

FRANKLIN COUNTY COMMISSIONERS MEETING AGENDA

LOCATION: Franklin County Superior Courtroom

DATE AND TIME: May 6, 2025 @ 10:00 A.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.

RECOGNITION:

APPOINTMENTS: None

NEW BUSINESS:

1. Administrator's Report
2. Minutes
3. Treasurer's Report
4. Liquor License Review Pepin General Store Coburn Gore
5. Kibby Tower Transformer repair
6. Oberton Stream Bridge, Reeds Mill Road, Madrid Township
 - a. Project Management Contract
 - b. Change Order
7. UT – Spring Road Work Update
8. Board of Assessment Review- Buzzell vs. Town of New Sharron scheduling
8. Legal RFP
9. HR Consultant interviews scheduling
10. Program and Re- Entry Corrections Officer; Job Description
11. Freedom of Information Meeting review

OLD BUSINESS:

MISCELLANEOUS:

WARRANTS: UT, County AP, and ARPA

Recess: to 120 County Way Room 146

Reopen: at 12:55 PM 120 County Way Room 148

Executive Session1 MRSA 405(6) (E) Legal Matter- Zoom meeting with Attorney Marchesi

Executive Session1 MRSA 405(6) (D) Labor Negotiations – FOP Contract

ADJOURNMENT:

**County Commissioner's Meeting
Agenda Discussion and Analysis
May 6, 2025**

Appointments: None

Agenda Item: Administrator's Report

- LD 1584 Municipal Cost Component Bill for UT had a workshop on April 30th.
- Work has begun at the Boarder Crossing in Coburn Gore.
- EMA, IT, Treasurers, and Commissioners Office is now in there EOC spaces. The first coat of paving has been done on May 1st. The Sheriff's Office projected move in date is May 12th due to the delay in the generator's arrival.
- FEMA paid \$54,024.84 the UT for damages in the May 2023 flood of damages
- The County Administrator signed the FY25 Audit Engagement Letter with RHR Smith.
- United Methodism Economic Ministry sent their final report of the ARPA funds they received.
- The Federal Regulatory Commission Office of Energy Project's letter of Dam Safety is in the flower packet identifies the Eustis Dam as high or significant hazards.
- MDOT sent a letter informing the County of placement of Large Animal Signage in Langtown Tws.
- Charter Communication changes notifications letter is the flower folder
- Please check the flower folder for bankruptcy notifications.
- The county has received two citations from OSHA in relation to the windows project at the courthouse. In your folder, you will find the notice. The penalty is currently set to \$1,400 for the combined citations. The county has an opportunity to appeal the penalty within 15 days of the notice.

Recommendation: Motion to accept the Administrator's Report.

Minutes: Provided to you prior to the Commissioner's Meeting

Recommendation: Motion to approve the April 15, 2025, Minutes.

Treasurer's Report: Included in the packet

Recommendation: Motion to accept the Treasurer's Report.

Liquor License Review Pepin General Store, Coburn Gore

Comment: The County received an email stating that Pepin General Store renewal Liquor License, this all being done via: the State website. I have forwarded this to the Sheriff to ensure there is no issues with the store.

Recommendation:

Motion: To waive the Public Hearing on the Pepin General Store.

Motion: To approve the Liquor License Renewal for Pepin General Store, Coburn Gore.

Oberton Stream Bridge, Reeds Mills Road, Madrid Township

Project Management Contract

Comment: Peter Cogley, Engineer of Caulderwood Engineering sent a contract for the finishing design work and testing components for the bridge project. Enclosed you will find the draft contract.

Recommendation: Motion for the Chair, Bob Carlton, to sign Contract with Caulderwood Engineering.

Oberton Stream Change Order

Comments: Due to the ordering of the steel beams the start and end dates are being requested to be changed through this Change Order. The only hiccup to this is the school busing system. I have emailed the State UT Superintendent of the bridge closure, and how to best coordinate with the school, to how best make bus route adjustments.

Recommendation: Motion for the Chair, Bob Carlton, to sign change order.

UT – Spring Road Work Update

Comment: Bob Lightbody has drafted a spring road work. He will be at the meeting to discuss the enclosed report.

Recommendation: Motion None at This Time

Board of Assessment Review- Buzzell vs. Town of New Sharron scheduling

Comments: The County received an application from Mr. Buzzell, a property owner in the Town of New Sharon regarding the assessment of his property in New Sharon. The County has 60 days from application to hold a hearing, historically the Commissioners have an attorney assist with the hearing and drafting the findings. I have emailed Attorney Tibbetts for recommendations for council for the Commissioners. The County will have to coordinate the meeting with New Sharon Staff and Mr. Buzzell. It would be best if the Commissioners look over their calendars for dates we can propose to the two parties.

Recommendation: None at this time.

Legal RFP

Comments: The proposals are due back May 2nd by 4 pm. The County has received two proposals via: FedEx from Libby, O'Brien, Kingsley LLC., and Bernstein Shur both of Portland, Maine. If we receive more proposals following the distribution of this report, we will provide them at the meeting.

Recommendation: Motion to authorize the County Administrator to schedule interviews.

HR Consultant interviews scheduling

Comments: The County received 10 proposals. These proposals have been evaluated for efficiency purposes in order to move forward with interviews. The criteria for rating include, experience and expertise, approach and methodology, innovation, team qualifications, past performance, and cost/value. See the comparison table, full ranking, as well as top 3 ranking proposals attached.

Recommendation: Motion to move forward with interviewing the top 5 candidates to determine the best fit, and assign HR with drafting the questions and organizing interviews.

Program and Re- Entry Corrections Officer; Job Description

Comments: There are two Programming & Reentry Coorections Officers funded by the grant with specific tasks, related to assisting with rehabilitation services and reducing recidivism while continuing to perform various Corrections Officer functions. The job description has been provided to the union and approved. See the attached job description.

Recommendation: Motion to approve the job description and have the Chair sign.

Freedom of Information Meeting review

Comments: Commissioner Saviello requested a brief review of the Freedom of Information Meeting he had last month. Please see enclosed document.

Recommendation: Motion: None at this time.

PAM PRODAN, TREASURER – Report for May 6, 2025, Franklin County Commissioners meeting

Current cash and investment (CDARS) balances from trio-web.com Ledger Detail Report

General Fund Operating Cash \$3,971,919.73

General Fund Payroll Cash \$188,266.22

General Fund CDARS \$0.00

ARPA Fund Cash \$899,261.19

ARPA Fund CDARS \$500,000.00

UT General Fund Cash \$1,741,495.97

UT General Fund CDARS \$0.00

UT TIF Fund Cash \$741,516.56

UT TIF CDARS: \$3,023,801.96

Interest rates

General Fund Operating Cash 3.5% 2/28/2025 All invested w/Intrafi Cash Service at Androscoggin Savings

ARPA Fund Cash 3.0% 2/28/2025 All invested w/ Intrafi Cash Service at Franklin Savings

UT General Fund Cash 3.5% 2/28/2025 All invested w/Intrafi Cash Service at Androscoggin Savings

UT TIF Fund Cash 3.5% 2/28/2025 All invested w/Intrafi Cash Service at Androscoggin Savings

UT TIF CDARS: 4.4% 3/18/2025 26-week and 3.9% 3/18/2025 13-week at Androscoggin Savings

Town Tax Payments

All municipal county tax payments for fiscal year ending June 30, 2025 were made by April 1, 2025.

