

**WALDO COUNTY COMMISSIONERS COURT SESSION
FEBRUARY 22, 2017**

PRESENT: Commissioners William D. Shorey (Chairman), Amy R. Fowler and Betty I. Johnson. Also present was County Clerk Barbara Arseneau to take minutes.

Call to Order: Commissioner Shorey called the court session to order at 1:00 p.m.

OPENING JANITORIAL BIDS:

Present with the Commissioners were Facilities Manager Keith Nealley and also Kurt Mathis, Quality Control Manager of Richen Management, LLC.

Three bid proposals were received as follows:

1. Servicemaster: Total bid proposal was for \$39,370.00 for March 1 to December 31, 2017.
2. 3 Point Cleaning: Total bid proposal was \$64,448.00 for March 1 through December 31, 2017.
3. Richen Management, LLC: Total bid proposal was \$44,439.00 for March 1 through December 31, 2017.

There was some confusion about whether or not all bids were starting March 1st or if these were for a total of 12 months. K. Mathis stated that Richen Management, LLC's proposal was for 12 months.

K. Nealley also presented the concept and cost to hire an employee to do the work. It turned out that by the time equipment was purchased, considering that another person would have to be hired if that employee were sick or on vacation and the amount of additional work this would add to the Facilities Manager's job, it would cost more and be more work to hire an employee.

After brief discussion, the County Commissioners voted as follows:

****A. Fowler moved, B. Johnson seconded to accept the bid proposal from Richen Management, LLC, contingent upon passing background checks and reviewing references. Unanimous.**

K. Nealley said he would get back to the Commissioners once the background check was completed and references were reviewed.

SOLAR PRESENTATION:

Present with the Commissioners was Facilities Manager Keith Nealley and Dan Piper of Sundog Solar, LLC.

D. Piper stated that he was filling in for Chuck and he had been following along with the emails. He mentioned that this is the Company's "first pass" at a proposal of the system and he would recommend coming to the site to do a more thorough and precise evaluation. He listed his various certifications, including the North American Board of Certified Energy – one certification for electrician and one for

solar heating. He explained that he knows enough to produce good designs and tell others how to do it. While he was here to talk about solar hot water and mini-split heat pumps, there is a third one – solar energy. He inquired about usage. There is a graph and he was questioning kilowatt hours vs. demand and what classification the buildings were in.

K. Nealley responded that for some, it was medium and for some, small. The measurement is “photovoltaics.” The County is interested in a hot water system for Correctional Facility/Reentry Center and split heat pumps. Chuck Piper, when he was up the Correctional Facility/Reentry Center and had noticed the Public Safety Building, had stated that the Public Safety building would be an excellent location for solar energy because of how it was situated on the property. Mainly, the County is looking to utilize solar for both heat and cooling.

D. Piper remarked that it is a great system and explained that being paid is the cost to run the compressor. 100% of the energy goes to heat and there is three (3) times the energy output for the energy input. In an email Chuck mentioned that because the County has a “demand charge”, it might be problematic. There is still 7 cents per kilowatt hour that is potentially viable for the system.

K. Nealley asked about flat roof installation, explaining that the current Corrections facility has a rubber roof with tar and rocks on it.

D. Piper described two different methods that could be used to install on the flat roof, depending on the roof situation.

K. Nealley noted that a small section of the roof has been replaced, but the roof does have a leak, so something will need to be done to address that.

A. Fowler asked for clarification of the systems and what they did. It was decided to discuss one system at a time to avoid confusion.

Solar Hot Water System:

This is directly related to the cost of oil. It is a 30+ year system and there would be direct savings. The County has a long-term use with the Correctional Facility/Reentry Center and oil prices will continue to go up. Water tanks and collectors have a 10-year warranty. He has worked on systems that are over 30 years old and still working with minor adjustments, but he explained that at 30+ years, they will be at the end of their life. They have two pumps. Expansion tanks can fail, but are inexpensive, the pumps can fail, the control, etc. but continual maintenance is key. He described the need to change out the “sacrificial anode” rods in the tanks because that increases the life-span of the tank. It is about \$100.00 per rod because of their size but they are easy to swap out. The harder the water, the quicker they become corroded. It was noted that the Correctional Facility/Reentry Center is on Belfast City water and that water is good.

There was discussion of how much maintenance would be need and D. Piper explained this does not need to be done annually. Bi or tri-annual maintenance is good to make sure flow rates are correct, settings are correct, identify if there has been any pressure loss due to leaks, etc., and to check the sensors. A maintenance agreement could be set up. The glycol in the system needs to be changed at

least once in 10 years. It degrades and becomes more acidic over time and corrodes the system from the inside.

For a flat roof, it will need to be pitched 45 degrees. The roof will also need to be shoveled off occasionally depending on the snowfall.

W. Shorey asked if it is usually 8 to 10 years to experience payback and was told yes.

D. Piper explained that there is a lot more solar electricity being sold than solar hot water. The limitation for solar hot water is that if it is a hot summer day, the energy is topped off and unused. There is a lot happening politically and the State is not promoting it. Since Governor LePage has been in office, he has had an agenda that there is a rate shift occurring that the wealthy solar installers are no longer paying for kilowatt hours, resulting in lost revenue. The argument is that the lost ratio is being thrown on the backs of those who cannot pay for solar energy. What isn't being analyzed is the whole benefit, such as reduced grid infrastructure, which is what the utilities make money on. He listed an example in which money was paid out for people to utilize solar in the Boothbay region. They experienced huge savings and a study is about to come out regarding that. If the State supports this industry and has a mechanism to get compensated for the power, eventually it saves people a lot of money. They are looking strictly at the report from CMC and implemented a change that will strangle the solar industry slowly.

