

Roll Call -

Chair Cushing opened the meeting at 11:00 AM from the Probate Courtroom with all Commissioners, Treasurer Mower, and Administrator Adkins present.

Pledge of Allegiance – EMA Deputy Director Barrows led the pledge.

Approval of Meeting Minutes -

Commissioner Tremble made a motion to approve the June 17th, 2025 meeting minutes. Commissioner Marshall seconded the motion. A vote to approve passed 3-0. Signed.

Public Comment – Aaron Pyle, a resident of Bangor came before the Commission stating that he feels the \$20K recently used on land for a new county jail would be better served housing the homeless and helping those with mental health and substance abuse problems.

Registry of Deeds –

Register Bulay presented the following:

- Document count for June 2025 recorded 3,758 documents
 - 5-year average for June – 3,806 (2% lower)
- Document count for first six months of 2025 recorded 16,233 documents
 - 5-year average for first six months – 17,778 (2025 down 9%)
- Revenue for June 2025 was \$142,049.21 turned over to the general fund
 - 5-year average for June - \$131,808 (2025 up 10%)
- Revenue for the first six months of 2025 - \$577,715
 - 5-year average for the first six months - \$647,720 (2025 down 10%)
- LD 1287 – An Act to Support Workforce Development by Establishing the Housing Stability Fund was discussed. This reduces lowers the amount of transfer tax retained by the county from 10% to 9.2%. The table will revert to 10% after two years. (State Fiscal Years - 25/26 and 26/27)
- LD 210 – The budget increases the transfer tax rate for properties with a sale price over \$1M. The tax rate for the first \$1M is the standard \$2.20 per \$500 worth of value. The tax rate for any additional amount is an additional \$3.80 per \$500 or \$6.00 per \$500. This portion of the budget is effective November 1, 2025.
- LD 358 – An Act to Increase Fees Paid to Registers of Deeds. Recording fees are currently based on a per page fee \$22 for the first page and \$2 each additional page, with additional fees for additional names and extra margin notes. This bill changes the fee structure to a flat rate. This bill is effective January 1, 2026.
 - State municipal will be \$25 flat and \$35 for everyone else. Plan recording fees are increasing to \$50. Restoration surcharge is increasing from \$3 to \$5 per document. Copies of plans are increasing from \$5 to \$10. Free copies on the internet are decreasing from 500 free copies per calendar year to \$400.

Facilities Update –

Director MacDonald presented the following:

- Update on the jail kitchen with the loss of air conditioning. Until the new compressor is received end of next week from TX, the fan belt was removed from the intake vent, as a test, to cease extremely warm air being brought into the kitchen area. For now, it seems to be working along with fans and air movers being used. Director MacDonald has found a unit to rent in Tewksbury, Massachusetts and is requesting permission to pick up this piece of equipment out of state. Due to the removal of the fan belt idea above, there is currently no need to travel to MA. Director MacDonald will also receive quotes on purchasing this piece of equipment so have the next time the need arises.
- RFP / HVAC Project for the County Courthouse building. Chair Cushing opened the only bid from the following vendor who submitted it by the Monday, June 30th, 4:00 PM deadline.
 - Mechanical Services submitted a bid of \$ 1,753,130.00. After discussion, Commissioner Tremble moved to take this bid under advisement. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.
- After discussion, Commissioner Tremble moved to approve an RFP for the Franklin Street Renovation Project to go out to bid. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.
- After discussion, Commissioner Tremble moved to approve an RFP for the Fencing – Lower Parking Lot Storage Area to go out to bid. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.
- There will be another RFP for the DA's office furniture to review at the next meeting.
- City of Bangor will be taking some of the trees down on Court Street and behind the jail.
- Tested manual transfer switch for the generator which had a couple glitches. There will be a procedure list for next time.
- A plumbing materials invoice was double paid; Director MacDonald will present to Administrator Adkins the list of what needs to be purchased from the vendor and request for the rest of the credit be returned. It is the Commissioner's wishes that the excess funds be returned to the County.

Moison vs Enfield Tax Abatement

At 11:30 AM, the County Commissioners deliberated on the Tax Abatement that was held June 3rd for Moison vs Town of Enfield. After discussion, the Commission felt that the applicant had not provided sufficient information to prove an unjust valuation had been assessed by the Town of Enfield. Commissioner Tremble moved to deny the tax abatement as presented; Commissioner Marshall seconded the motion & a vote to deny passed 3-0.

UT Update -

Director Buswell and Deputy Morrison presented the following:

- Discussion on the Cannabis Ordinance review hearing from June 17th meeting which had no one speak for or against.
- After discussion on the adult use cannabis / opt-in and allow use of cannabis for retail, cultivation, manufacturing and testing facilities. Commissioner Tremble made a motion to approve this as discussed. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.
- After discussion on the cannabis establishments licensing pricing, Commissioner Marshall made a motion to approve this report as discussed. Commissioner Tremble seconded the motion. A vote to approve passed 3-0.
- After discussion, Commissioner Marshall moved to approve the Town of Alton fire agreement. Commissioner Tremble seconded the motion. A vote to approve passed 3-0. Signed.
- After discussion, Commissioner Marshall moved to approve the Town of Lincoln Ambulance Agreement. Commissioner Tremble seconded the motion. A vote to approve passed 3-0. Signed.
- After discussion, Commissioner Tremble moved to approve the Town of Mattawamkeag Transfer Station agreement for the Kingman and Prentiss Townships. Commissioner Marshall seconded the motion. A vote to approve passed 3-0. Signed.
- Update and review on the Hammond Ridge TIF Project. Matt Polstein submitted the next part of the Hammond Ridge Project. Moving forward after review, there will be negotiations on who will be paying for the lawyers' fees.
- Discussion on the Patten Ambulance TIF-PILT funding. It was approved at the last meeting \$28K was going to come out of TIF funding with the caveat that there would be a three-year contract of service with no increase for the service. At this time, Patten Ambulance cannot accept the \$28K. One idea was to purchase the truck outright with 70% TIF (\$40,600)/ 30% PILT (\$17,400). This would completely pay for truck, lights and sirens. The County would take \$10K that they had for purchase and hold the money in escrow for the term of the contract. Director Buswell will speak to them regarding our proposal – make sure that maintenance is taken care of and insurance.
- Discussion for Commissioners UT Tour with a visit to the JRL landfill and possibly some other projects in the UT. George will work on coordinating a date. Plans for Sept / Oct and rent a van for transportation so all can ride in one vehicle.
- July 12th from 4 – 6 pm: Central Maine Highlands Fire & EMS will be holding an open house at the Howland Fire Station

PCHC (Penobscot Community Health and Counseling) 12:35

PCHS President & CEO Lori Dwyer, Chief of Safety & Infrastructure, Edward Marsh, Director Grants & Development, Heather Blackwell and Executive Director Preble Street, Mark Swann came before the on the ARPA funding received on their project. Originally at been looking at second floor on the Hope House building and realized it would be better to add a wing. After going out to RFP, an award was made with groundbreaking beginning the end of July/early August for 12 months.

EMA Update –

Director Fox reported the following:

- EMA and PRCC joint field activities in April were presented. ARPA monies purchased for the mobile communications tower were used for the Kenduskeag Canoe Race and Maine Day events. Another ARPA-funded purchase was Starlink which was used for drone deployment during these events.
- Director Fox requested to increase hours on a finance position which is currently a 24-hour week to 29 hours. Administrative Adkins feels that between the Finance department and the assistance of Wendy Dana our Grant Manager, we may be able to accommodate the extra workload in the EMA department. The Commissioners feel like this is something that could be brought up during the budget season.

Probate Update –

Register Simmons presented the following request:

- Discussion on an employee promotion. Register Simmons reports there are two separate job descriptions and her department needs an additional CSII that allows from 37.5 hours to 40 hours a week. After discussion, there will be an executive session with the Commissioners at the July 23rd meeting.

Contract –

Consultant Paul Froman reported on the last year as a contractor for the County Fire and EMS services. Mr. Froman presented a revamped updated consulting agreement for the county for an additional six months. The updated contract is necessary to address the necessary work and compensation for the Grant portion of two forming districts. After discussion, Commissioner Tremble made a motion to approve continuing Paul Froman's consulting services to support Fire and EMS services and regionalization efforts in Penobscot County. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.

Finance Update –

Director Palmer presented the following:

- Review of financial data from finance.
- An intern started yesterday and is working on the 2023 audit paperwork.
- A part-time payroll clerk recently started and has been extremely helpful.
- A new software for the general ledger will replace TRIO in November.
- Discussion on ACH payments.

Administrative Update –

Administrator Adkins presented the following:

- The Newman property rodent issue was discussed. Although the County does not bear any burden of paying Mr. Newman for the rodent issues, Commissioner Tremble moved to split the total of submitted invoices with Mr. Newman up to and not to exceed \$1K in reimbursement. The agreement is to also state both parties understand this ends the issue and the County will not be responsible for any further costs. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.
- Next meeting will be Wednesday, July 23rd at 10:00 AM.
- After discussion of the Y property real estate contract, Commissioner Tremble moved to approve the contract as presented. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.
- Discussion on scheduling a workshop in August.

Approval of Warrants-

Payroll Warrant	06.20.25	\$	<i>343,653.86</i>	06.27.25	\$	<i>378,179.46</i>
A/P General Fund	06.24.25	\$	<i>310,703.86</i>	07.02.25	\$	<i>693,104.99</i>
A/P PRCC Bond	06.24.25	\$	<i>N/A</i>	07.02.25	\$	<i>147,465.50</i>
A/P Unorg Terr	06.24.25	\$	<i>7,497.59</i>	07.02.25	\$	<i>11,369.24</i>
A/P UT TIF	06.24.25	\$	<i>156,000.00</i>	07.02.25	\$	<i>N/A</i>
A/P ARPA	06.24.25	\$	<i>2,012.50</i>	07.02.25	\$	<i>154,978.17</i>

Commissioner Marshall made a motion to approve the warrants per Item O on the agenda. Commissioner Tremble seconded the motion. A vote to approve passed 3-0. Signed.

Payroll status changes signed for: Jesse McCombs, Brooke Caron, Olivia Alden, Amalie Sullivan-Joyce, Rebecca Bryant, Morgen Leighton and Chris Fox.

Commissioner Marshall moved to adjourn the meeting at 2:29 PM. Commissioner Tremble seconded the motion. A vote to approve passed 3 -0.

Certified By:

Administrator, Scott Adkins

Andre E. Cushing, III, Chair

Daniel J Tremble, Commissioner

David S. Marshall, Commissioner