Warrants

AP Warrants expected for signatures at 5/6/2025 meeting

AP County Warrant \$753,886.39

AP UT Warrant \$35,598.64

AP ARPA Warrant \$278.70

Payroll Warrant \$224,996.97 (4-17-2025)

To: Franklin County Commissioners

From: Pam Prodan, County Treasurer

Commissioners' Meeting date this memo was prepared for: May 6, 2025

Topic: Background and my view of the treasurer's position in county government

Since I did not have a chance to make a presentation to the Commissioners-elect at your orientation before you took office, I thought I'd make this memo part of my Treasurer's report. This memo is simply to share with you my background and view of the treasurer's position in county government.

I already had acquired considerable finance-related background and education before being elected, in addition to that gained since serving as Franklin County Treasurer. For over 30 years before being elected, I worked for not-for-profit organizations (charitable and governmental), which often involved reading, understanding and creating financial statements. As an attorney in private practice for 23 years, whenever my work brought me to the Franklin County Courthouse, I found it to be a very friendly place for me to do my work and I got to know people then working in Franklin County government. In addition to my own law and consulting practice that I founded, for 8 years I was also employed Of Counsel to the County Attorney for Franklin County, Frank M. Underkuffler. We often worked together on cases in which he represented Franklin County. I helped with many complex matters, including frequent examination of records in county and municipal offices. Around that time, I also took 7 college level courses in accounting, including governmental, advanced taxation and auditing.

The County Treasurer for Franklin County is an elected position. I was first elected in 2014 and have been reelected twice. As an elected official, a primary task is to interact with constituents and represent their interests. Constituents can come to me with questions expecting honest answers. Recent examples of topics of constituent interest: how the grace period works for the payment of County taxes, potential funding sources for towns and non-profits, and why a particular warrant item would be needed for County operations. My job also involves interacting with the Board of County Commissioners. The last board of 3 Commissioners agreed to have me develop and put in writing a Treasurer's Report with financial data for Commissioners. Developing such a report had been a longtime goal of mine.

Another major task for the County Treasurer is to be a second set of eyes on financial data. We recently went through 4 different accounting software systems within the space of a year (TRIO SQL, QuickBooks, a different proprietary accounting software, and the current system, TRIO Web). I can access reliable data from the TRIO Web accounting software and monthly reports from the County's business services contractor, Blue Star Accounting and Advising. Bangor Payroll provides payroll financial data on which I report, and I also view bank account transactions on the Androscoggin Savings online banking platform.

The tasks of an elected County Treasurer in Maine should not be compared to what a treasurer for a municipality or corporation does. The answer to the question of what tasks a county treasurer performs varies from county to county across Maine, although most do attend their County Commissioners' meetings. Most County Treasurers in Maine typically use their skills and background to help their counties by performing tasks they are well qualified to do. These skills vary from person to person, but could be in banking and investments, bookkeeping and accounting, internal control, or some other area. I have also observed that in Maine it is presumed an elected County Treasurer has the latitude to decide hours of work and tasks they do (that are within their expertise, of course), which is exactly what I was told here after I was elected.

During my tenure as County Treasurer, unexpected tasks have come up. For example, I have responded on behalf of Franklin County to formal notices from Maine Revenue Services and the Internal Revenue Service of the U.S. Department of the Treasury regarding matters such as missing or incorrect Quarterly Returns and amounts owed or to be refunded. Because of my background, knowledge and experience, I also have responded to other formal notices from the Internal Revenue Service, such as amounts due regarding the County's Affordable Act filings. The responses I prepared and the phone calls I made have allowed the County to avoid proposed penalties. By doing this type of work, I have saved the County tens of thousands of dollars. The most recent, in 2023, was a notice of penalty for \$11,770.00, plus interest, for an alleged late filing of information returns (W-2 forms). On the flip side, there have also been notices of overpayments and checks I have had to return. All these require research into the facts and the law before deciding how to respond.

The functions of the elected County Treasurer are intended to provide the independent accountability that this position is meant to give to county taxpayers on the use of public funds. One component of internal control is a proper segregation of duties. No other elected official can respond to my constituents or provide independent accountability through internal control, if I am not able to do so. Likewise, no employee here would be likely to have the time or expertise to respond in a timely manner to the Internal Revenue Service. If a tax attorney or other agent could be hired to deal with the Internal Revenue Service, whether it would cost less than the proposed penalties with interest would have to be considered.

I am optimistic that with the County continuing to use Bangor Payroll, which makes the County's payroll withholding and other tax payments as well as issuing associated tax forms such as W-2s and the quarterly tax filings, we will continue with the reduction of the risk of future formal notices we have seen like the ones I mentioned above. Similarly, Blue Star, with its invaluable accounting and advising services, will help the County to continue to improve our fiscal management and internal control.

[Click here to review and indicate whether or not your jurisdiction approves of the application.](#)

If you would like to update the person receiving this message or if you have any questions, please contact us.

State of Maine

Liquor Licensing & Enforcement

Phone: (207) 624-7220 Email: alcohol@maine.gov

19 Union St, 3rd Floor, Augusta, ME 04330



<https://alcohol.maine.gov>



State of Maine

Bureau of Alcoholic
Beverages & Lottery
Operations

Application Copy

File Number 65026

Job Type Renewal Application

LICENSE # AGN-01-100687	APPLICATION DATE RECEIVED 2025-04-18
LICENSE TYPE Off-Premises: Agency Liquor Store	LICENSEE PEPIN STORE, INC.
AGENT NAME	EFFECTIVE DATE 2024-05-12
EXPIRES 2025-05-11	STATUS Active
PREMISES NAME PEPIN'S GENERAL STORE	
NEW SECONDARY LICENSE(S) None selected	
PREMISES TYPE Agency Liquor Store	PREMISES NAME PEPIN'S GENERAL STORE
OPERATOR PEPIN STORE, INC.	
PHYSICAL ADDRESS 6065 ARNOLD TRAIL COBURN GORE ME 04936	
MAILING ADDRESS 6065 ARNOLD TRAIL COBURN GORE ME 04936	
CONTACT NAME MARIE PEPIN	PREFERRED CONTACT METHOD Email

CONTACT PHONE

(207) 297-2651

ALTERNATE PHONE

FAX

EMAIL

pepinstore@tds.net

QUESTIONS

Off-Premises: Agency Liquor Sto

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

No

2. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

No

3. Is the applicant/licensee an individual, partnership, or association?

No

4. Are all licensees/applicants residents of the State of Maine?

No

Mario Pepin

5. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?

