



*Sallie V. Chandler, Chair
District 1*

*Richard R. Dutremble
District 2*

*Marston D. Lovell
District 3*

*Michael J. Cote
District 4*

*Gary A. Sinden
District 5*

**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*

*Victoria C. Ridlon
Finance Director*

*Linda M. Cortliss
Human Resource Director*

*Frank P. Wood
Treasurer*

*Rose M. Leeman
Deputy Treasurer*

COMMISSIONERS REGULAR MEETING

October 19, 2016

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, October 19, 2016 A. D. at 4:30 P. M.

COMMISSIONERS PRESENT:

Sallie Chandler
Marston D. Lovell
Richard R. Dutremble
Michael J. Cote
Gary Sinden

County Manager Gregory Zinser was present at the meeting.

All present were invited to rise and salute the flag of the United States.

Call Meeting to Order

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

10-19-16

ITEM

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

None

2 TO REVIEW AND APPROVE THE MINUTES OF THE COUNTY COMMISSIONERS MEETING OF OCTOBER 5, 2016

Commissioner Cote motioned to accept the minutes. Commissioner Dutremble seconded the motion. Vote 5-0

3 HEAR ANY REPORTS OF THE COMMISSIONERS

- a. Commissioner Dutremble and Commissioner Cote to give update on recent Jail Working Group meeting- Committee Chair, Commissioner Dutremble reported that the committee held a very informational session. He added there was a lot of discussion regarding the State not funding the jails correctly.
- b. Commissioner Cote to give update on recent MCCA meeting- Commissioner Cote reported that the MCCA would like to hold a Professionalism and Management Training class on December 9th. He also circulated a list of consideration of potential legislation compiled by MCCA at their recent meeting.
- c. Commissioner Sinden to give update on Courthouse Site Selection Commission- Commissioner Sinden told all that the Commission met again last week for another site view and tour. He informed all that an additional site was added in Biddeford. The tour began at the jail site. The Commission then looked at the new site in Biddeford. Commissioner Sinden reported that the Commissioners had requested the County make a presentation along with the Town of Alfred. This has been granted and other property owners will be afforded that opportunity as well. Then the Courthouse Site Selection Commission will begin deliberations. It will cost the taxpayers over \$ 1million if they choose either of the Biddeford sites, commented Commissioner Sinden.

4 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).

Commissioner Cote motioned to enter into executive session pursuant to 1 M.R.S.A §405 6A (personnel issues). Commissioner Dutremble seconded the motion. Vote 5-0. Sheriff King was also present in this session. The Commissioners came out of executive session with no action taken.

Commissioner Lovell motioned to enter into executive session pursuant to 1 M.R.S.A. §405 6A (personnel issues). Commissioner Cote seconded them motion. Vote 5-0. The Commissioners came out of executive session with no action taken.

5 TO HEAR A PROPERTY TAX DENIAL APPEAL ABATEMENT (Polcaro –Town of Limerick)

County Manager Greg Zinser swore Limerick Selectman, John Medici and Susan Polcaro-in. Ms. Polcaro approached the Board and explained that she learned that her abatement was misplaced and did not go to O'Donnell Associates (appraising firm used by the town). It was later found. At that point, Mr. O'Donnell met with Ms. Polcaro and discussed her abatement for the following year. Ms. Polcaro continued that two acres of her land is considered part of a farmland exemption. She was given a \$150.00 abatement from the Town of Limerick but feels her abatement should be more. The letter from the Town stated that she received the \$150.00 as they claim they didn't get the paperwork in time. She stated that she did pass it in on time. Also, Ms. Polcaro stated that she was originally told she had a lot worth \$25,000.00 but when Mr. O'Donnell saw the lot, he said it was not buildable. Commissioner Dutremble asked Ms. Polcaro the amount of the abatement she was looking for. Ms. Polcaro replied that she did not know but that she was told by Mr. O'Donnell if the farmland exemption was given to her, it would be a significant amount. Commissioner Chair Sallie Chandler explained that it is difficult for the Board to know what to do as Ms. Polcaro did not submit any figures. Ms. Polcaro replied that she cannot get any figures as to what the farmland exemption was.

Limerick Selectman, Mr. Medici addressed the Board and explained that Ms. Polcaro has been granted lots of exemptions to her property. He added that her assessed land value is now \$55,744.00. Therefore, with the exemptions granted by the Town of Limerick, it has dropped in half. Mr. Medici stated that the abatement request would've been \$300 and that is why they cut it (abatement) in half.

Commissioner Sinden asked Mr. Medici if Ms. Polcaro's land was formerly reassessed as farmland.

Selectman Medici explained that the property was originally one property and split into two. He added that the Assessor has been out to look at the property and verified what is farmland, tree growth, etc. Commissioner Sinden asked if there are at least five acres used as farmland.

Ms. Polcaro stated that she always got two separate tax bills and the total acreage of her land is seventeen.

Commissioner Sinden asked how much revenue does the land produce from farming activities per year. Ms. Polcaro replied there is a loss. Commissioner Sinden asked how much the farmland grosses. Ms. Polcaro replied, \$35,000.00.

