

1 **COMMISSIONERS MEETING**

2 **November 16, 2022**

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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 16, 2022 A. D. at 4:30 P. M.

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12 **COMMISSIONERS PRESENT:**

- 13 Richard Clark
- 14 Richard Dutremble
- 15 Robert Andrews -excused
- 16 Allen Sicard
- 17 Donna Ring-excused

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21 County Manager Gregory Zinser was present at the meeting.

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

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25 **11-16-22 ITEM**

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27 **1 PUBLIC COMMENT(S) ON ANY ITEM(S)**

28 Janet Drew spoke via ZOOM and commented that the State has been
29 commissioned to look at parole and they talked about things that need to be done,
30 such as decriminalization and after care. If the State moves that way, I hope
31 everyone moves that way, she stated.

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

34 a. Commissioners' meeting of November 2, 2022
35 Commissioner Clark motioned to approve the minutes of November 2, 2022.
36 Commissioner Dutremble seconded the minutes. 3-0.

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

39 a. Warrants to be approved on November 2, 2022 in the amount of \$573,048.30
40 Commissioner Clark motioned to approve the warrant in the amount of
41 \$573,048.30. Commissioner Dutremble seconded the motion. Vote 3-0.
42 b. Warrants to be approved on November 9, 2022 in the amount of \$786,210.47
43 Commissioner Clark motioned to approve the warrant in the amount of
44 \$786,210.47. Commissioner Dutremble seconded the motion. Vote 3-0.

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46 **4 TO HEAR ANY REPORTS FROM THE COUNTY**
47 **COMMISSIONERS**

48 Commissioner Dutremble informed all that York County's portion of the Maine
49 County Commissioners' Association budget will likely increase by \$320.
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52 Commissioner Sicard informed all that York County will have a signing ceremony
53 with our Letter of Understanding with York County Community College tomorrow
54 afternoon at 1:30 for our new training facility building.
55 He added that our vaccine center will close on December 31, 2022.
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57 **5 NEW BUSINESS**

58 a. To hear tax abatement denial appeal for John McManamy (Buxton)-
59 County Manager Zinser swore John McManamy in via ZOOM. Mr. McManamy
60 explained his position. He stated that he had received a new appraisal and that
61 there are four houses on the river on the stretch of Salmon Falls Road.
62 Three of the houses are from the 1890's and not remodeled. 53 Salmon Falls Road
63 is a brand new house. Mr. McManamy continued that when he started to compare,
64 it seemed to him that the assessor did not validate why he appraised my house so
65 much differently than the other houses. He added that he has the least amount of
66 frontage and no direct river access-200 feet of stone. 53 Salmon Falls has direct
67 access and a sandy beach. 61 -300 ft. of river frontage and 2 sandy beaches. \$9
68 per foot while other houses are appraised between \$3 and \$4 per foot. Why does a
69 smaller river frontage home seem almost 3 times higher than mine?, questioned
70 John McManamy?

71 He stated that according to his figures, his house is appraised at \$206.94 a sq. ft. 61
72 Salmon Falls is similar to my house but billed at \$136 square foot. Mr.
73 McManamy stated that he brought this to assessor's attention but he didn't want to
74 entertain anything. Therefore, he is coming to the Commissioners as a last resort to
75 come up with something fair.

76 Town of Buxton representative, assessor Bob Gingrass approached the Board and
77 was sworn in by County Manager Zinser. Mr. Gingrass stated that 59 Salmon Falls
78 Rd. sold for \$375,000. The Town's assessment, he explained, is \$337,000. 53
79 Salmon Falls Road is valued at \$508,100. Mr. Gingrass added that 61 Salmon
80 Falls Road is assessed at \$391,900. All of Mr. McManamy's comps. are valued
81 considerably more and have more acreage, explained Mr. Gingrass. Everyone on
82 the river has their first acre valued at \$150,000 explained Mr. Gingrass. He is
83 treated fairly. His assessment is on the lower end.

84 Commissioner Clark asked Mr. Gingrass if the town performed a revaluation? Mr.
85 Gingrass stated that they had and that one hasn't been done since 1994.

86 Commissioner Clark stated that while he sympathized with the homeowner, he has
87 not proven this (his property assessment) is out of line. Therefore, he motioned
88 that Mr. McManamy's appeal be denied. Commissioner Clark added that Mr.
89 McManamy has further remedies if he wishes to go to court. The Findings of Fact
90 will be available at the next meeting.

