COMMISSIONERS' MEETING

November 4, 2026

The regular meeting of the York County Commissioners was held on Wednesday, November 4, 2026, at 4:30 p.m. at the York County Government Building in Alfred.

COMMISSIONERS PRESENT:
Richard Clark
Robert Andrews
Justin Chenette
Donna Ring

COMMISSIONERS ABSENT:
Richard R. Dutremble

STAFF PRESENT:
County Manager Greg Zinser, Facilities Director Rick deRochemont, EMA Director Art Cleaves, EMA Deputy Director Megan Arsenault, EMA Response Manager Scott Gagne, EMA Logistics Coordinator Jason Cote, Finance Director Lori Lemieux, Deputy County Manager/HR Director Linda Hutchins-Corliss and Regional Training Center Director Rod Hooper.

YOU ARE INVITED TO RISE AND SALUTE THE FLAG OF THE UNITED STATES

1. **PUBLIC COMMENT(S) ON ANY ITEM(S)**

None.

2. **MINUTES OF THE FOLLOWING MEETINGS**

   a. Commissioners' meeting of October 21, 2026

MOTION: Commissioner Clark moved to approve the minutes of October 21, 2026, as presented. Commissioner Chenette seconded the motion.
Motion carried 4-0

3. **TO APPROVE WARRANTS**

   a. Warrants to be approved on October 21, 2026, in the amount of $964,230.89

MOTION: Commissioner Clark moved to approve the warrant dated October 21, 2026, in the amount of $964,230.89. Commissioner Chenette seconded the motion.
Motion carried 4-0

   b. Warrants to be approved on October 28, 2026, in the amount of $785,919.44

MOTION: Commissioner Clark moved to approve the warrant dated October 28, 2026, in the amount of $785,919.44. Commissioner Chenette seconded the motion.
Motion carried 4-0

4. **TO HEAR ANY REPORTS FROM THE COUNTY COMMISSIONERS**

Commissioner Clark congratulated the two Commissioners on their reelection to another term.

5. NEW BUSINESS

a. To hear abatement denial appeal for Nancy and Robert MacKenzie

Robert and Nancy MacKenzie were present. Greg Clifford, John E O'Donnell and Associates, was present representing the Town of Limington.

Nancy MacKenzie was sworn in by County Manager Zinser.

Nancy MacKenzie presented an appeal regarding a property tax abatement. She stated that a 2025 reassessment revealed significant errors on her property's tax card, including incorrect bedroom and bathroom counts, resulting in a substantially reduced tax bill. Ms. MacKenzie argued that the inaccuracies caused her property to be overassessed for many years and requested abatements for the previous three tax years. She noted that the Town granted an abatement for one year but denied relief for the additional years due to statutory filing requirements. Ms. MacKenzie contended that she could not have met the filing deadlines because she was unaware of the assessment errors until the reassessment was completed. She asked the Commissioners to consider the circumstances and grant additional relief.

Commissioner Ring asked Ms. MacKenzie to clarify which tax year had been abated and whether additional abatements might have been granted if separate applications had been filed. Ms. MacKenzie stated that the Town granted an abatement for 2025 and confirmed that the 2026 assessment had been corrected through the reassessment process. She further stated that the Town had not indicated additional abatements would have been approved and that officials had cited the statutory 185-day filing deadline as the basis for their decision.

Commissioner Chenette asked Ms. MacKenzie when she became aware of the statutory requirements governing tax abatements. Ms. MacKenzie stated that she conducted extensive research, including reviewing State of Maine guidance and related documents, to ensure she followed the proper process. She explained that she was aware of the filing requirements but was uncertain how they applied to her circumstances, given that she did not discover the assessment errors until after the reassessment process.

Greg Clifford of O'Donnell & Associates was sworn in by County Manager Zinser.

Greg Clifford, speaking on behalf of the Town of Limington, defended the assessors' decision to grant only one year of tax abatement. He stated that under Maine Title 36, Section 841, the assessors' authority is limited by statutory filing deadlines and the nature of the assessment issue. Mr. Clifford argued that the matter constituted an error in valuation, not an illegal assessment or assessment irregularity, and therefore the Town lacked legal authority to grant the additional abatements requested by the appellants.

Commissioner Chenette asked Mr. Clifford to explain the distinction between an error in valuation and an error in assessment. Mr. Clifford explained that assessment errors generally involve illegalities, such as taxing property improvements that do not exist or billing the wrong

property owner. He stated that valuation errors occur when a property's value is based on inaccurate or incomplete information, such as outdated inspections, unaccounted depreciation, or incorrect property characteristics. Mr. Clifford indicated that the appeal involved an error in valuation rather than an illegal assessment.

Commissioner Chenette asked when the property had last been inspected in person. Greg Clifford stated that O'Donnell & Associates conducted an inspection during the town-wide reassessment in December 2025 and that the previous property record card did not list an inspection date, although records suggested the property may have last been reviewed around 2005. Commissioner Chenette also inquired further about the distinction between assessment and valuation errors, questioning whether an assessment error could result from an inaccurate valuation. The discussion focused on the relationship between those terms under the applicable tax abatement statute.

MOTION: Commissioner Ring moved to enter executive session pursuant to 1 M.R.S.A. § 405 (6) (F) to consider the abatement appeal request. Commissioner Chenette seconded the motion. Motion carried 4-0.