Yes

(document uploaded)

6. Will any other person including spouse, children or other immediate family members have any interest either directly or indirectly in your license?

No

7. Will any law enforcement officer directly benefit financially from this license, if issued?

No

8. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

No

9. Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?

No

10 Do you have a manager employed?

No

11 Has any of the listed applicants, an immediate family member of an applicant, or an employed manager been denied a liquor license or had a liquor license revoked within the last 5 years?

No

12 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?

No

13 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

14 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

15 Have you had any instances with your beer and/or wine wholesaler or the Bureau where your payment has been returned for insufficient funds?

No

16 Does the licensee/applicant(s) own the premises?

Yes

17 Do you sublet any part of your premises?

No

18 At which address are your business records located?

6065 Arnold Trail
Coburn Gore, ME
04936

19 What will be your business hours? Please indicate each day's open and close times.

Monday to Friday: 9am to 6pm
Saturday: 8am to 5pm
Sunday: 9am to 5pm

20 What is your current on-hand inventory for spirits?

9500.00\$

21 Provide the most recent annual retail sales of beer and wine in dollars.

22,000\$

22 What is the wholesale value of your inventory in groceries fit for human consumption and merchandise compatible with malt liquor or wine (e.g., tobacco, paper products, glassware)? Please do not include gasoline, oil, vehicles or parts, or other incompatible items.

48,000\$

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Corporate Supplemental Form	Supplemental Ownership Form.pdf	
Maine Health or Agriculture License	Maine Health License.pdf	
Premises Floor Plan	Premises Floor Plan.pdf	

APPLICANT

PEPIN STORE, INC.

DECLARATION

- ☒ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.



STATE OF MAINE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
RETAIL TOBACCO LICENSE

Establishment ID : 13270

License Number : RTA13270

License Type : TOBACCO - RETAIL I

Establishment Name : PEPIN GENERAL STORE

Owner : PEPIN, MARIO

Physical Address : 6065 THE ARNOLD TRL , COBURN GORE

Sara Gagné-Holmes, Commissioner

ISSUE DATE

February 10, 2025

NON-TRANSFERABLE

EXPIRATION DATE

March 31, 2028

Employers must establish a written smoking policy that prohibits smoking in any business facility, including in vehicles used for work, and in outdoor areas where employees perform services under the control of the employer. Smoking in workplaces shall only be permitted outdoors. Employers shall only permit employer and employees to smoke outside within a Designated Smoking Area that is at least 20 feet away from the business facility and designed in a way to prevent smoke from escaping back into a workplace, public place or other areas where smoking is prohibited.

Eating Establishments shall prohibit smoking in outdoor eating areas and all enclosed areas of public places. Smoking includes the use of electronic smoking devices, whether or not they contain nicotine.

Tobacco Retailers are required to card all persons 30 years of age or younger by photographic identification that contains the persons date of birth. Tobacco products may not be sold to any person under 21 years of age. Tobacco products include, but not limited to, a cigarette, a cigar, a hookah, pipe tobacco, chewing tobacco, snuff or snus, electronic smoking devices, and any component or accessory used in the consumption of a tobacco product, such as filters, rolling papers, pipes and liquids used in electronic smoking devices, whether or not they contain nicotine.

For free guidance regarding Maine's retail tobacco and workplace smoking laws, please contact the Maine CDC Tobacco and Substance Use Prevention and Control program at tsup.dhhs@maine.gov or call 207-287-4627.

RETAIL TOBACCO SALES BRIEF COMPLIANCE TIPS

What is a Tobacco Product?

A tobacco product is a product that is made from or derived from tobacco, or that contains nicotine, that is meant to be smoked, heated, chewed, absorbed, dissolved, inhaled or ingested by any other means. Tobacco products includes, but are not limited to, cigarettes, cigars, hookah, pipe tobacco, chewing tobacco, snuff, snus, electronic smoking devices, and any component or accessory used in the consumption of a tobacco product, such as filters, rolling papers, pipes and liquids used in electronic smoking devices, whether or not they contain nicotine. Matches and lighters are not considered tobacco products.

A retail tobacco sales license required

A person or entity must obtain a retail tobacco license in order to sell or give away tobacco products including cigarettes, cigars, hookah, pipe tobacco, chewing tobacco, snuff, snus, electronic smoking devices and any components or accessories used in the consumption of tobacco products, such as filters, rolling papers, pipes and liquids used in electronic smoking devices, whether or not they contain nicotine. Any and all sales of tobacco products by a retailer without a retail tobacco license may result in criminal charges, imprisonment, and fines in excess of \$1,000 per violation.

Licenses are issued by the Health Inspection Program at the Maine Department of Health and Human Services. Licenses are due annually by April 1st. Licenses may be renewed 60 days prior to expiration of March 31st.

Tobacco 21

A person may not sell, furnish, give away or offer to sell, furnish or give away a tobacco product to any person who is younger than 21 years old. Tobacco products may not be sold to any person under 30 years old unless the seller first verifies that person's age by means of reliable photographic identification containing the person's date of birth.

A notice must be posted by the tobacco retailer explaining that sales of tobacco products to people who are younger than 21 years old are prohibited. Notices must be displayed clearly in the retail store.

Free signage available: <https://www.maine-preventionstore.com>

Free Retail Tobacco Training for Employer and Employees: <https://www.nobutstraining.com>

U.S. Food and Drug Administration (FDA) approved Nicotine Replacement Therapy (NRT) is not considered a tobacco product and is available for retail sale for persons 18 years and older.

Display of Tobacco Products for sale

Tobacco products must be displayed or offered for sale in a manner that does not allow the customer direct access to the tobacco products. Tobacco Products must be placed behind the sale counter or in a locked display case, where only the age appropriate sale clerk can obtain the tobacco product.

No Online Sales, face-to-face transactions only

Tobacco products may only be sold in a direct, face-to-face exchange in which the customer may be clearly identified. It is illegal to sell or deliver tobacco products to Maine consumers online or over the phone. For direct, face-to-face sales, employees who sell tobacco products must be at least 17 years of age. An employee who is 17 years of age or older and under 21 years of age may sell tobacco products only in the presence of an employee who is 21 years of age or older and is in a supervisory capacity.