91 Commissioner Dutremble seconded the motion. Vote 3-0.
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93 b. H.R. Director Corliss (County Manager Zinser did so in Director Corliss's
94 absence) to seek hiring/transfer approval for:

95 i. Janet Callahan – Full-time corrections officer with a DOH of 11/7/2022-

96 Commissioner Clark motioned to approve the hiring of Janet Callahan in the
97 position of full-time corrections officer with a date of hire of November 7,
98 2022. Commissioner Dutremble seconded the motion. Vote 3-0.

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- ii. Tina Cultrona – Full-time Legal Secretary with a DOH of 11/28/2022
Commissioner Clark motioned to approve the hiring of Tina Cultrona in the position of full-time legal secretary in the District Attorney’s Office with a date of hire of November 28, 2022. Commissioner Dutremble seconded the motion. Vote 3-0.
 - iii. Christine Verespe – Full-time Victim Witness Advocate with DOH 11/28/22
Commissioner Clark motioned to approve the hiring of Christine Verespe in the position of full-time victim witness advocate with a date of hire of November 28, 2022. Commissioner Dutremble seconded the motion. Vote 3-0.

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c. Review and consideration of new EMA job descriptions to take effect 1/1/23
County Manager Zinser explained by reading a memo from H.R. Director Corliss (attached as record).
Commissioner Clark asked for clarification if these are reserve positions and have no regular hours assigned? Or do they have regular hours that they need to work to maintain their positions? County Manager Zinser responded, not from the H.R. Policy manual but maybe for licensing purposes. Deputy EMA Director Megan Arseneault stated that we have not established a minimum (#of hours required to work) but some (hours) would be required for licensing. Having these positions during COVID really helped us, stated Deputy EMA Director Megan Arseneault. Commissioner Clark stated that his concern is that he wants to be sure we understand that these employees work on a per diem base so there would need to be some type of meeting before they come in. Commissioner Clark stated that he is not opposed to this but that he would want them to be trained. He added that some will have training from their outside employment. Commissioner Dutremble asked if we pay for study courses? County Manager Zinser replied that we would. EMA Director Art Cleaves stated via ZOOM that any training required would be covered with the Homeland Security grant. Commissioner Sicard commented that it is not a question of the money but the familiarity of the equipment so that in the event of a disaster, they’d be trained.
Commissioner Clark motioned to approve the new EMA job descriptions to take effect January 1, 2023. Commissioner Dutremble seconded the motion. Vote 3-0.

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d. General discussion – contract deputy program (postponed)

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6 OLD BUSINESS

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a. Review and discussion of premium pay (executive session may be necessary pursuant to 1 MRSA 405 (6)(d)) (postponed)

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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)

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

None

9 ADJOURN

Commissioner Clark motioned to adjourn. Commissioner Dutremble seconded the motion. Meeting ended at 5:03 p.m.

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DRAFT

1 **COMMISSIONERS SPECIAL MEETING**

2 **November 28, 2022**

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5 *YORK,ss*

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7 At a speical 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 Monday, November 28, 2022 A. D. at 8:00 A. M.

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12 **COMMISSIONERS PRESENT:**

- 13 Richard Clark
- 14 Richard Dutremble
- 15 Robert Andrews-excused
- 16 Allen Sicard-excused
- 17 Donna Ring

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22 County Manager Gregory Zinser was present at the meeting.

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

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26 **11-28-22 ITEM**

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28 **1 TO APPROVE THE PURCHASE OF (8) EIGHT PATROL**
29 **VEHICLES-7 for county patrol and 1 for Waterboro Contract**
30 **Deputy**

31 County Manager Zinser explained that this request follows the replacement
32 schedule set up many years ago. Major Mitchell had contacted a dealership
33 that was awarded the bid (by a vote of the Commissioners) and the dealership
34 cancelled the quotes as they were unable to fulfill the terms. Major Mitchell
35 contacted many dealerships in New England and found one in Framingham, MA
36 that has sufficient quantity.

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38 Commissioner Ring questioned the need to purchase eight (8) vehicles. Sheriff
39 King replied that this is the replacement plan that has been in place for several
40 years.

41 Commissioner Ring added that there are seventeen (17) front line vehicles and
42 only five (5) have over 55,000 miles on them. Do we really need seven vehicles,
43 she asked. Commissioner Ring continued that now we are caught up and asked
44 when do we go back to the five (5) vehicle rotation as she is concerned about this.
45 She asked if we are financing the cruiser for the Waterboro deputy. County
46 Manager Zinser replied that the Town of Waterboro will pay for the cruiser.

