

**CARIBOU CITY MANAGER
PENNY THOMPSON
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

TO: Caribou City Council Members
FROM: Penny Thompson, City Manager
DATE: June 15, 2026
RE: City Manager's Report, Item # 1 The 2026 Annual Tax Rate

The City of Caribou is facing a critical financial challenge that demands immediate attention and decisive action. Recent figures show significant increases in both the Aroostook County Tax bill (up \$75,520 or 6.37%) and the RSU#39 Appropriation (up \$358,058 or 6.56%). These two obligations alone account for 60% of the property tax collected and are entirely outside the City Council's control.

To maintain last year's property tax level, the City would need to cut \$701,103 from the current municipal budget. If the Council aims to freeze the total amount raised, the required cut rises to \$1,134,681. These reductions are not minor adjustments—they would force immediate and severe cuts to essential programs, services, staff positions, and capital projects, even though we are already halfway through the fiscal year. Some services and positions are mandated by state law and cannot be eliminated.

The urgency is clear: without prompt and strategic decisions, the City will be compelled to make drastic reductions that will directly impact the community's quality of life. Council members must prioritize and act now to determine the 2026 tax rate and communicate the gravity of these choices to all stakeholders.

Suggested Action:

Please discuss the Caribou City Council priority for setting the 2026 tax rate.

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MEMO

TO: Caribou City Council Members
FROM: Penny Thompson, City Manager
DATE: June 15, 2026
RE: City Manager's Report, Item # 2 – Caribou Development Committee Request

Members of the Caribou Development Committee have been working on projects and would like an opportunity to meet with the Caribou City Council in a dedicated workshop session to clarify a vision for Caribou's economic development future.

Suggested Action:

Please discuss the workshop request from the Caribou Development Committee.



CARIBOU RIVERFRONT MASTER PLAN

PROJECT GOALS

- ✓ Enhance Recreation Opportunities
- ✓ Create Business Development
- ✓ Improve Access & Safety
- ✓ Honor Caribou History



COME PROVIDE YOUR INPUT

**Tuesday, June
16th at 6PM**

Caribou Municipal Building



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FOR DRAFT PLANS**



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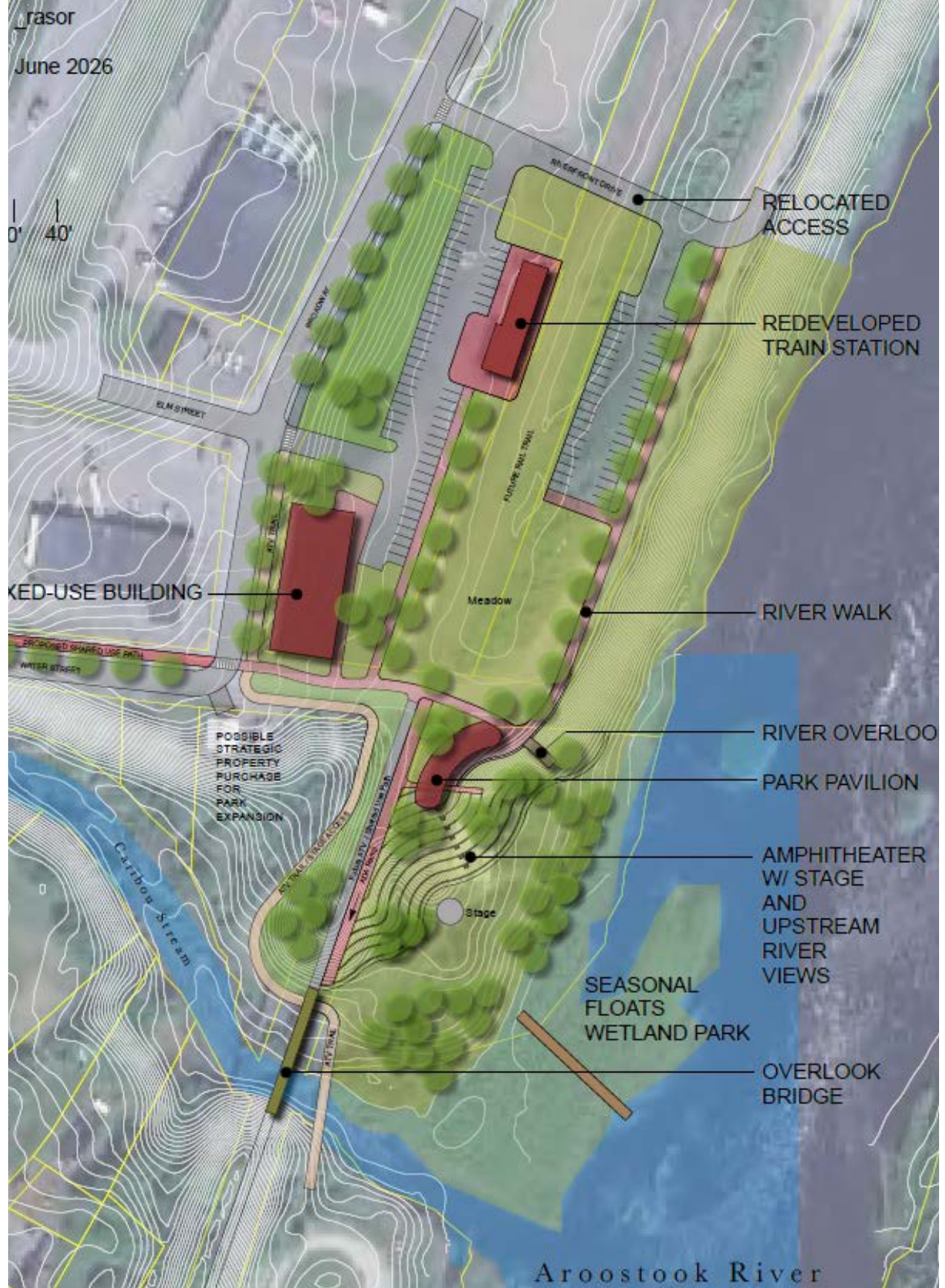