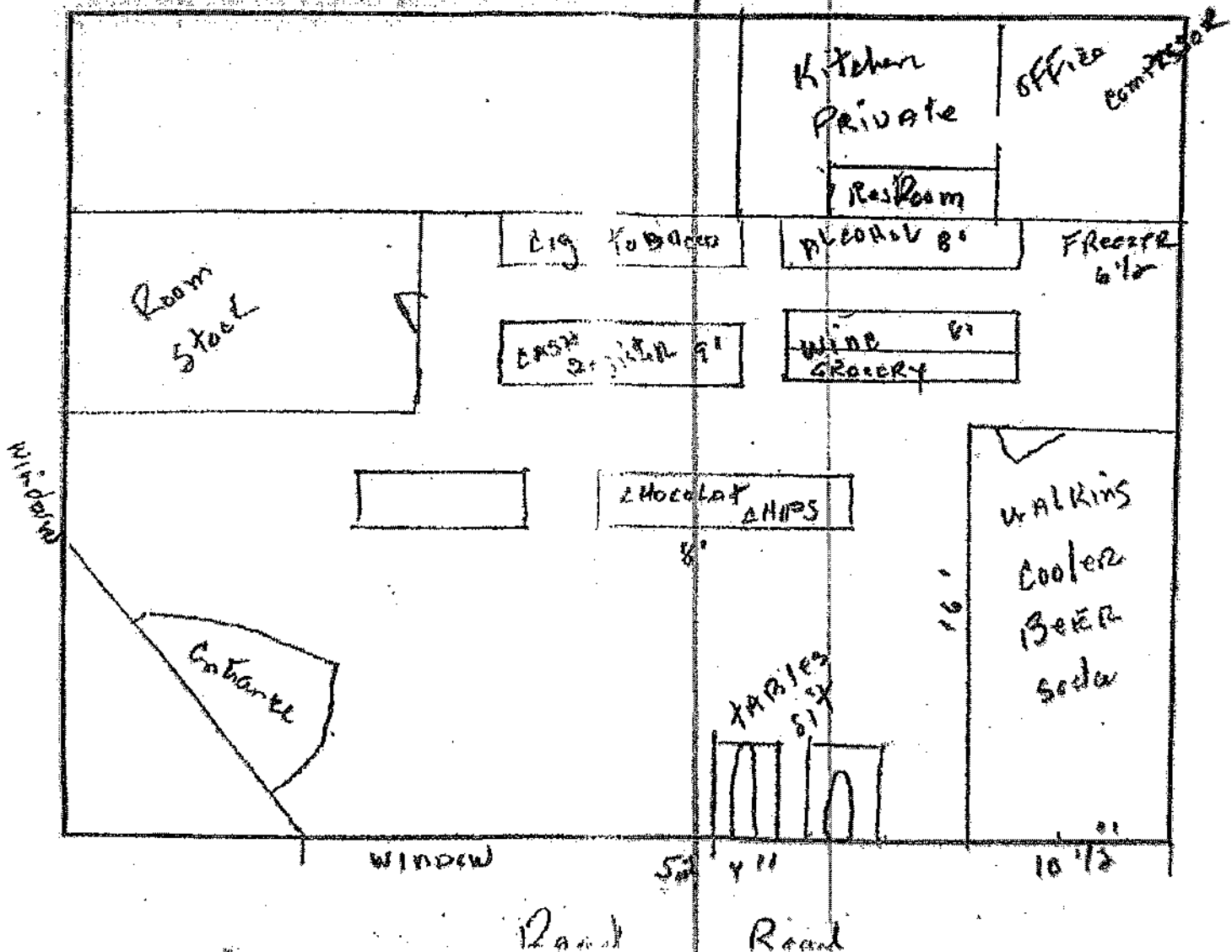
Bureau of Alcoholic Beverages and Lottery Operations
 Division of Liquor Licensing & Enforcement
 8 State House Station, Augusta, ME 04333-0008
 10 Water Street, Hallowell, ME 04347
 Tel: (207) 624-7220 Fax: (207) 287-3434
 Email Inquiries: MaineLiquor@maine.gov

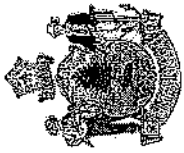
DIVISION USE ONLY	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Not Approved
BY:	

OFF PREMISE DIAGRAM

In an effort to clearly define your license premise and the area that storage of liquor is allowed. The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, malt and wine coolers, cold and regular storage areas, display cases and shelves, restrooms, check out register(s) and all areas that you are requesting approval from the Division for your retail liquor license





STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Supplemental Ownership Form

28-A M.R.S. §651

All Questions Must Be Answered Completely.

1. Company or sole proprietor legal name: Pepin General Store Inc.	2. Date of incorporation/registration: 05/17/1999	3. State of incorporation: Maine
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List the following information for officers, directors, owners equal to or over 10%, and persons with indirect financial interest in the applicant.

Name	Date of Birth	Phone or E-mail	Address	Title	Ownership Stake (%)
Mario Pepin	04/23/1960	mario23pepin@gmail.com	1730, Place du moulin Lac-Megantic, qc, g6b3b1	Owner	100%

Amy Bernard

From: Scott R. Nichols
Sent: Friday, May 2, 2025 12:58 PM
To: mlamarre@mainesheriffs.org; Amy Bernard
Subject: RE: Liquor License Application Review for PEPIN'S GENERAL STORE

Amy,
I have no reason to deny the liquor license. There is nothing in our reporting records that would prohibit them.
Scott

-----Original Message-----
From: Mary-Anne LaMarre <mlamarre@mainesheriffs.org>
Sent: Friday, May 2, 2025 12:49 PM
To: Scott R. Nichols <SNichols@franklincountymaine.gov>; Amy Bernard <ABernard@franklincountymaine.gov>
Subject: RE: Liquor License Application Review for PEPIN'S GENERAL STORE

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Good afternoon,

I don't have any violations in the last seven years, though we don't make it that far every year. I can schedule a team, if you wish?

Mary-Anne LaMarre
Executive Director
Maine Sheriffs Association
One Team, One Mission
https://urldefense.proofpoint.com/v2/url?u=http-3A___www.mainesheriffs.org&d=DwIFaQ&c=euGZstcaTDIvimEN8b7jXrwqOf-v5A_CdpnVfiIMM&r=mF486ADiFV_HHFFqv-byUUqUh9MSXyP5izmSm9G8r1jvDuaIP1s9wVKoq9p0odBq&m=1TVvzX2SEPPS9rS0bPrbccOfqvPIEaDVpu8l1AJMjIVQyK8_qenQslg8FqZMVFKY&s=Chdk9ew7tr9yRI86Ohz9Kq2ahtLgFH7KCGhuF_rywpc&e=

-----Original Message-----
From: Scott R. Nichols <SNichols@franklincountymaine.gov>

Sent: Friday, May 2, 2025 12:26 PM

To: Amy Bernard <ABernard@franklincountymaine.gov>; Mary Lamarre (mlamarre@mainesheriffs.org) <mlamarre@mainesheriffs.org>
Subject: RE: Liquor License Application Review for PEPIN'S GENERAL STORE

Let me check with Mary Anne regarding liquor compliance violations.