MOTION: Commissioner Ring moved to come out of executive session. Commissioner Chenette seconded the motion.
Motion carried 4-0

MOTION: Commissioner Clark moved to deny the tax abatement appeal and uphold the Town of Limington's decision, concluding that the assessors lacked legal authority to grant additional abatements under the requirements of Maine Title 36, including the applicable filing deadlines. Commissioner Ring seconded the motion.
Motion carried 4-0

b. Deputy County Manager/HR Director Linda Hutchins-Corliss to present New Hires/Transfers:
    i. To seek hiring approval of Todd Bernard in the position of full-time Court Security Officer II, Civil Division, in the Sheriff's Office with an effective date of November 16, 2026.

MOTION: Commissioner Clark moved to approve the hiring of Todd Bernard in the full time position of Court Security Officer II, Civil Division, in the Sheriff's Office with an effective date of November 16, 2026. Commissioner Chenette seconded the motion.
Motion carried 4-0

    ii. To change the effective date for Hunter Cormier, DAR III Reserve from October 13, 2026, to November 9, 2026.

MOTION: Commissioner Clark moved to change the effective date for Hunter Cormier, DAR III Reserve from October 13, 2026, to November 9, 2026. Commissioner Chenette seconded the motion.
Motion carried 4-0

    iii. To seek hiring approval of Jennifer Alexander in the position of Per Diem Tier I Registered Nurse in the Integrated Medical and

Behavioral Health Division with an effective date of November 9, 2026.

MOTION: Commissioner Clark moved to approve the hiring of Jennifer Alexander in the position of Per Diem Tier I Registered Nurse in the Integrated Medical and Behavioral Health Division with an effective date of November 9, 2026. Commissioner Chenette seconded the motion. Motion carried 4-0

iv. To seek hiring approval of Daniel Bean in the position of full-time Training Center Operations Coordinator in the York County Regional Training Center with an effective date of November 23, 2026.

MOTION: Commissioner Clark moved to approve the hiring of Daniel Bean in the position of full-time Training Center Operations Coordinator in the York County Regional Training Center with an effective date of November 23, 2026. Commissioner Chenette seconded the motion. Motion carried 4-0

c. To Schedule a possible hearing date for Property Tax Abatement Denial Appeal (Scott vs. Town of Cornish) suggested date of December 16, 2026

MOTION: Commissioner Clark moved to schedule the Scott vs. Town of Cornish Property Tax Abatement Denial Appeal for December 16, 2026. Commissioner Chenette seconded the motion. Motion carried 4-0

d. EMA After Action Review of Active Shooter Exercise

Gerard Christian, Regional Clinical Director for Stewart's Ambulance Service, Inc., and Captain Anthony Ciampi, Old Orchard Beach Police Department, presented the After Action Report for the 2026 York County/RSU-57 Active Shooter Hostile Event Response (ASHER) Exercise. Amanda Doyle, EdD., Assistant Superintendent and Colin Walsh, Director of Finance and Operations were present for RSU57.

Mr. Christian reviewed the exercise objectives, outcomes, and lessons learned from the multi-agency training event involving law enforcement, fire, EMS, emergency management, and school personnel. Key findings included strengths in interagency cooperation and Rescue Task Force operations, as well as opportunities for improvement in communications, command and control, mutual aid integration, and standardized response procedures. Recommendations included development of a county-wide ASHER response playbook and continued regional training to strengthen emergency preparedness and response capabilities.

e. Approval of new job description for Director of Strategic Initiatives and Special Projects and act on employee nomination

MOTION: Commissioner Chenette moved to approve the Director of Strategic Initiatives and Special Projects job description as presented. Commissioner Clark seconded the motion. Motion carried 4-0

Discussion ensued regarding the term of the appointment.

MOTION: Commissioner Clark moved to appoint Art Cleaves to the Director of Strategic Initiatives and Special Projects position effective January 1, 2027, and to waive all hiring formalities. Commissioner Chenette seconded the motion.
Motion carried 4-0

6. **OLD BUSINESS**

None.

7. **TO CONDUCT AN EXECUTIVE SESSION ON PERSONNEL ISSUES PURSUANT TO 1 M.R.S.A. §405 (6)(A), ACQUISITION OF REAL PROPERTY OR ECONOMIC DEVELOPMENT PURSUANT TO 1 M.R.S.A. §405 (6)(C), LABOR NEGOTIATIONS PURSUANT TO 1 M.R.S.A. §405 (6)(D) CONSULTATION WITH LEGAL COUNSEL PURSUANT TO 1 M.R.S.A. §405 (6)(E), REVIEW OF CONFIDENTIAL RECORDS PURSUANT TO 1 M.R.S.A. §405 (6)(F)**
    a. Executive session pursuant to 1 M.R.S.A. §405 (6)(A) Personnel Matters

Not needed.

8. **PUBLIC COMMENT(S) ON ANY ITEM(S)**

None.

9. **ADJOURN**

MOTION: Commissioner Clark moved to adjourn. Commissioner Ring seconded the motion.
Motion carried 4-0

Meeting adjourned at 5:31 p.m.

Respectfully Submitted,

Patricia Murray, Executive Assistant to the County Manager