



City Manager's Report

August 20, 2020

Economic Projects

Porvair CDBG program	Still waiting for a date to hold an open house to show off the work being completed. We are shooting for the 3rd week of August.
Events and Marketing	Continue to conduct business interviews and promote local businesses through social media. Responded to inquiry about another commercial day care facility in town. Working with a potential aquarium developer and music retailers.
Blight Cleanup	Planning Board was given blight toolkit to review. The home at 32 Fenderson Street has been torn down.
Hilltop Senior Living	Waiting for word from developers for an opening date.
Birdseye Cleanup	Test results are coming back on the investigation piles and pits on the property. Most of the discolored soils came back clean (likely decomposed organic matter from plant operations). A couple soil samples will be retested. Some asbestos was identified and confirmed on the eastern edge of AOC7 and AOC8. The materials will require special training and cleanup procedures. The Maine DEC has been contacted for use of their \$75,000 toward cleanup efforts. We are working through those requirements and the status of this as an on-going project.
Title 13 ReWrite	Completing definitions of the code. Have begun review of shoreland zoning requirements, home based business regulations and short term rentals.
Façade Improvement Program	New façade improvement grant guidelines have been prepared and ready for Council approval.
Sitel Building	No word yet from Mr. Cassidy about intended users in the building.
River Front - Powerplants	Versant is completing their work and should be moving out of the steam plant shortly. Algonquin power is also making preparations to move all operations out of the steam plant. EPA brownfield funding may be available to investigate cleanup work needed on site and possibly conduct some of the clean up.
River Front - DOT Lands	Grading work for a buildable pad is complete on site, but we are still waiting for a site plan submittal and building permit application to know what is being developed on the site.
River Front - Salmon	Have not heard from Salmon operators since UMPI student provided their concept plans for the site.

Other Administrative & Department Projects

COVID-19 Status	No significant changes to operations. Appreciate the patience of the public entering public spaces.
Blight Commission	No additional comments have been made on the blight tool kit. Will bring this back to the Council for final adoption during the first September meeting. Ken is working to pull information needed to form a Caribou land bank.
Airport	We were notified that the state will directly fund the new GARD system at the airport. City will have obligations to maintain records and storage space for equipment. State fish and game are conducting bear trapping exercises on the property.
Union Negotiations.	Need worksession to discuss wages options with Council so we can start the 2021 contract negotiation cycle with all four unions.
Snow Plowing RFP	Results of the bid process are on the August 24 agenda for Council consideration.
110 Washburn Rd Sale	Prior owner was served with notice to remove any personal belongings from the home by September 14, 2020. Reimbursement of bid funds was delivered at the same time.
Teague Park	Court painting work is complete. It turned out great. Still waiting for building to be completed.
Fire Structural Study	Met with Sewall on Wednesday, August 19. Current time line to put the work out to bid includes advertising September 16 with bid closing date of October 15 and potential award at the Council's October 19 meeting.
Capital Facility Maintenance Plans	Final draft of Public Works facilities needs has been submitted. Indicates \$185K needed over next 5 yrs and \$331K through 2035. First draft of Library, City Hall and Recreation Center facilities has been submitted for review. Indicates needing \$312K over next 5 years and \$892K though 2035 for these three facilities. Inspection of the Fire station, Parks Maintenance building and the Nylander took place Aug 14-15. Maine Municipal inspected the Parks Maintenance Building on July 15. Awaiting that report.
Sitel Reimbursements	Sitel's first reimbursement payment is not due until April, 2021. They are considering paying back all tax credits at once (\$15,000) rather than wait 'til the end of the contract term cycle. Email communication with staff taking place.
North Main Street	Need to install indicator strips before project can close out.
Wage Policy	On hold until higher priority Title 13 work is completed.
General Plan Update	Ken will pick this up again now that blight survey and toolkit are nearly completed.
River Road	No changes since last report. Continue to monitor latest failures. Dr. Chomka continues to investigate options.
Parking Lot Paving	Work on the north mall parking lot should start soon. Contractor is working to fulfill a DOT obligation at this time.
Cable Franchise Renewal	On hold per Council direction
Procurement Policy	Waiting for final review memo from auditors.