Mary Anne, do you have any records of violations regarding Pepins General Store in Coburn Gore?

Thank you!

From: Amy Bernard <ABernard@franklincountymaine.gov>

Sent: Friday, May 2, 2025 11:27 AM

To: Scott R. Nichols <SNichols@franklincountymaine.gov>

Subject: FW: Liquor License Application Review for PEPIN'S GENERAL STORE

Scott,

In the past year has there been any issues with Pepin General store? The Commissioners are making a decision on the May 6th.

Amy

Amy Bernard
(She/her/hers)

County Administrator

Phone: 207-860-4250

Email: ABernard@franklincountymaine.gov <mailto:ABernard@franklincountymaine.gov>

140 Main Street, Suite 3,

Farmington, ME 04938

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.franklincountymaine.gov&d=DwIFaQ&c=euGZstcaTDIvImEN8b7jXrwqOf-v5A_CdpbnVfiMM&r=mF486ADIFV_HHFfqv-

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From: alcohol.bablo@maine.gov<mailto:alcohol.bablo@maine.gov> <https://urldefense.proofpoint.com/v2/url?u=http-3A__alcohol.ba&d=Dw/fAQ&c=euGZstcaTDIvImEN8b7jXrwqOf-v5A_CdpGnVfiIMM&r=mF486ADiEV_HHffqv-byUUqU9MSXyP5IzmSm9G8r1jvDuaIP1s9wVKod9pOodBq&m=1TVzX2SEPPS9rS0bPrbccOfqvPIEaDVpuBI1AUMjIVQyK8_genQsig8FqZMVFKY&s=u1VjpyB7AHY_d19H5fBF2I5_CXKQTVVTXoOVfqR2sCM&e=blo@maine.gov><mailto:alcohol.bablo@maine.gov>>

Sent: Friday, April 18, 2025 9:46 AM

To: Amy Bernard <ABernard@franklincountymaine.gov><mailto:ABernard@franklincountymaine.gov>>

Subject: Liquor License Application Review for PEPIN'S GENERAL STORE

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Municipal/County Review

Application Type: Renewal Application

License Type: Off-Premises: Agency Liquor Store

Applicant: PEPIN STORE, INC.

Premises Name: PEPIN'S GENERAL STORE

Address: 6065 ARNOLD TRAIL COBURN GORE ME 04936 File Number: 65026 Submission Date: April 18, 2025

Click here to review and indicate whether or not your jurisdiction approves of the application. <https://urldefense.proofpoint.com/v2/url?u=https-3A__alcohol.maine.gov_prod_webui_object_54958216_ExternalReview-3FAuthorizationKey-3DAPICSYOBEMFLOKEROMJITQPWLFIDGOG&d=DwMFaQ&c=euGZstcaTDIvImEN8b7jXrwqOf-

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If you would like to update the person receiving this message or if you have any questions, please contact us.
State of Maine

Liquor Licensing & Enforcement

Phone: (207) 624-7220 Email: alcohol@maine.gov<mailto:alcohol@maine.gov>

19 Union St, 3rd Floor, Augusta, ME 04330

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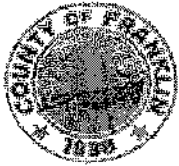
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Jamie Sullivan

From: Amy Bernard
Sent: Tuesday, April 22, 2025 11:35 AM
To: Jamie Sullivan
Subject: FW: Kibby Tower

Agenda item please



Amy L Bernard
Franklin County Administrator
Phone: 207-860-4250
Mobile: 207-357-6955
Email: abernard@franklincountymaine.gov
140 Main Street
Suite 3
Farmington, Maine 04938
www.franklincountymaine.gov

From: Amanda Simoneau <ASimoneau@franklincountymaine.gov>
Sent: Tuesday, April 15, 2025 3:08 PM
To: Amy Bernard <ABernard@franklincountymaine.gov>; Tiffany Baker <TBaker@franklincountymaine.gov>; Bob Carlton <BCarlton@franklincountymaine.gov>
Subject: Kibby Tower

Good Afternoon,

Over the weekend it was brought to our attention from Eustis Fire Department that the Kibby Tower was not working for them. We had our radio vendor check his remote access to see if he could assess the situation. It appears that there is a transformer that is no longer attached to the pole, and no power to the radio equipment in our building. IEC is scheduled to the site to repair/assess the issue.

These repairs will need to be funded out of the EMA Reserve, I am not sure at the time what this cost is going to be. After speaking with Jason from IEC if this repair is to reattach the transformer to the pole – its \$250 per hour (including 2 crew members and the truck) a minimum of 3 hours to travel there they usually base it off a 7-8 hour workday, it would be about \$2500.00 (max). If this is a larger problem, like a damaged transformer – those are \$5,000.00 or more.

As I get more information, I will be sure to share this with you and get approval for the expenditure.

Thanks,
Amanda



Amanda Simoneau, CEM-ME
EMA Director

Phone: 207.778.5892
Mobile: 207.491.5959

Email:
asimoneau@franklincountymaine.gov

120 County Way, Suite 3
Farmington, Maine 04938

Website: [Emergency Management -
Franklin County, Maine
\(franklincountymaine.gov\)](http://www.franklincountymaine.gov/emergency-management)

Facebook: [Facebook](https://www.facebook.com/franklincountymaine)

CONTRACT CHANGE ORDER #1

CONTRACTOR: Wyman & Simpson	PROJECT: Reeds Mill Bridge #5929 PROJECT No. 15-Reeds Mill-24
OWNER: Franklin County	ENGINEER: Calderwood Engineering
DATE OF ISSUE: 05/02/25	EFFECTIVE DATE: 05/02/25
<p>Description: The road closure window is to be changed to July 7th, 2025 to September 6th, 2025.</p> <p>The required United States Army Corps of Engineers permit has not been received at the time of contract execution. If the required permits are received by July 15th, 2025, all in-water work shall be completed by September 16th, 2025. If permits are not received before July 15th, 2025, all in-water work shall be completed by September 30th, 2026. No additional road closure time will be permitted to complete the work in this instance. Single-lane closures will be permitted to complete in-water work.</p> <p>Reason for Change Order: Contract was executed by the County 43 days after bid opening. Delay in execution has resulted in a delay in order of steel and project schedule.</p> <p>Attachments: Revised Special Provision Section 104</p>	
CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ 1,094,980.00	Original Contract Deadline: August 30 th , 2025
Net changes from previous C. O.'s No. <u>0</u> to <u>0</u> \$ 0.00	Net changes from previous C. O.'s No. <u>0</u> to <u>0</u> (calendar days) (0) additional days to road closure
Contract Price Prior to this Change Order: \$ 1,094,980.00	Contract Deadline prior to this Change Order: (calendar days or dates) August 30 th , 2025
Net Increase (decrease) of this Change Order: \$ 0.00	Net Increase of this Change Order: (calendar days) (0) additional days to road closure
Contract Price with all Approved Change Orders: \$ 1,094,980.00	Contract Deadline with all Approved Change Orders: (calendar days) September 30 th , 2026
RECOMMENDED (Engineer) By: <u>Eric T. Calderwood</u> Date: <u>05/02/2025</u>	APPROVED: (Owner) By: Date:
ACCEPTED: (Contractor) By: <u>B. Mag</u> Date: <u>5-2-25</u>	

