

Minutes

PRESENT: Commissioner Harvell (Zoom), Commissioner Carlton, Commissioner Brann

The meeting was held via: Zoom

Franklin County Commissioners Meeting

May 21, 2024

The meeting was called to order by Commissioner Brann at 3:31 p.m.

Pledge of Allegiance

Audience (Present): Nathan Hiltz, Jim Desjardins, Donna Perry, Jake Nichols, Pam Prodan, Susan Pratt, Mt. Blue T.V., Tom Skofield, John Hamer, Esq., Jesse Studley, Peter Axelson, Amy Bernard, Tiffany Baker, Jamic Sullivan, and Brenda Bittle

Audience (Zoom): Marlene Bradley, Susan Black, Citizen, Marc Roy, Mark Bower, Esq. and Cary Keep (via: Phone)

AXELSON ABATEMENT: Franklin County Commissioners heard from Peter Axelson, Trustee of the Mooselook Camp Trust regarding the denial of his tax abatement requests for the 6 +/- acre property the Trust owns on Mooselookmeguntic Lake, in Rangeley Plantation. Peter Axelson, along with his Attorney, John Hamer, and witness Jesse Studley from Legacy Appraisal Services, argued that the property is being over assessed. In 2021, the property was assessed at \$123,882. In 2022, the property was assessed at \$593,829. In 2023, the property was assessed at \$771,978. Witness, Jesse Studley, testified that based on his professional opinion, the appraised value of the unbuildable property in 2022 was \$78,000 and \$85,000 in 2023. The property was acquired in two separate transactions, in 1996 and 1999. On or about April 11, 2022 Peter Axelson as Trustee combined the subject premises into one deed. Rangeley Plantation Assessor, Cary Keep indicated in 2022 Mr. Axelson requested that the subject premises not be assessed and taxed as an island because it certainly was not an island. Mr. Keep also indicated that he made Mr. Axelson aware that in reassessing the premises based upon his request was going to increase his assessed value and taxes considerably. Mr. Keep reassessed the premises pursuant to Mr. Axelson's request. Mr. Keep testified that has he assessed the premises the same way he did in 2021, the assessed value would have been \$205,031.00. **Taxpayer met the burden of proof that the property was over assessed: Lance/Bob (2/1), Terry opposed. Move to set assessed value for property at \$205,301.00: Lance/Bob (2/1), Terry opposed.**

APPOINTMENTS: None

NEW BUSINESS:

- 1. Clerk's Report- Motion to accept the Clerk's Report: Bob/Lance (3/0)**
- 2. Treasurer's Report – Motion to accept Treasurer's Report: Terry/Bob (3/0)**
- 3. FY2025 Commit Taxes** – On Monday, May 20, 2024, the Budget Committee rejected the Franklin County Commissioner proposed budget by a 2/3 vote, which did not include the \$100,000 that the Commissioners included in their budget to compensate for the proposed Department of Labor increase in the minimum wage for non-exempt employees. The Commissioners agreed to add an additional \$2,000 into the capital overlay, which is not part of the original budget. The Commissioners also agreed that each Department will be

operating on the Commissioner' original budget. **Motion to Commit Taxes in the amount of \$9,079, 126 for FY2025: Bob/Lance (3/0)**

- 4. Appoint TIF Committee Members** – The Commissioner's approved the TIF Bylaws on April 9, 2024. In those Bylaws, the Commissioners are responsible for appointing TIF Committee Members. The current members are: Vern Bean, Richard Fotter, Gary Perlson, Sandy Wilbur and William Gilmore. There are currently two vacancies. **Motion to appoint TIF Committee Members: Bob/Terry (3/0)**

OLD BUSINESS:

1a. Separate Performance Bond – A performance bond is a guarantee that a contractor will complete the project as set forth in the contract. JS Scott was inquiring as to separate performance bonds for the subcontractors to cost an additional \$30,609. The largest subcontractors (sitework, HVAC/Plumbing, and electrical) all have their own performance bonds included within their bids. **Motion to not accept the separate performance bond: Bob/Terry (3/0)**

1b. Establish a Guaranteed Maximum Price for Emergency Operations Center Building– The GMP is the maximum price the county will pay for contractor's services, regardless of the cost that those services accrue. The soft costs, design/engineering, appliances, furniture, permit fees, etc., are not included in the GMP. The soft costs are approximately \$727,431. **Motion to set Guaranteed Maximum Price for the Emergency Operations Center Building for \$3,669,00: Bob/Terry (3/0)**

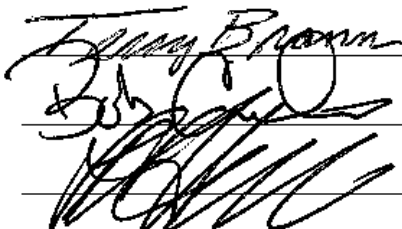
MISCELLANEOUS:

- 1. Jail Mattresses** – The mattresses at the jail are in need of being replaced due to the inmate's habit of destroying them. Major Blauvelt received quotes to replace the said mattresses. The least expensive quote being \$4,996.00. Sheriff Nichols is requesting that this be paid out of the Building Repair Account. **Motion to approve using \$4,996.00 to replace the jail mattresses out of the building repair account: Bob/Terry (3/0)**

WARRANTS: AP, UT, TIF, and ARPA – Motion to sign Warrants: Terry/Bob (3/0)

ADJOURNMENT: Motion to adjourn at 5:56 p.m. Lance/Bob (3/0)

A recording is available for this meeting.



FRANKLIN COUNTY COMMISSIONERS

ATTEST:  _____, CLERK