

COMMISSIONERS MEETING

November 1, 2023

YORK,ss

At a regular meeting of the County Commissioners of the County of York, begun and holden at the York County Government Building in Alfred, within and for the County of York, being held on Wednesday, November 1, 2023, A. D. at 5:00 P. M.

COMMISSIONERS PRESENT:

Richard R. Dutremble
Richard Clark
Robert Andrews
Justin Chenette
Donna Ring-excused

County Manager Greg Zinser was also present at the meeting.

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

11-1-2023 ITEM

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

None

Commissioner Clark asked that we take a moment to reflect upon the lives lost in tragic events in Lewiston last week. Commission Chairperson Dutremble directed that all take a moment of silence.

2 TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:

- a. Commissioners' meeting of October 18, 2023
Commissioner Clark motioned to approve the minutes. Commissioner Andrews seconded the motion. Vote 4-0.

3 TO APPROVE TREASURER'S WARRANTS

- a. Warrants to be approved on October 18, 2023 in the amount of \$966,546.79
Commissioner Clark. Commissioner Andrews seconded the motion. Vote 4-0.
- b. Warrants to be approved on October 25, 2023 in the amount of \$643,760.51
Commissioner Clark. Commissioner Andrews seconded the motion. Vote 4-0.

4 TO HEAR ANY REPORTS FROM THE COUNTY COMMISSIONERS

Commissioner Clark informed all that he and other Commissioners toured what used to be St. Andres church and is now My Place Teen Center from the \$1.5 million from York County's ARPA funds. He added that they are hoping to have

an opening date in September 2024. Commissioner Andrews stated that he also attended the tour and it is an amazing structure. He added that the neighborhood will benefit greatly from a teen center.

Commissioner Dutremble added that he toured the building and this Center is needed for the city and surrounding areas. He added that it will help to revitalize the neighborhood.

5 NEW BUSINESS

a. Introduce Deputy Manager/H.R. Director Corliss to seek approval for the hiring/transfer of the following individuals:

County Manager Zinser presented the new hire request.

- i. James McCarthy IV in the reserve position of Hazmat Technician in EMA with an effective date of hire of November 6, 2023
County Manager Zinser advanced James McCarthy IV for approval to hire. Commissioner Clark moved to approve the hiring of James McCarthy IV in the position of Hazmat Technician in EMA with an effective date of hire of November 6, 2023.

Commissioner Andrews seconded the motion. Vote 4-0.

b. County Manager to give project/permitting updates

County Manager Zinser gave a general overview and stated there was a site walk scheduled for this past Monday but it rained so it will be Sunday, November 5 at 9:00 a.m. He continued that at a meeting with the Planning Board on Monday, October 30th, our site plan application was approved as complete. The site walk will be for both buildings on November 5th. Further, stated County Manager Zinser there will be two public hearings, one for each project at 6:30 p.m. on November 27th at the county courthouse in the upstairs courtroom. County Manager Zinser stated that he is asking any individual willing to come and speak in favor of the projects and ask any other questions to please attend.

County Manager Zinser informed all as far as the DEP permit, there is a small area of wetlands and the entry is close to the shoreland zone so, we have to obtain a permit by rule. So far, we have not been advised of any deficiencies.

The County Manager reported that we do not see any hangups with the Federal process with FEMA .

County Manager Zinser continued that as far as funding, several of our CDS requests have resulted in grant approval with one grant in the amount of \$750,000 and the other in the amount of \$1.98 million. We are working on submitting our budgets for those grant awards.

County Manager Zinser thanked EMA Director Art Cleaves who helped to set up good meetings with Maine Behavioral Health.

County Manager Zinser reminded all that the project cost as of now is at \$44.5 million. We have \$38.5 million with part of the deficiency being contingencies. We are hopeful that might be reduced.

County Manager Zinser stated that he has met with a bank for a line of credit and that will need to be a larger conversation with the Board if it is necessary. He told all that he will be attending the Recovery Council Meeting tomorrow in Augusta to state what our feelings are of what we think priority spending should be.

Commissioner Chenette asked the County Manager that in regards to the two public Hearings (with the Town), what would be most helpful for the Commission side and constituents? County Manager Zinser responded that it is an important meeting for the county so we will have a presentation. We are looking into whether or not they will allow non-residents to speak. The County Manager added that he would hope they would afford those impacted, the opportunity to speak. He further commented that he is anticipating that some might have concerns and speak out against it. Some folks from organizations are planning to attend from our end who are affecting training and recovery. As a commission, County Manager Zinser said, you would have every right to come and speak in favor of the projects. This would be welcome. We received a letter from the Town of Alfred a couple of days ago with some of their concerns with the applications.

Commissioner Chenette asked if the CDS requests were requests to tackle the \$7 million gap? County Manager Zinser replied, no the gap of \$6 million is a true gap. He added that we have a couple more pending CDS requests. We attended Eggs and Issues a couple of weeks ago and spoke to Senator Collins. Commissioner Chenette asked if it would be useful to have a letter from our legislative delegation in York County to the Recovery Council?

The County Manager answered, absolutely. He also stated that we did send the Recovery Council a letter a few weeks ago but that a letter from the delegation would be welcomed.

Commissioner Chenette suggested that perhaps individual Commissioners could reach out to their delegation member.

Commissioner Dutremble told all that through the County Commissioners' Association we were informed this spring that we were asked to return some of the ARPA money throughout the County. They were looking for monies from the counties but we had already committed ours.

The County Manager stated that he will re-send the letter recently sent to the Recovery Council to Commissioners.

- c. To seek Commissioning Agent approval- County Manager Zinser explained that a commissioning agent works in an independent capacity on our behalf. They perform an independent review and they follow the construction process. This agent does not take the place of a clerk of the works. This role serves as one who has the ability to problem solve. A Commissioning Agent was recommended by our architects and engineers. County Manager Zinser explained that the bid was contained in the Commissioners' packets. He added that there was a lot of interest initially but ultimately we only received one proposal. However, SMRT is a well experienced Firm and a recognized leader in commissioning services. Our

recommendation is to award the contract to SMRT and engage in contract conversations with them.

Commissioner Clark clarified that we still need a clerk of the works, correct? The County Manager replied, yes.

Commissioner Chenette asked the amount? County Manager Zinser replied that we will negotiate that contract and that the awarding of the bid will be upon successful completion of a contract.

Commissioner Chenette asked where the funding for the commissioning agent would be coming from?

County Manager Zinser replied that it was bid out according to the Federal process. The money is aggregating in our revenue line and giving us \$35,000 to \$40,000 per month in interest. This money has not been calculated in any funding in these projects.

County Manager Zinser stated that he will negotiate and bring it back to you.

Commissioner Clark moved to approve authorizing the County Manager to enter into negotiations with SMRT .

Commissioner Andrews seconded the motion. Vote 4-0.

6 OLD BUSINESS

- a. Reminder of Spirit of America Awards ceremony on November 15, 2023 at 3:30 p.m. in the EMA Training Center room at the YCGB
County Manager Zinser reminded all of this ceremony.

- 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) AND 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)**
None

- 8 PUBLIC COMMENT(S) ON ANY ITEM(S)**
None

- 9 ADJOURN**
Commissioner Clark motioned to adjourn. Commissioner Andrews seconded the motion. Vote 4-0.
The meeting adjourned at 5:35 p.m.