Amy Bernard

From: Peter Cogley <peterc@calderwoodengineering.com>
Sent: Friday, April 18, 2025 9:59 AM
To: Brian MacFawn; Amy Bernard; Robert Lightbody
Cc: Jesse Helms; Greg MacAlister
Subject: Reeds Mill Change Order (Project Schedule)

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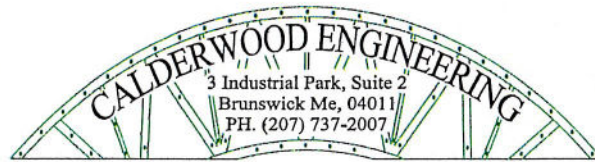
Hello Amy,

Can we setup a Teams meeting sometime next week with the County and Wyman & Simpson to discuss a change order to modify the road closure window to a later date due to the delay in contract execution? I am available at any time next Thursday or Friday (4/24 or 4/25). Please let me know your availability to meet.

Thanks,
Peter

Peter Cogley
Calderwood Engineering
3 Industrial Parkway, Suite 2
Brunswick ME, 04011
Office: (207) 737-2007
Direct: (207) 837-6984

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Date: March 6th, 2025

Engineering Proposal for: Reed Mill Bridge in the Town of Madrid, ME

Project Description and scope:

This proposal is for the construction inspection phase of the Reeds Mill Bridge over Orbeton Stream in the town of Madrid, Maine.

Scope of Preliminary Design:

This section is not required as a part of this proposal

Scope of Final Design:

This section is not required

Construction Administration:

Calderwood Engineering will inspect the work being performed both at the fabrication shop and on site to ensure the work meets or exceeds the requirements of the project plans and specifications. Inspection is not anticipated to be continuous, but will be performed during key activities. This involves sampling, testing, and assisting with layout of concrete abutment modifications, measuring and witnessing structural steel erection, overseeing the concrete deck placement, inspecting pavement, and conducting a final inspection. Calderwood Engineering will also review shop details and other required submittals for construction as well as review and provide recommendations for payment of contractor generated invoicing.

Calderwood Engineering will develop a testing file, correspondence file, and inspection reports, as built plans, compile reviewed and approved shop details as required for the project. An electronic copy of this report will be sent to the town and MaineDOT for future reference upon completion of the project.

Pertinent Design Criteria:

This section is not applicable

Project Schedule:

Kickoff:

Upon approval of this proposal.



Cost Estimate:

Estimate to perform required work as discussed in the proposal above:

The estimated cost is broken down by an hourly basis for each anticipated activity. It should be noted that the estimated number of hours below are for estimate purposes only, this proposal is developed as a 'per hour' proposal and man-hours for each activity are estimates only. The actual number of man-hours worked will be billed for. Some of this may vary from our estimate as they are dependent on the contractor's plan, schedule, and the exact coordination of the work.

Total this proposal \$45,850.00

Additional work required beyond the scope of this project will be billed at our standard engineering rates, as attached. Calderwood Engineering will not perform work outside of the scope of this proposal without authorization from Franklin County, Maine.

Payment Schedule:

Invoices for the project will be sent monthly based on actual person hours required for the project. Invoices will not be included with submittals of work product, but will be sent under separate cover. Terms of payment will be net 30. Any engineering or detailing required beyond the scope of this proposal will be billed out at the hourly rates provided in the attachment.

**STATE OF MAINE DEPARTMENT OF TRANSPORTATION
CONSULTANTS' DETAILED COST PROPOSAL FORM**

Consultant Name:
Vendor/Customer No.:
Project Title/Location:
MaineDOT WIN:
Service Area or Phase of Work:

Calderwood Engineering etc. llc
Franklin County, Reeds Mill Bridge in Madrid, ME
n/a
Construction Inspection

Orig. Date: March 6, 2025
Revised Date: n/a
Contact Name: Eric Calderwood
Contact e-mail address: eric@calderwoodengineering.com

Consultant Positions =>

Consultant Positions =>		Eric Calderwood (Principal)	Gregory Macalister (Sr Engineer)	Jesse Helms (Sr. Detailer)	Thad Chamberlain (Project Engineer)	Mohamed Mohamed (Project Engineer)	Peter Cogley (Project Engineer)	Carl Edwards (Senior Inspector)	Jim Foster (Senior Bridge Engineer)	Lyn Calderwood (Clerical)	TOTAL
#	Task Descriptions	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours
1	Preconstruction Meeting		6.00	6.00							12.00
2	Miscellaneous Communication & Coordination		8.00				8.00				16.00
3	Review of Fabrication Submittals (i.e. Structural Steel Shops, Bridge Rail Shops, Reinforcing, etc.)			8.00		8.00	8.00				24.00
4	Review of Construction Submittals (i.e. Demolition Plan, Erection Plan, Formwork, Concrete Mix, etc.)				16.00	8.00	8.00				32.00
5											0.00
6	Fabrication Inspection – Structural Steel & Bridge Railing (3 shop visits)			16.00			8.00				24.00
7											0.00
8	Abutment Concrete Placement & Reinforcing Inspection: Bridge Seats, Wing Modifications, & Footing Repair (6 site visits)			18.00		16.00	16.00				50.00
9	Repainting Granite Portions of Abutments (1 site visit)						8.00				8.00
10	Grout Bag Placement (1 site visit)			8.00							
11	Structural Steel Erection (1 site visit)			10.00							10.00
12	Deck Placement: Dry Run, Reinforcing check, Deck & Curb Concrete Placement (3 site visits)			10.00		10.00	10.00				30.00
13	Bridge Railing Installation (1 site visit)			8.00							8.00
14	Guardrail Installation (1 site visit)						8.00				8.00
15	Pavement Inspection (1 site visit)					8.00					8.00
16											0.00
17	Review Requests for Payment			8.00							8.00
18	Final Inspection & Development of Punchlist (1 site visit)			8.00							8.00
19	Respond to Construction RFIs		8.00								8.00
20	Compilation of final As-Built Details, communications file, material testing results, etc. Copy and Bind						16.00				16.00
21	Miscellaneous Clerical								24.00		24.00
22											0.00
23											0.00
24											0.00
25											0.00
TOTAL HOURS		0.00	22.00	100.00	16.00	50.00	90.00	0.00	24.00	0.00	294.00
HOURLY RATE		\$49.86	\$49.49	\$44.27	\$47.00	\$38.00	\$38.10	\$43.46	\$51.74	\$35.16	
DIRECT LABOR TOTAL		\$0.00	\$1,088.78	\$4,427.00	\$752.00	\$1,900.00	\$3,429.00	\$0.00	\$1,241.76	\$0.00	\$12,838.54
DIRECT EXPENSES		\$	NOTES:								
Subconsultant 1 (SW Cole-Conc.Test & Compaction)		\$5,000.00	Proposal should include: (a) Description of Services; (b) Scope of Work; (c) DBE form; (d) Appendix A-1; (e) Certified Payroll; (f) Insurance Certificates; (g) Subconsultant Proposal; and (h) Direct Expenses.								
Subconsultant 2 – n/a		\$0.00									
Mileage (\$.50 per mile)		\$2,504.88									
Postage		\$0.00									
Printing		\$0.00									
Miscellaneous		\$0.00									
TOTAL DIRECT EXP. =		\$7,504.88									
</											