cariboumaine.org/riverfront

CARIBOU RIVERFRONT

FOCUS AREA #1 CONCEPT MASTER PLAN -Draft

June 2026



AUTHORIZATION FOR CHANGE ORDER

Client Name: City of Caribou Date: 05/21/2026

Project Number: 10963.008 Project Name: Caribou Public Library

Description of Services: Haley Ward, Inc. (Haley Ward) submits this Change Order request to account for additional engineering services completed during the schematic design (SD), design development (DD), and construction document (CD) phases of the referenced project.

During the SD, DD, and CD phase unanticipated complexities associated with limited headroom within the existing structure required additional design studies, structural coordination, and code analysis beyond what was originally anticipated.

- Review of existing mezzanine floor elevations. Additional code review of mezzanine heights to work within code limits.
- Challenging floor to floor heights with limited space to meet code required minimums.
- Design of new steel roof support beams to make floor heights code acceptable.
- Reinforcement of existing structure, concrete floor beam.
- Buy America Build America (BABA) complications which were ultimately not required led to additional revision and coordination time. It was originally understood that the project funding required BABA.

All SD-DD-CD work has been completed at this point. See **attached** itemized breakdown.

Change in Contract Price:

☒	Original Lump Sum	\$134,600
	Change Order #1	\$43,000
	Change Order #2	\$40,000 (Authorized)
	Revised Lump Sum	\$217,600

☒	Original T&E Contract	\$32,000 (CA)
	Change Order #2	\$40,000 Estimate (Authorized)
	Revised T&E Contract	\$72,000

Client's Authorization to Proceed:

Signature: _____

Printed Name: _____

Title: _____

Date: _____ Haley Ward Contact: Cody Lyons, P.E.

Task Description	Fee	Notes
<u>Value Engineering - Conformed Set</u>		
Architecture	\$ 24,000.00	BABA complicate review. Additonal code review of mezzanine ceiling heights to work with limited floor heights. Site visit and review of existing mezzanine floor elevations
	\$ 17,500.00	Additional existing mezzanine review to determine possibility of mezzanine due to limited floor heights. Design of new steel roof support beams in order to make floor clearances to meet code. Additional design related to limited floor depths and reinforcement of existing structure.
Structural		
MEP	\$ 1,500.00	BABA compliance changes, updating of lighting
Total	\$ 43,000.00	

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CARIBOU, ME. 04736**



MEMO

TO: Caribou City Council Members
FROM: Penny Thompson, City Manager
DATE: June 15, 2026
RE: City Manager's Report, Item # 3 – Library Project Change Orders

Here are the change orders received to date on the MCA Connectivity Hub project at the Caribou Public Library.

Haley Ward would like the Caribou City Council to consider their request for \$43,000 for additional engineering services completed during the schematic design, design development, and construction document phases of the project. See “Authorization for Change Order” dated 05.21.2026. I do not recommend payment of these fees as no communication was received from Haley-Ward about these “unanticipated complexities”.

I am also attaching copies of the change orders that have been approved by me to date, and also change order 4 which is still under review.

Suggested Action:

Please review the request, make a motion, second and vote.

Recommended motion, “to deny authorization for the change order dated May 21, 2026 in the amount of \$43,000 for additional engineering services completed on project number 10963.008”

Second

Discussion

Vote

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Caribou Public Library - Connectivity
Hub Renovation
30 High Street
Caribou, ME 04401

AGREEMENT INFORMATION:
Date:
04-09-2026

AMENDMENT INFORMATION:
Amendment Number:
001
Date:
04/13/2026

OWNER: *(name and address)*
City of Caribou
25 High Street
Caribou, ME 04736

ARCHITECT: *(name and address)*
Haley Ward, Inc
One Merchants Plaza, Suite 701
Bangor, ME 04401

The Owner and Architect amend the Agreement as follows:
See Authorization for Change Order

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
See Authorization for Change Order

Schedule Adjustment:
See Authorization for Change Order

ARCHITECT *(Signature)*

(Printed name, title, and license number if required)

Date

OWNER *(Signature)*

(Printed name and title)

