

1 **COMMISSIONERS MEETING**

2 **November 1, 2023**

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4
5 *YORK,ss*

6
7 At a regular meeting of the County Commissioners of the County of York, begun and
8 holden at the York County Government Building in Alfred, within and for the County of York,
9 being held on Wednesday, November 1, 2023, A. D. at 5:00 P. M.

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12 **COMMISSIONERS PRESENT:**

13
14 Richard R. Dutremble
15 Richard Clark
16 Robert Andrews
17 Justin Chenette
18 Donna Ring-excused

19
20 County Manager Greg Zinser was also present at the meeting.

21
22 **YOU ARE INVITED TO RISE AND SALUTE THE FLAG OF THE UNITED STATES**

23
24 **11-1-2023 ITEM**

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26 **1 PUBLIC COMMENT(S) ON ANY ITEM(S)**

27 None

28
29 Commissioner Clark asked that we take a moment to reflect upon the lives lost in
30 tragic events in Lewiston last week. Commission Chairperson Dutremble directed
31 that all take a moment of silence.

32
33 **2 TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:**

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

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38 **3 TO APPROVE TREASURER'S WARRANTS**

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

43
44 **4 TO HEAR ANY REPORTS FROM THE COUNTY**
45 **COMMISSIONERS**

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

49 an opening date in September 2024. Commissioner Andrews stated that he also
50 attended the tour and it is an amazing structure. He added that the neighborhood
51 will benefit greatly from a teen center.
52

53 Commissioner Dutremble added that he toured the building and this Center is
54 needed for the city and surrounding areas. He added that it will help to revitalize
55 the neighborhood.
56

57 **5 NEW BUSINESS**

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

60 County Manager Zinser presented the new hire request.
61

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

68 Commissioner Andrews seconded the motion. Vote 4-0.
69

70
71 b. County Manager to give project/permitting updates

72 County Manager Zinser gave a general overview and stated there was a site
73 walk scheduled for this past Monday but it rained so it will be Sunday,
74 November 5 at 9:00 a.m. He continued that at a meeting with the Planning
75 Board on Monday, October 30th, our site plan application was approved as
76 complete. The site walk will be for both buildings on November 5th.
77 Further, stated County Manager Zinser there will be two public hearings, one
78 for each project at 6:30 p.m. on November 27th at the county courthouse in the
79 upstairs courtroom. County Manager Zinser stated that he is asking any
80 individual willing to come and speak in favor of the projects and ask any other
81 questions to please attend.
82

83 County Manager Zinser informed all as far as the DEP permit, there is a small
84 area of wetlands and the entry is close to the shoreland zone so, we have to
85 obtain a permit by rule. So far, we have not been advised of any deficiencies.
86

87 The County Manager reported that we do not see any hangups with the Federal
88 process with FEMA .
89

90 County Manager Zinser continued that as far as funding, several of our CDS
91 requests have resulted in grant approval with one grant in the amount of
92 \$750,000 and the other in the amount of \$1.98 million. We are working on
93 submitting our budgets for those grant awards.
94

95 County Manager Zinser thanked EMA Director Art Cleaves who helped to set
96 up good meetings with Maine Behavioral Health.
97

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

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

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

119
120 Commissioner Chenette asked if the CDS requests were requests to tackle the
121 \$7 million gap? County Manager Zinser replied, no the gap of \$6 million is a
122 true gap. He added that we have a couple more pending CDS requests. We
123 attended Eggs and Issues a couple of weeks ago and spoke to Senator Collins.
124 Commissioner Chenette asked if it would be useful to have a letter from our
125 legislative delegation in York County to the Recovery Council?

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

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

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

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

137
138
139 c. To seek Commissioning Agent approval- County Manager Zinser explained that
140 a commissioning agent works in an independent capacity on our behalf. They
141 perform an independent review and they follow the construction process. This
142 agent does not take the place of a clerk of the works. This role serves as one
143 who has the ability to problem solve. A Commissioning Agent was
144 recommended by our architects and engineers.

145 County Manager Zinser explained that the bid was contained in the
146 Commissioners' packets. He added that there was a lot of interest initially but
147 ultimately we only received one proposal. However, SMRT is a well
experienced Firm and a recognized leader in commissioning services. Our

148 recommendation is to award the contract to SMRT and engage in contract
149 conversations with them.
150 Commissioner Clark clarified that we still need a clerk of the works, correct?
151 The County Manager replied, yes.
152 Commissioner Chenette asked the amount? County Manager Zinser replied that
153 we will negotiate that contract and that the awarding of the bid will be upon
154 successful completion of a contract.
155 Commissioner Chenette asked where the funding for the commissioning agent
156 would be coming from?
157 County Manager Zinser replied that it was bid out according to the Federal
158 process. The money is aggregating in our revenue line and giving us \$35,000 to
159 \$40,000 per month in interest. This money has not been calculated in any
160 funding in these projects.
161 County Manager Zinser stated that he will negotiate and bring it back to you.
162 Commissioner Clark moved to approve authorizing the County Manager to
163 enter into negotiations with SMRT .
164 Commissioner Andrews seconded the motion. Vote 4-0.

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167 **6 OLD BUSINESS**

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

171
172 **7 TO CONDUCT AN EXECUTIVE SESSION ON PERSONNEL**
173 **ISSUES PURSUANT TO 1 M.R.S.A. § 405 (6) (A), ACQUISITION OF**
174 **REAL PROPERTY OR ECONOMIC DEVELOPMENT PURSUANT**
175 **TO 1 M.R.S.A. § 405 (6) (C), LABOR NEGOTIATIONS PURSUANT**
176 **TO 1 M.R.S.A. § 405 (6) (D) AND CONSULTATION WITH LEGAL**
177 **COUNSEL PURSUANT TO 1 M.R.S.A. § 405 (6) (E), REVIEW OF**
178 **CONFIDENTIAL RECORDS PURSUANT TO 1 M.R.S.A. § 405 (6) (F)**
179 None

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181 **8 PUBLIC COMMENT(S) ON ANY ITEM(S)**
182 None

183
184 **9 ADJOURN**

- 185 Commissioner Clark motioned to adjourn. Commissioner Andrews seconded the
186 motion. Vote 4-0.
187 The meeting adjourned at 5:35 p.m.
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189