APPENDIX A-1

METHOD OF PAYMENT

☐ Adjustable Burdened Hourly Rates
☐ Adjustable Burdened Hourly Rates - Fixed Overhead
☒ Fixed Burdened Hourly Rates
☐ Cost Per Unit of Work
☐ Cost Plus Fixed Fee
☐ Lump Sum

Consultant Name: Calderwood Engineering

Date: 12/27/2024

Employee Names/Classifications & Rates

Please indicate the Employee Names/Classifications and rates that will be used to fulfill the requirements of this contract.

Employee Name & Classification	Actual Rate Paid *	Allowable Direct Labor Hourly Rate	Overhead % 171.52%	Profit/Fixed Fee% 10%	Burdened Hourly Rate
Eric Calderwood - Senior Engineer I	\$49.86	\$49.86	\$85.52	\$13.54	\$148.92
Gregory MacAllister - Senior Engineer/Project Manager	\$49.49	\$49.49	\$84.89	\$13.44	\$147.81
Jesse Helms - Project Engineer/Project Manager	\$44.27	\$44.27	\$75.93	\$12.02	\$132.22
Thad Chamberlain - Project Engineer	\$47.00	\$47.00	\$80.61	\$12.76	\$140.38
Lynette Calderwood - Clerical	\$35.16	\$35.16	\$60.31	\$9.55	\$105.01
Peter Cogley - Project Engineer	\$38.10	\$38.10	\$65.35	\$10.34	\$113.79
Mohamed Mohamud - Project Engineer	\$38.00	\$38.00	\$65.18	\$10.32	\$113.50
Carl Edwards - Senior Inspector	\$43.46	\$43.46	\$74.54	\$11.80	\$129.80
Jim Foster- Senior Bridge Engineer	\$51.74	\$51.74	\$88.74	\$14.05	\$154.53
Raymond Kindingilli - Project Engineer	\$33.75	\$33.75	\$57.89	\$9.16	\$100.80
Tanner Hennin - Intern	\$22.00	\$22.00	\$37.73	\$5.97	\$65.71
Emma Burt - Intern	\$22.00	\$22.00	\$37.73	\$5.97	\$65.71

*I certify that this rate is the actual rate paid to this employee under this firm's payroll. (These rates will be paid as of January 1st, 2025)

By: Eric T. Calderwood

Date: 11/22/2024

(Name/Title Printed)

I certify that the foregoing signature is true and accurate, and if electronic, I further certify that it (a) is intended to have the same force as a manual signature, (b) is unique to myself, (c) is capable of verification, and (d) is under the sole control of myself.

Franklin County Commissioners Meeting

May 08, 2025

Unorganized Territory Road Supervisor End of Year Report

Active/Open Items

- Constituent follow-up regarding road postings
- West Freeman Road ditching to resume in Summer 2025.
- Beech Hill Culvert Replacement –*order culvert materials for 2025 installation.*
- Remove posted road signs by May 11
- Road grading to be completed by the end of May, sooner if possible.
- Road, drainage, and bridge inventory to resume.
- Oberton Stream Bridge Replacement
- Rapid Stream Bridge replacement

Winter Repair Items

- Repair Ojala driveway culvert, Baker Hill Road
- Repair/replace culvert on Spruce Nubble Road
- Add gravel to end of Lovejoy Road
- Culvert rehabilitation at Alder Stream Road

Budget/Cost Items

- Seeking Bid Proposals for ditching and culvert replacement on West Freeman Road, Huff Road, and Center Hill Road
- 2026 Maintenance planning/forecasting
- 5 year planning priorities

Miscellaneous Items

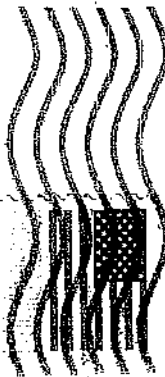
- Road Commissioner/Supervisor training and seminars
- Best Practices and Procedures for bridge cleaning and maintenance

Robert D. Lightbody

Town of New Sharon
P.O. Box 7
11 School Lane
New Sharon, Maine 04955

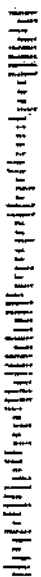
Rec'd
4/10/25

EASTERN MAINE 044
8 APR 2025 PM 2 L



LELAND BUZZELL
9B Amy's Way
Gorham, ME 04038
~~04038~~ TEL. 839-6651

04038-218838





Town of New Sharon, Maine

Town Office / Assessor's Office (207)778-4046

3/27/2025

Dear Mr. Buzzell,

This letter is in response to the Application for Abatement Form that you filed for a property that you own located on Weeks Mills Road, New Sharon, Maine. You mentioned that you are a Certified General Appraiser, and have been in the business for 55 years. You also mentioned, that you have performed a review of the recent land transfers, and in your opinion, the data did not support the 2025 assessed value of your property. For these reasons you are requesting an abatement of \$10,460 in assessed valuation.

I have reviewed your request and compared your assessment to other similar properties. In conclusion, the land sales that you included in the packet that you supplied to me appear to be further supportive of the Town's 2025 assessed value of your property rather than supplying supportive evidence that the assessed value is too high, as you suggested.

My job as the Assessors Agent for the Town of New Sharon is to ensure that all properties within the town limits are assessed with equity mind, and that similar properties are assessed in the same manner. In my professional opinion this is the case with your undeveloped property located on Week Mills Road. It is for this reason that the New Sharon Board of Selectmen and I will be declining your Abatement request at this time.

Sincerely,

Kevin McCormick, C.M.A.

