

FRANKLIN COUNTY COMMISSIONERS MEETING AGENDA

LOCATION: Franklin County Commissioners Conference Room 2nd Floor

DATE AND TIME: May 14, 2024 @ 3:30 P.M.

The Franklin County Commissioners' meetings are open to the public. This meeting is also available virtually via [Video Conferencing](#), [Cloud Phone](#), [Webinars](#), [Chat](#), [Virtual Events](#) | [Zoom](#). Here is the meeting ID# 492 510 0482 passcode 030621.

APPOINTMENTS: None

NEW BUSINESS:

- 1. Clerk's Report**
- 2. Treasurer's Report**
- 3. CMP Easement for County Way - Authorization to Sign**
- 4. Funding for new Emergency Operations Center**
- 5. Bid Recommendations of new Emergency Operations Center**

OLD BUSINESS:

MISCELLANEOUS:

WARRANTS: County AP, UT, TIF and ARPA

ADJOURNMENT:

**County Commissioner's Meeting
Agenda Discussion and Analysis
May 14, 2024**

Appointments: None

Agenda Item: Clerk's Report

Comments: Minutes from the May 7, 2024, meeting

- Strategic Planning Public sessions are happening in Farmington on May 21, 2024 at 6:30 p.m., in Kingfield on May 22, 2024 at 9:00 a.m. and Rangeley on June 24, 2024 at 6:00 p.m. please spread the word.
- We received resignation from Deputy DiSilvestro effective May 28, 2024. We are currently recruiting a replacement.

Recommended: Motion to approve and sign the Minutes from May 7, 2024.

Treasurer's Report:

CMP Easement for County Way

Comments: Central Maine Power provided a standard Easement Deed to cover the electrical facilities on or across County Way. The deed was set up for the County Administrator to sign in front of a Notary Public. A copy of the deed is in your packet for your review.

Recommendation: Motion to authorize County Administrator to sign the CMP Easement in front of a Notary Public

Funding for the new Emergency Operations Center

Comments: USDA is requiring that we list all funding sources for the new EOC building. The Commissioners need to decide if we are going to apply for a TIF Grant in the amount of \$700,000 to go towards the project, or how we are moving forward with funding. Proactively, we have filled out the TIF Application for your review, which is provided in your packet.

Recommendation: Recommend that we apply for TIF funding in the amount of \$700,000

Bid Recommendations from JF Scott for New Emergency Operations Center

Comments: We received the recommended bids from JF Scott pertaining to the new Emergency Operations Center. The recommended bids are listed in an e-mail sent by Nick Morgan, Vice President of JF Scott, which is provided in your packet.

Recommendations: Approve JF Scott's preferred bid list for the Emergency Operations Center.



May 01, 2024

Attn: Amy Bernard
Franklin County Commissioners Office
140 Main Street
Farmington, ME 04938

RE: Easement Deed - WO/WR# 10301077128

Dear Ms. Bernard:

Enclosed is CMP's standard easement deed, which has been prepared to cover the location of electrical facilities on or across your property. Please verify the deed information on the easement deed and sign and return it to us in the enclosed self-addressed envelope. Also verify the name(s) of the person(s) who conveyed the property to you and the date, book and page number where your deed is recorded.

It is necessary that your signature be acknowledged before a Notary Public, who will complete the acknowledgment section of the document, making certain that it is dated and noting the county in which the signature was taken. The Notary's signature and Commission Expiration Date must be printed below the signature. All signatures and the Notary's acknowledgment must be in BLACK INK. If you need assistance locating a notary, this office may be able to provide one to you at no cost.

Construction projects are scheduled as soon as possible; however, construction will not be started until the signed easement and all other pertinent paperwork are returned to this office.

These documents should be returned to your local service center in the self-addressed envelope within 5 days. If you have any further questions, please contact me at 1-800-750-4000.

Sincerely,

New Service Team

Enclosure

/dk

209 Whittier Road, Farmington, Maine 04938
Telephone 1-800-750-4000



WO# 10301077128
Form 1199, Rev. 02/20

Easement
Underground Line

County of Franklin Maine, a Maine Corporation with a mailing address of 140 Main Street, Farmington, ME, 04938 (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware, (d/b/a Consolidated Communications-NNE), with a place of business at 5 Davis Farm, Portland, Maine, and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of wires and cables, together with all necessary fixtures and appurtenances under a portion of the surface of the land of the Grantor(s) in the City/Town of Farmington, Franklin County, Maine. The said equipment and facilities are attached to a line commencing at Pole/Pad 77H.1, County Road aka Strong Road, Farmington and extending to include Pole(s)/Pad(s) 77H.11, County Road aka Strong Road, Farmington. This easement affects land conveyed to the Grantor(s) in a deed from Franklin County, dated December 03, 1980, and recorded in the Franklin County Registry of Deeds in Book 640 Page 44. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) duly authorized representatives on _____, _____.

