River Road	No changes since last report. Continue to monitor latest failures and waiting for response from Dr. Chomka.
High Street	Trombley installed all detection strips at crosswalks, provided additional topsoil and grass seed application along the project. Awaiting final decision of completion from DOT.
Teague Park	The playground equipment from the old Teague Park elementary school has been taken down and is being stored by the recreation center until the property is ready for the city to put up the equipment in the new park.
Sitel Reimbursements	Sitel's reached out on Wednesday, May 27. They are hoping to get the matter resolved for everyone quickly.
Parking Lot Paving	City Hall parking lots have been repaved. PW will coordinate getting them restriped. Bids for additional parking lot work will be discussed during the June 1 meeting.