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48 Commissioner Dutremble stated we have this program set up so that the vehicles
49 do not get out of date. He added that in his experience working with the City of

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Biddeford, vehicles were replenished as the possibility of them breaking down after 50,000 miles is a greater possibility.

County Manager Zinser added that the rotation is based on twenty-six (26) vehicles. Civil process gets the cars trickled down to them.

Commissioner Ring stated that civil process should be paying for their own vehicles.

Commissioner Clark motioned to approve the purchase of eight (8) vehicles from McGovern (with one (1) being paid for by the town of Waterboro) for a total amount of \$294,400.00.

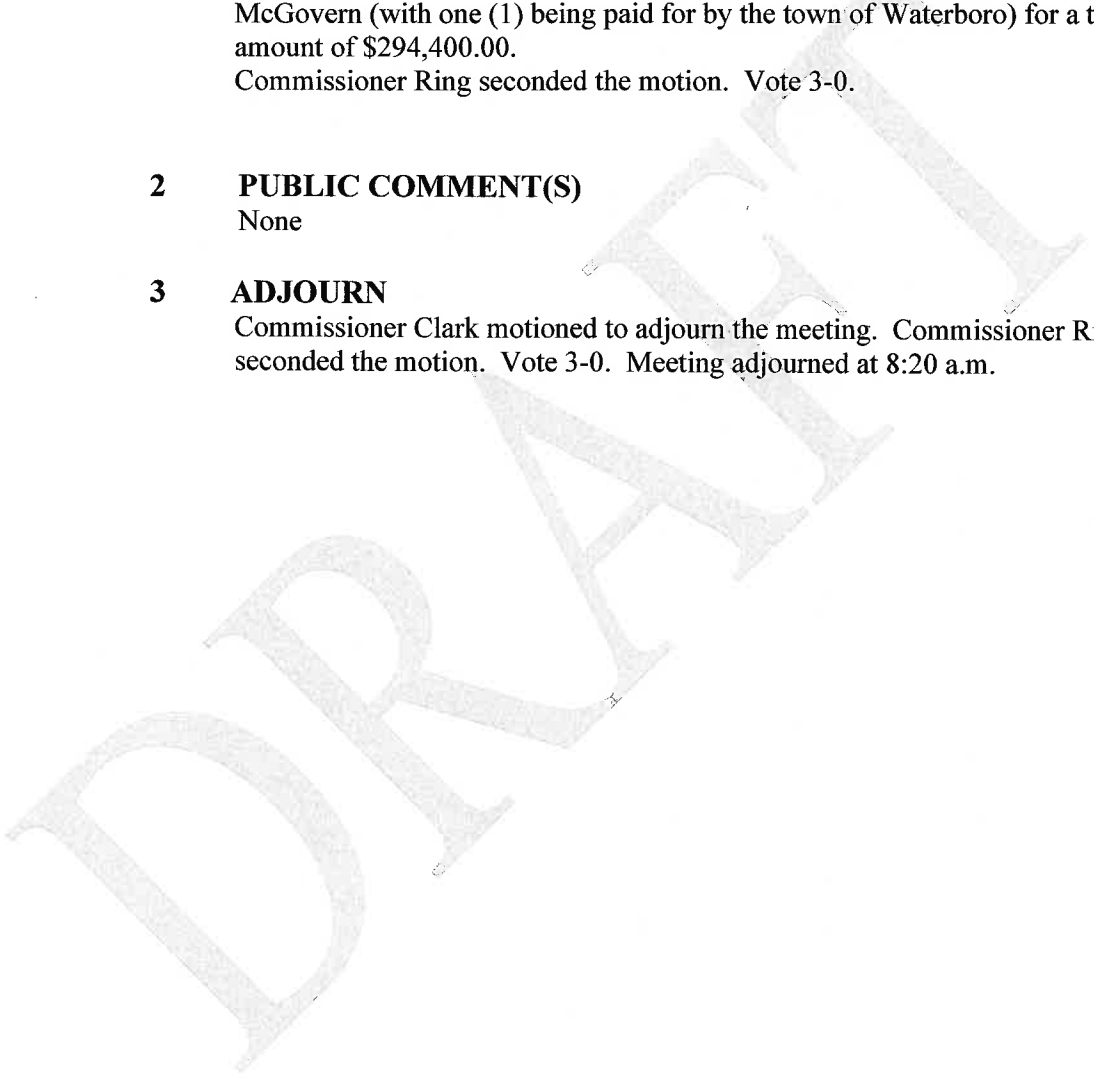
Commissioner Ring seconded the motion. Vote 3-0.