Commissioner Sinden clarified that the property has been formerly reassessed and several types of exemptions are already being given.

Ms. Polcaro responded that the piece of land that abuts the two acres where her house is, is a house lot. She argued with the Town that it wasn't a buildable lot. Mr. O'Donnell came out and looked at maps.

Commissioner Sinden stated that the Commissioners cannot reassess the property. That is done by the assessor and it sounds like that may have already happened. Commissioner Sinden continued that all we can do is determine if an amount you are requesting for an abatement is reasonable or not.

Selectman Medici questioned wouldn't it be upon Mrs. Polcaro to determine what that number should be? The Commissioners agreed.

Commissioner Lovell asked that Mr. Medici verify the statement from Treasurer, Laura May dated October 17th that the request was received in a timely basis. Mr. Medici answered that it should have a date stamp on it and he will find out.

Commissioner Dutremble told Ms. Polcaro that the Commissioners need to get the number she is looking for an abatement. Commissioner Sinden added they also need to know the basis for that number.

Commissioner Dutremble stated that the Commissioners have to be sure the denial appeal was submitted on time to the Town by Ms. Polcaro.

Commissioner Cote motioned to continue the Hearing until November 2, 2016 (next Commissioners' meeting) to obtain further information (abatement she is requesting and the reason for it) from Susan Polcaro. Commissioner Dutremble seconded the motion. It was also requested that the Treasurer from the Town of Limerick be present as well as the Assessor regarding the exemption for the farmland tax law. Motion vote 4-1 with Commissioner Sallie Chandler opposed.

6 TO HEAR ANY REPORTS FOR THE COUNTY MANAGER

a. Update on health insurance – The County Manager stated that he continues to meet with the County Insurance Committee. Realizing our rates will climb to 23% in 2017, we are seeking quotes from MMA and NCEU is looking into maybe getting their own insurance, reported Mr. Zinser. We will continue to look at alternate plans in addition to the two plans we are required to carry per Union contracts.

7 OLD BUSINESS

a. Review of jail budget-The County Manager commented that at the last {Commissioners'} meeting we spoke about some cost-savings measures. The Sheriff spoke on how one of the measures is working. He informed all that they collapsed a post and a C.O. watches both units. He stated that he doesn't believe it's a safety hazard although the Union has voiced some opposition to this. Sheriff King added that this is a well accepted model throughout the Country. He will send the information on to the County Manager so that a dollar figure can be put on the savings.

Commissioner Lovell stated that part of the overtime has to do with full staffing and asked Sheriff King how many current vacancies he has. The Sheriff replied twelve.

8 NEW BUSINESS

a. Civil Process reorganization discussion- Sheriff King approached the Board and informed them that his department had proposed a reorganization and met with civil deputies regarding this matter. The reorganization includes hiring two full time deputies and up to five part time deputies and properly equipping them as well as providing them vehicles and conforming to the standards. Therefore, he requested Commissioner approval.

Commissioner Dutremble moved to approve the Sheriff's request to allow the hiring of two full time deputies and up to five part time deputies for the civil process division.

Commissioner Lovell seconded the motion. Vote 5-0. Commissioner Dutremble motioned to also equip the deputies with the necessary equipment and vehicles. Commissioner Cote seconded the motion. Vote 5-0.

b. Sheriff King to request three new hires (Corrections Officers)- Sheriff King approached the Board requesting approval for the hiring of Joy Chase, Caleb Harriman, and Andre Sims (order of seniority) with a date of hire of November 7, 2016.

Commissioner Cote motioned to approve the hiring's. Commissioner Dutremble seconded the motion. Vote 5-0.

c. Review of fund balance calculation and assignment of surplus- The County Manager informed all that this item will be postponed until more information can be obtained.

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

Jim Frechette asked what the civil process reorganization will cost the taxpayers. The County Manager responded that the program is self sustaining and that on a yearly basis operates with about a \$550,000.00 budget. Mr. Frechette questioned what the county makes now on the

program. County Manager Greg Zinser replied that he could not answer that question. Mr. Frechette asked what the cost of benefits for a full time employee is. The County Manager replied anywhere from \$8,000 to \$38,000.

Jim Frechette asked what will happen if civil process does not remain net neutral. The County Manager replied that we hope that it will. Mr. Frechette asked if there were any discussions with other counties on how they are operating their civil process division adding that "it was all executive session so I'm trying to understand as it is a revenue". County Manager Zinser replied that other counties had been contacted and asked. He added that the Sheriff is trying to make civil process more efficient and more in line with policies of the Sheriff's Office. Jim Frechette questioned if there had been any discussion with the public? The County Manager replied that the decisions lie with the Commissioners.

Mr. Frechette commented that this was tried in the past and it failed. He asked Commissioner Cote if he knew why it failed. County Manager Zinser replied that we are focused on the future.

10

ADJOURN

Commissioner Dutremble motioned to adjourn. Commissioner Cote seconded the motion. Vote 5-0.