



City Manager's Report

April 30, 2021

Economic Projects

River Front - Powerplants	MEDEP has issued their RFP for environmental study of the power plant property. One bid was received for the property, which can be discussed with the other tax acquired property bids.
Broadband Initiative	Have meeting with Spectrum scheduled for May 5 at 11am to discuss options for expanding infrastructure in Caribou.
Ogren Dump Solar Project	This will be on the next agenda for a public hearing and Council action.
2021 CDBG Applications	This will be on the next agenda for a public hearing and Council action.
Events and Marketing	Kayak race on Aroostook River will be May 15. Starting at 10am. Working with Northern Maine Brewing Company to host a "Thursdays on ..." concert in June.
Landbank	This will be on the next agenda for a public hearing and Council action.
Title 13 ReWrite	This will be on the next agenda for a ordinance introduction.
Federal American Rescue Plan Act	Still waiting for final amounts and restrictions. Must be spent by December 2024 or returned to treasury.
Blight Cleanup	Asbestos study was done on building at 864 Main. Bids were received for demolition of the building pending asbestos results. Multiple dangerous buildings have failed to demonstrate abatement progress. Preparing notices of violation of terms and moving forward with plans to have building demolished.
Birdseye Cleanup	Still waiting final approval from DEP before putting out RFP to do final soils cleanup.
60 Access Highway	No additional communications from developers. Still waiting for finish plans on building.
River Front - Master Plan	Stake holder group will conduct public outreach at kayak race. Continue to work on goals and plan options.
Façade Improvement Program	See Council packet for discussion item.
Hilltop Senior Living	Waiting for open house date from developer.
Sitel Building	Resent invoice to Sitel for return of \$5,000 for TIF funds received based on non-performance of Credit Enhancement Agreement terms. No word from Mr. Cassidy about his development plans for the building.
Aldrich ATV/Snowmobile Storage	Property is purchased from CEGC. Owner waiting to see how Jarosz Storage on Limestone works before moving ahead.
Jarosz Storage - Limestone St	This project will break ground in May.
River Front - Salmon	Owners currently working to fund raise over \$1M. Moving project to backburner.
Affordable Housing Development	Backburner

Other Administrative Projects

New City Manager Recruitment	Seven applications submitted to MMA. Expanding focused advertising area. First review will be May 7. Special meeting on May 13.
Union Negotiations.	Will be discussed in executive session during the upcoming meeting.
Tax Acquired Property Policy	Ordinance No. 4 on next agenda for adoption.
Fire Structural Work	Supplies delivered for membrane work. Contractor delayed with work down state. Should be completed in May.
Teague Park	Waiting on contractor and subs to mobilize.
Public Safety Building	Will meet with Council Public Safety Committee on Monday, May 3 at 1pm to discuss next steps of evaluating police station and fire station renovations.
Fire Station Renovations	Met with local architects to understand options and limitations to renovating basement area for additional bunks, bathroom and shower facilities. If bunks are added or even moved then the entire building must be fire-sprinkled according to state fire marshall. Seeking bids for sprinkler system to understand cost.
Investment Policy	Received notice from bank. Investment savings account rates have dropped. Looking at options for moving funds.
Trailer Park Closure	Ready to have another committee meeting and update on closure progress.
Fish Hatchery Bridge	This item will be on the May 17 agenda for discussion with MDOT personnel. MDOT is considering removing the bridge that connects the Limestone business area to Access Highway.
Cable Franchise Renewal	State legislation being considered to have all franchises regulated by state.
Airport	Hangars continue to be full. Receiving inquires about availability.
City Hall Boiler Systems	Need to complete RFP to have all thermostats and valves replaced.
Chambers AV System	Still waiting on final piece of equipment that will allow the manager to share screen to cable system.
River Road	No additional movement at this time. Survey of Chomka property will be completed in three weeks.
New LED Street lights	Identified more than 10 lights needing to be repaired/replaced under maintenance. Work orders submitted.
General Plan Update	Still working on the current land use survey, which is needed for future land use discussions.
Wage Policy	No further action at this time.
COVID-19 Status	Monitoring and implimenting Governor's latest opening dates and regulations.
Personnel Policy	No further action at this time.
Parking Lot Paving	Fire station rear lot and library are slated for this year. Finalizing plans for station retaining wall repairs.
Procurement Policy	Felch & Company has provided feedback on the policy and made some recommendations. Will revise for Council.