2 PUBLIC COMMENT(S)

None

3 ADJOURN

Commissioner Clark motioned to adjourn the meeting. Commissioner Ring seconded the motion. Vote 3-0. Meeting adjourned at 8:20 a.m.





**COUNTY COMMISSIONERS
COUNTY OF YORK**

45 Kennebunk Road
Alfred, Maine 04002

(207) 459-2313
Fax (207) 324-9494

www.yorkcountymaine.gov

*Gregory T. Zinser
County Manager*

*Kathryn A. Dumont
Assistant to the Manager*

*Lorene B. Lemieux
Finance Director*

*Linda M. Corliss
Deputy County Manager
Human Resource Director*

*Robert L. Andrews
Vice Chairperson
District 1*

*Richard R. Dutremble
District 2*

*Allen R. Sicard
Chairperson
District 3*

*Donna L. Ring
District 4*

*Richard Clark
District 5*

December 8, 2022

John McManamy
59 Salmon Falls Road
Buxton, ME 04093

Dear Mr. McManamy:

The appeal of the denial of abatement by John McManamy was heard by the Commissioners on November 16, 2022. The Commissioners heard the testimony of Mr. McManamy and the assessor for the Town of Buxton, Bob Gingrass. After considering all of the evidence, the Commissioners made the following findings of fact and conclusions.

1. Mr. McManamy owns residential real estate at 59 Salmon Falls Road, Buxton, Maine.
2. Mr. McManamy questioned the fairness of the assessment based on his comparison of assessments for three neighboring properties.
3. Mr. McManamy testified that 59 Salmon Falls Road had the least amount of frontage and no direct river access compared to neighboring properties.
4. The assessor for the Town of Buxton testified that 59 Salmon Falls Road was purchased for \$375,000 and assessed by the town at \$337,000.
5. Two neighboring properties, 53 Salmon Falls Road is valued at \$508,100 and 61 Salmon Falls Road is assessed at \$391,900.

6. Mr. Gingrass testified that the town values the first acre of land along the river at \$150,000.
7. The law requires that the Commissioners begin their review with the presumption that the assessor's valuation is valid.
8. Mr. McManamy has the burden of overcoming the presumption of validity.
9. To meet his burden of proof, Mr. McManamy must present credible, affirmative evidence to persuade the Commissioners that the assessor's valuation was "manifestly wrong."
10. The Commissioners concluded that Mr. McManamy failed to meet his burden of proof that the property was overvalued. The town's assessment of \$337,000 was approximately 10% lower than the purchase price of the property.
11. There was no evidence presented by Mr. McManamy to establish the fair market value of 59 Salmon Falls Road at the time of the town's revaluation.
12. Based on the evidence presented, the Commissioners concluded there was insufficient evidence to determine that 59 Salmon Falls Road was overvalued.
13. The Commissioners present voted unanimously to deny the abatement for the reasons set forth above.

Sincerely,

Gregory T. Zinser
GTZ/kad

cc: Bob Gingrass, Assessor for Town of Buxton



COUNTY OF YORK

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Vice-Chairperson
District 1

Richard R. Dutremble
District 2

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Gregory T. Zinser
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Deputy County Manager
Human Resource Director

Lorene B. Lemieux
Finance Director

December 1, 2022

Commissioners,

I would like to present the final costs associated with the various vendor proposals for upgrades to the DA office located at 208 Graham Street in Biddeford. The proposals are broken into two parts, one being office furniture to include cubicles and office partitions and the other is for the construction of glass walls to create separate offices within one of the large rooms and also to create separation with glass doorways.

After review of furniture designs from three vendors, I would like to suggest the proposal from Warrens Office Supply to provide the furniture, cubicles and office partitions. The cost of their proposal is \$ 58,787.36

The glass work was reviewed by two local glass companies. I would suggest the proposal from Glass Solutions which will provide the new offices, service doors and service counter. The cost of their proposal is \$89,000.

Please feel free to reach out with any questions and concerns.

Thank you,


Richard DeRochemont
Facilities Manager