



City Manager's Report

January 11, 2021

Economic Projects

60 Access Highway	Waiting on current owner to submit building permits for a commercial recreation use.
Events and Marketing	Working on a joint grant application with Presque Isle for job development funding. Rebranding strategy has been prepared and ready to discuss with Council. Recommend separate agenda item or worksession to review.
Porvair CDBG program	Porvair will close out their CDBG grant before end of year. City is still holding \$9,500.
2021 CDBG Applications	The 2021 competitive grant program is now open. Letters of interest are due to the state by first of March. Contact Ken Murchison for more information and opportunities.
Birdseye Cleanup	Just waiting on remainder work until spring time. Will be coordinated utilities investigation and concept planning in February.
Blight Cleanup	Presented redevelopment options for a blighted neighborhood to investment committee. Need to discuss with Council.
Ogren Dump Solar Project	Developer presenting final plans to Planning Board at January 14 meeting.
Hilltop Senior Living	Waiting for developers to request final inspection for the building.
River Front - Master Plan	Stakeholder Group will hold their next meeting on January 20th.
Title 13 ReWrite	Many sections have been reviewed and will start to come to Council.
River Front - Powerplants	Exploring options for sale with TIF cleanup incentive.
River Front - Jarosz Storage	Waiting on final details from applicant to issue building permit. Information needed has been conveyed.
River Front - Salmon	Owners will be invited to next River front stakeholder group.
Facade Improvement Program	On hold. Advertisement of funds will be sent out in February based on final budget numbers.
Sitel Building	No word from Mr. Cassidy about his development plans for the building.

Other Administrative Projects

Investigation of Council	Investigation now administered by Chief Mike Gahagan in consultation with city's personnel attorneys.
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Fire Structural Study	Work is on-going. All ceiling tiles are down. Patches of disturbed asbestos have been identified and will need to be remediated. Ceiling grid is 90% installed. Tiles will be going in this week.
2021 Budget Process	Draft budget numbers now provided to Council. Need to discussion with Council about next steps and priorities to refine the numbers. May consider executive session to discuss collective bargaining impacts to budget.
Tax Acquired Property Policy	Preparing 2021 bid list for Council consideration at February meeting. Property owners affected in 2020 have until Jan. 31 to reclaim their properties.
Personnel Policy	State law changes require providing leave for ALL regular employees. Need to amend personnel policy for compliance.
Parking Lot Paving	Paving work is completed for 2020. Parking Lot Maintenance account sits at \$42,866.
Teague Park	Last indication from council was rebid splash pad. This needs to be incorporated in the Capital budget plan for the year.
City Hall Boiler Systems	Received second bid for boilers. Will meet with bidder to discuss findings and options.
Capital Facility Maintenance Plans	All facility assessment reports are completed. Recommended repairs/maintenance have been incorporated into the 2021 capital budget requests.
COVID-19 Status	Increasing cases of COVID in Caribou. Monitoring closely and will notify public if additional changes are needed. Chief Susi has administered 70 vaccines to public safety and front line medical personnel. 30 additional vaccines are available.
Trailer Park Closure	Notices were served upon tenants of record of the mobile home park. 1 noticed yet to be served on abandoned trailer
Airport	New operating system is installed and functioning. New fuel purchase system has been installed. Working through communication details.
Investment Policy	Met with the Council investment committee and local broker to discuss investment options and next steps. Would like to schedule presentation with the rest of Council.
60 Access Highway	Only one previous tenant is now deficient in owed funds. Should discuss in executive session or proceed with legal work.
General Plan Update	Still working the current land use survey, which will needed for future land use discussions.
Union Negotiations.	Fire Union has requested to open negotiations for 2021. Waiting on initial meeting. State arbitration meeting set for February 19th to discuss Police Union matters. Police Officers have requested to start negotiations. PW union has requested to meet and discuss prior negotiations.
New LED Street lights	Waiting on contractor to perform requested work for 10 new installations.
Cable Franchise Renewal	On hold per Council direction
River Road	Work with state MEMA to prepare grant application for BRIC funds to cover road relocations costs.
Procurement Policy	Felch & Company has provided feedback on the policy and made some recommendations. Will revise for Council.