W. Shorey said he always thought that the farm in Swanville could have a frame out there for solar.

D. Piper agreed that it would make sense. He further explained that if the County owned nine properties, for example, it could put nine meters on the eight other properties.

D. Piper emphasized the need to go back to the Correctional Facility/Reentry Center to make sure the calculations they have done are refined to be sure they are accurate. They are in the realm at this point, but need to look at it again.

When asked by D. Piper what the water load typically is at the Correctional Facility/Reentry Center, K. Nealley said there are 30 residents on average. D. Piper estimated that this would amount to about 17.5 gallons per day. K. Nealley explained that the Reentry part of the Correctional Facility/Reentry Center is rarely at peak population. If there 20 people, it would be less. As for the load profile, most of the water is used between 7 and 10 a.m. for showers, etc.

D. Piper said he thought they might be able to go with a two tank system or a three tank system. The total load would need to be thought of. If it is evenly distributed throughout the day, savings would be gained through a two tank system.

K. Nealley said he felt it would be best to have D. Piper come up and do a site analysis. The Commissioners agreed. The over-all plan is as follows:

1. Examine the Correctional Facility/Reentry Center roof.
2. Review and calculate the water usage.
3. Schedule this sometime in April so it is easier to view without snow on the roof, etc.

K. Nealley explained to D. Piper that the County is subject to a Budget Committee that highly approves of cost savings, and this committee is usually willing to invest money on things they can see a return on. D. Piper agreed that these systems are investments.

K. Nealley and D. Piper said they would communicate through email. K. Nealley said he believed that both programs will be beneficial and would come back to the Board of Commissioners during the April timeframe.

TOUR OF DISTRICT COURT SPACE:

K. Nealley first submitted drawings from 2015 produced by Winton Scott Architects of the ground and first floors of the building. W. Shorey said he had been in on Tuesday, had looked at the drawings and he, K. Nealley and B. Arseneau had discussed ideas for nearly two hours. One idea would be to keep the County Clerk, Deputy County Clerk and Human Resources/Payroll Director together but to spread out in the current office, move the Treasurer and Deputy Treasurer to the current Probate space, and move Probate upstairs.

There was discussion of the Probate Courtroom setup and how it could be modified for the Commissioners. The room behind would be great for the Commissioners to have a shared office with phones, etc.

W. Shorey noted that the current Probate Courtroom and Chambers do not meet security needs as the Judge cannot leave the courtroom without going exiting outdoors or walking through the courtroom.

It was discussed that the Superior Court should continue to be used for the Registry of Deeds and District Attorney's Office. The Courtroom could be used for great functions.

Facilities Manager Keith Nealley took the Commissioners and County Clerk upstairs through the district court for a tour.

CORRESPONDENCE:

Present to report correspondence was County Clerk Barbara Arseneau, as follows.

1. Steve Gerlach of BernsteinShur would like to speak with the staff and possibly the Commissioners regarding the County's self-funded health care plan and use it as an example of cost savings for some public relations work he is doing. The Commissioners approved this.
2. The Sheriff sent a memo verifying that Sergeant James Greeley was selected to fill the full-time Domestic Violence Detective position effective January 3, 2017 at \$24.83 per hour.
****B. Johnson moved, A. Fowler seconded to approve the hire of Sergeant James Greeley as full-time Domestic Violence Detective at \$24.83 per hour retroactive to January 3, 2017. Unanimous.**
3. The Sheriff sent a memo notifying the Commissioners that Jacob Powers has been chosen to fill a full-time Deputy vacant position effective February 21, 2017 at the starting pay with certification of \$20.32 per hour.

****B. Johnson moved, A. Fowler seconded to approve the hire of Jacob Powers as full-time Patrol Deputy at \$20.32 per hour effective February 21, 2017. Unanimous.**

4. Notice has been sent that Grand Jury is scheduled to convene on March 15 & 16, 2017 at the Probate Courtroom.

5. Human Resources/Payroll Director Michelle Wadsworth received a commendation from Bangor Payroll for being the only client who had a perfect Affordable Care Act report set up for the Jail side of Payroll. The Commissioners noted this and also commended M. Wadsworth for an excellent job.

6. B. Arseneau informed the Commissioners that MCCA has reserved the Hall of Flags from 9:00 a.m. to 12:00 p.m. for interested counties to participate in if they wish. The Board of Commissioners declined the invitation.

7. B. Arseneau asked if the Commissioners wished to participate in National County Government Month in any particular way and they stated not this year.

APPROVAL OF MINUTES:

B. Arseneau requested that the Commissioners approve the minutes from the February 15, 2017 Waldo County Commissioners Court Session as presented.

****B. Johnson moved, A. Fowler seconded to approve the minutes from the February 15, 2017 Waldo County Commissioners Court Session as presented. Unanimous.**

COMMISSIONERS MISCELLANEOUS BUSINESS:

1. The Commissioners briefly discussed the tour they had taken upstairs in the District Courthouse and were pleased with the amount of space there for the County to utilize in the future. It was noted that more discussion would be needed with both the Commissioners Office and the Probate Office.

2. A. Fowler briefly shared an overview of the Maine County Commissioners Association meeting from the morning. There has been no decision made whether or not to fill the Executive Director position that will become vacant in March.

NEXT COMMISSIONERS COURT SESSION:

The next regular Commissioners Court Session will be March 2, 2017 starting at 9:00 a.m.

****B. Johnson moved, A. Fowler seconded to adjourn the court session at 2:35 p.m. Unanimous.**

Respectfully submitted by *Barbara L. Arseneau*
Waldo County Clerk