Signed, Sealed and Delivered in the presence of:

County of Franklin Maine

Amy Bernard, County Administrator

State Of _____

County Of _____

The above-named _____, personally appeared before me this _____ day of _____, _____ and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said County of Franklin Maine.

Notary Public/Attorney
Printed Name:
My Commission Expires:

From: Nick Morgan <nmorgan@jfsc.com>
Sent: Thursday, May 9, 2024 4:02 PM
To: Amy Bernard <ABernard@franklincountymaine.gov>
Cc: Curtis <curtis@portcityarch.com>; Sue Pratt <SPratt@franklincountymaine.gov>; John Scott <jscott@jfsc.com>; Jake Prepeluh <jprepeluh@jfsc.com>; Erik Ouellette <eouellette@jfsc.com>
Subject: FC EOC Subcontract Award Recommendations

Hello Amy,

These are the recommendations that we would like to present to the commissioners on Tuesday. What time is the meeting at?

We are not including the contract values in these recommendations since we are still in the process of validating some bids and don't want public knowledge of bid values to negatively impact the project budget. If you want us to include any more information, please just let us know. We also will likely have more updated info and perhaps a few changes to recommendations before the meeting.

The following recommendations are being made following a 4-week bidding and bid analysis process, with these recommendations representing the apparent low bidder for major scopes of work:

- Sitework: Award to Jordan Excavation (Kingfield)
- Concrete: Current apparent low bidder is TT Construction (North Anson); expecting one more number to come in prior to meeting time, and need prequalification form from TT. Recommend awarding to TT if still apparently low and prequalification is satisfactory. If not, then award to next apparent low bidder, Tristone Industries (Richmond).
- Masonry: Award to Larsen Masonry (Waterville)
- Millwork: Award to Trico Millwork (Limington)
- Insulation: Award to Standard Waterproofing (Winslow)
- Roofing: Award to Fairbanks Roofing (Lisbon Falls)
- Doors, Frames, Hardware: Award to Exactitude Inc (Bangor)
- Flooring: Award to Royal Flooring (Lewiston)
- Acoustical Ceilings: Award to Landry & Sons Acoustics (Lewiston)
- Painting: Award to Ace Painting (Portland)
- Fire Protection: Award to Eastern Fire (Auburn)
- Plumbing & HVAC: Award to Granite Corp (Oakland)
- Electrical: Award to IEC (Farmington)

Building framing & siding: Received one bid which was significantly higher than budgeted. JFS is recommending self-performing building framing with in-house resources and Subcontractors as appropriate, on time & materials basis per provisions described in the AIA contract.

Building materials purchased by JFS (wall panels, framing, roof trusses, hardware, siding & trim, etc.) are still out for pricing with local lumber yards, and will be further priced and purchased throughout the project based on best pricing and availability, without commitment to any particular lumber yard for exclusive supply rights for the project.

Smaller miscellaneous scopes of work (signage, window treatments, specialties, etc.) are also still out for pricing and/or will be sourced at a later date. JFS always seeks best pricing and availability

for these items, as they all fall under the Guaranteed Maximum Price agreement that we are held to in the contract.

Thank You,
Nick Morgan, LEED AP
Vice President
JF Scott Construction
Office: 207-377-8699
Cell: 207-446-6332
www.jfsc.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Franklin County Tax Increment Financing (TIF) Application for Funding

Date

Project Title

Name of applying individual/business/organization

Please check what type of organization is applying for funds:

- Private enterprise 501(c)(3) organization
 Community organization
 Government entity

Fiscal Sponsor:

This project is being pursued by:

- Single business or organization
 A collaboration including:

One line description of your project:

Dollar amount requested:

Total project budget:

Unorganized Territory(ies) in which project will occur:

Have you applied for applicable licenses and permits for your project (LUPC, DEP, DHHS, etc.)? Please list:

I. Applicant Information

Legal name of organization:

Mailing address:

Physical address:

Telephone: Mobile:

E-mail:

Website:

Number of years business/agency in existence:

Number of paid staff (Note FT, PT, and/or Seasonal):

Number of volunteers:

Federal Tax I.D. or EIN:

Name of President or Executive Director:

Telephone: E-mail:

Project start date: Project completion date:

A 200 word (maximum) description of your project (If you need more space, please provide a labeled attachment):

Franklin County is requesting funds to help alleviate the construction costs of the new Franklin County Emergency Operations Center up at County Way that will house the Sheriff's Department, Emergency Management, Technical Services, the Franklin County Commissioners along with their administration, UT administration, the Treasurers Department and ARPA Grant personnel. 1/3 of the County Administrator/UT Manager's salary, 1/3 of the Deputy Administrator/UT Deputy Manager and 1/3 of the Administrative Assistant's Salary are paid out of the UT budget.

II. Project Budget

For an example budget, see TIF Application Checklist & Guidelines.

Requested TIF Funds:

\$700,000

Total Project Cost:

\$4,400,000

Estimated Income:

	Sources	Amount
Secured Income	Congressional Direct Spending	\$2,035,000
	ARPA	\$1,665,000
Planned Income		
In-Kind		
TIF Request	TIF Application	\$700,000
	TOTAL	\$4,400,000

Estimated Expenses/Use:

Uses	One Time/Ongoing	Amount
Construction costs of the Emergency Operations Center	One Time	\$700,000
	TOTAL	\$700,000

III. Sustainability Plan

Franklin County UT TIF Funding is intended to provide the initial boost often required to help an initiative to become self-sufficient. What are your strategies for sustainability?

Funding is to be a one time request for constructions cost for the new Emergency Operations Center. The UT budget and the County budget will provide funds for maintenance and ongoing fees in the future.

IV. Barriers to Success

Please indicate the greatest impediments to success of your proposed project and your plans to address them.

None

V. Project Narrative

Who will be served by this project?

Township(s)/Region:

Franklin County and the UT

Age range of those served:

0-100+

Approximate number of those served:

All UT and non UT Residents

Plan for evaluating the success of this project / Measurable outcomes:

This is a one time request for funding for the construction of the Franklin County Emergency Operations Center. The new building will provide for adequate space for the administration to support UT, TIF and County related matters. This space will also provide space for the community to come and address their concerns.

VI. Signatures

Signature of president, CEO, or board president (non-profits)

Date

Print name

Amy Bernard

Title

County Administrator

Fiscal Sponsor (if applicable):

Signature of fiscal sponsor organization

Date

Print name

Title

BUDGET INFORMATION - Construction Programs

NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.

COST CLASSIFICATION	a. Total Cost		b. Costs Not Allowable for Participation		c. Total Allowable Costs (Columns a-b)		
1. Administrative and legal expenses	\$	0.00	\$	0.00	\$	0.00	
2. Land, structures, rights-of-way, appraisals, etc.	\$	0.00	\$	0.00	\$	0.00	
3. Relocation expenses and payments	\$	0.00	\$	0.00	\$	0.00	
4. Architectural and engineering fees	\$	282,000.00	\$	0.00	\$	282,000.00	
5. Other architectural and engineering fees	\$	45,500.00	\$	0.00	\$	45,500.00	
6. Project inspection fees	\$	10,000.00	\$.00	\$	10,000.00	
7. Site work	\$	578,000.00	\$	0.00	\$	578,000.00	
8. Demolition and removal	\$	0.00	\$	0.00	\$	0.00	
9. Construction	\$	3,211,660.00	\$	0.00	\$	3,211,660.00	
10. Equipment	\$	124,484.00	\$	0.00	\$	124,484.00	
11. Miscellaneous	\$	255,492.00	\$	0.00	\$	255,492.00	
12. SUBTOTAL (sum of lines 1-11)	\$	4,507,136.00	\$	0.00	\$	4,507,136.00	
13. Contingencies	\$	192,700.00	\$	0.00	\$	192,700.00	
14. SUBTOTAL	\$	4,699,836.00	\$	0.00	\$	4,699,836.00	
15. Project (program) income	\$	0.00	\$	0.00	\$	0.00	
16. TOTAL PROJECT COSTS (subtract #15 from #14)	\$	4,699,836.00	\$	0.00	\$	4,699,836.00	
FEDERAL FUNDING							
17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter the resulting Federal share.							
					Enter eligible costs from line 16c	Multiply X <u>75.00</u> %	\$
							\$ 3,524,877.00