Date



AUTHORIZATION FOR CHANGE ORDER

Client Name: City of Caribou Date: 04/13/2026

Project Number: 10963.008 Project Name: Caribou Public Library

Description of Services:

Value Analysis:

- Item A: Replace Type A Andersen windows with Paradigm vinyl frame units
- Item B: Replace Hardie plank siding, trim and soffit with LP Smartside clapboard products and accessories.
- Item C: Replace mezzanine ceiling tongue and groove pine with 1 layer of strapping and 1 layer of 5/8" type X GWB, mud and paint.
- Item D: Removal of elevator addition (earthwork, CMU block, EIFS, elevator, infrastructure).
 - Replaced with LULA at northeast corner of the mezzanine. It is assumed LULA will not require the existing elevated concrete slab to be reinforced.
- Item E: Replace all steel studs on infill wall, west wall, half walls, soffit details and columns with KD lumber, and fire treated lumber at all exterior infill walls.
- Item I: Remove sound absorbing wall panels in telehealth rooms, feature wall in conference room, and 8 laminate column wraps. Columns will instead be wrapped with drywall and corner protection installed.
- **(Remove)** Item J: Switch baseboard heat to Sterling Senior baseboard radiation.
 - The switch to Sterling Senior will add cost based on the heating output being 1/3 less than the baseboard heat originally specified. We recommend switching back to the original baseboard heat design and the contract be increased by \$1500 for the contractor.

Conformed Set:

- Conformed drawing and document set to include addenda issued during bidding, accepted/rejected alternates, and value analysis items.

Construction Administration (Time and Expense): We are notifying you that our original Construction Administration (CA) fee estimate, which is structured as time and expense, is anticipated to be exceeded based on current projections. An updated budget increase has been provided, reflecting our estimated fees to complete the current CA scope of services. This estimate increase is based on experience of similar on-going CA projects. If needed, we are available to discuss potential adjustments to the CA scope of services to reduce overall CA fees.



Change in Contract Price:

☒	Original Lump Sum	\$134,600
☐	Change Order	\$40,000 (VE + Conformed Set)
☐	Revised Lump Sum	\$174,600

☒	Original T&E Contract	\$32,000 (CA)
☐	Change Order	\$40,000 Estimate
☐	Revised T&E Contract	\$72,000

Client's Authorization to Proceed:

Signature:

Penny Thompson

Printed Name:

Penny Thompson

Title:

City Manager

Date:

4-27-2026

Haley Ward

Contact:

Cody Lyons, P.E.

AARP Press Room

Older Americans Feeling Financial Strain as Costs Rise, New AARP Report Finds

Research highlights the need to protect Social Security, the bedrock of retirement security for millions of Americans

AARP Press Team

Published May 28, 2026



WASHINGTON — New AARP research shows a growing number of Americans age 50 and older are feeling financially squeezed. The [2026 Financial Security Trends Survey](#), released today, finds that 37% of older adults feel financially insecure, while 60% are worried about having enough money to last through retirement. Among those not yet retired, 42% have less than \$50,000 in retirement savings.

These findings highlight how critical it is to protect Social Security today, especially as [61% of older Americans](#) say the average Social Security monthly payment – around \$2,000 per month – is not enough. Sixty-nine percent of older adults also say that prices are rising faster than their income.

"With prices rising for everyday essentials like groceries, housing, utilities and health care, current and future retirees are counting on Social Security now more than ever," said **Nancy LeMond, Executive Vice President and Chief Advocacy & Engagement Officer at AARP**. "The bottom line is that Social Security is the critical foundation of retirement security that Americans have earned through a lifetime of hard work, paying in with every paycheck. It must be strengthened and protected."

Rising costs are a major driver of financial insecurity. Many older adults report higher monthly expenses for food, housing, transportation, and especially health care — 52% say their health care costs are higher now than they were 12 months ago.

"Rising costs are eating into household incomes across the board, and older Americans are feeling that gap acutely," said **Richard Johnson, Vice President of Financial Security at the AARP Public Policy Institute**. "When nearly seven in ten say prices are rising faster than their income, that is not a story about individual financial decisions, it is a story about affordability that is touching households at every income level."

Additional findings from AARP's Financial Security Trends Survey include:

- Among older adults with household incomes of \$75,000 or more, 20% report feeling financially insecure, up from 15% in 2022.
- Older adults who feel financially insecure are 77% more likely than those who feel financially secure to have faced a financial shock in the past year, such as a large, unexpected expense or an unexpected loss in income.
- Older adults who feel financially insecure are more than twice as likely to be carrying a credit card balance from month to month than those who feel financially secure.



2026

6PM TO 9PM
SWEDEN STREET
CARIBOU
(EXCEPT JUNE 18)



11
JUNE

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BEER
GARDEN:



18
JUNE



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9
JULY

MUSIC BY:



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GARDEN:



23
JULY

Reunion Night

MUSIC BY:

Tess Collins MUSIC

BEER
GARDEN:



13
AUGUST



MUSIC BY:

JERRY T & French Toast

BEER
GARDEN:



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CARIBOU
Parks & Rec. Dept.