Town of New Sharon

Town of New Sharon
Application for Abatement of Assessed Value
(Title 36 M.R.S.A., Section 841)

1. Applicant's Name LELAND E. BUZZELL Date: 2/14/2025

2. Property Address: WEEKS MILLS ROAD

Mailing Address (if different): 9 AMY'S WAY, GORHAM, ME 04038

3. Map & Lot or Account Number: 06-14-01 Phone Number: 839-6651

4. This Application is for the 2024 tax year.

5. Total Assessed Value of Land: \$37,586 Total Assessed Value of Building: NONE

Or Total Assessed Value of Personal Property: NONE

6. Abatement Amount Requested:

\$ 10,460 ± (the \$ amount you wish your current assessed value to be reduced)*

7. Reasons for Requesting Abatement (please be specific, attach additional sheets if needed):

Please be advised that I am a Certified General Appraiser (CG-245) and that I have been in the business for 55 plus years.

The subject lot is a carve-out lot from a much larger site that has been in our family for 4 generations. Its ownership

*Documentation in Support of abatement request required

If you submit an appraisal you must submit a "LICENSED APPRAISER AUTHORIZATION FORM"

Applications must be filed with the Assessor's Agent within 185 days from the date of commitment of the tax to which objection is made. Filing this abatement request does not suspend, stop, or exclude you from paying your taxes on time prior to the deadline dates. Be advised that interest will accrue on unpaid taxes, even during the Assessor's abatement review period, at the rate established at the annual Town Meeting.

(2)

has been retained as a site to be used if needed by a family member. The land is raw and elongated.

I did a review of the land transfers in New Sharon that are enclosed and in the time frame stated in your October 16, 2024 letter. I also included a sale that closed on 11/12/2024. It is a 3.1± Acre parcel with 200'± of frontage on a side road location that sold for \$23,000 or \$7,419/Ac. The other sales were 3.11± to 5.0± Acres in size, sold between 1/12/2023 and 12/22/2023 and had per acre unit sale prices between \$7,273/Ac to \$10,932/Ac. I would like to note the upper end of the unit sales range was for a site that had been cleared for development and had a driveway constructed.

Based on the above referenced data, I find it not to be supportive of the new assessment rate of \$11,086/Ac or \$37,580 for the lot. It is my opinion that our lot should be valued in the \$8,000±/acre sales range or \$27,120 for the lot.

(3)

Please consider my request and take a look at the data presented. I can be reached at 207-839-6651 if you wish additional data or information.

Thank you for your consideration.

Heland E. Buzzell

MLS #: 1549198

Status: Closed

County: Franklin

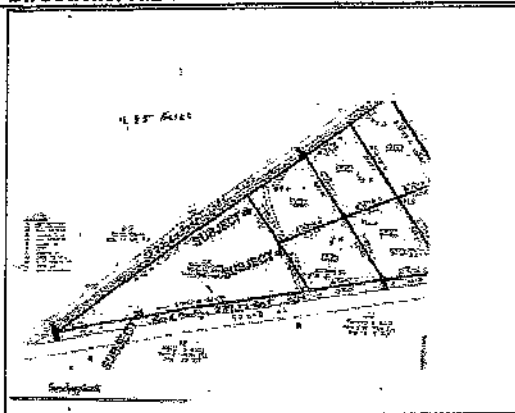
Property Type: Land

Seasonal: No

List Price: \$50,000

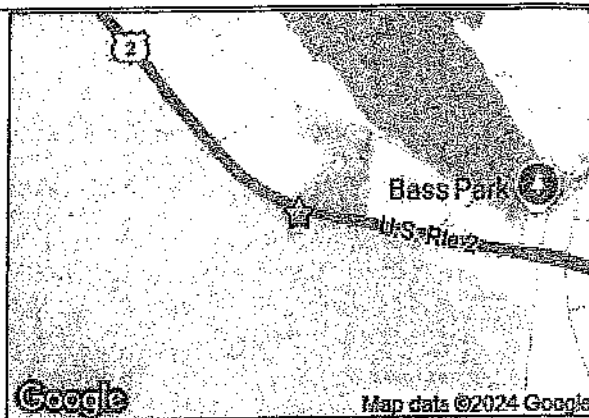
Original List Price: \$50,000

Directions: rt.2 to Lane road in New Sharon 4.85 acres with frontage on both roads



map11-108- Rt.2 & Lane
road
New Sharon, ME 04955

List Price: \$50,000
MLS#: 1549198



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	1,661
Lot Size Acres +/-:	4.85	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	town
Mobile Homes Allowed:	Yes			Zoning Overlay:	Unknown

Property Features

Utilities:	Pole: by road; Utilities On: No	Electric:	No Electric	Roads:	Paved; Public
Driveway:	No Driveway	Gas:	No Gas	Site:	Level; Wooded
Parking:	1 - 4 Spaces	Water:	None; Well Needed on Site		
Location:	Near Shopping; Near Town; Rural	Sewer:	None; Septic Needed		

Tax/Deed Information

Book/Page	3867/180	Full Tax Amt/Yr:	\$864.77/ 2022	Map/Block/Lot:	11/108-6
Deed/Conveyance Type Offered:	Warranty			Tax ID:	11-108-NewSharonmaine04955

Remarks

Showing Instructions: Call Listing Broker; Call Listing Office; Email Listing Broker; Show Without Notice; Sign on Property

Listing/Agent/Office Information

Internal List #:	List Date:	12/01/2022	Pending Date:	12/22/2022
Listing Agreement:	Exclusive Right To	Withdrawal Date:	Terminated Date:	

Days On: 19

Market:

Name	Primary	Cell	Fax	E-mail
LA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net
LO: Harris Real Estate (2084)	207-779-9000		207-779-9002	
SA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net
SO: Harris Real Estate (2084)	207-779-9000		207-779-9002	

Sold Information

Appraiser Name:	888888 No Appraisal	Closed Date:	01/12/2023	Seller Paid Closing Costs:	No
Sold Terms/Other:	Cash/Not Applicable	Closed Price:	\$42,500	Did Acres Change at Sale:	No

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

8,763/AC

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MAINE
Listings



MLS #: 1545447

Status: Closed

County: Franklin

Property Type: Land

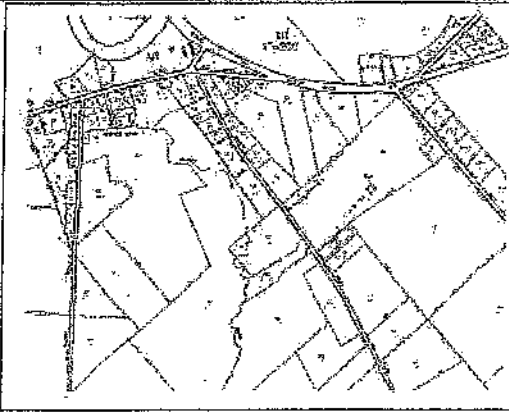
Private Detail Report

Seasonal: No

List Price: \$28,500

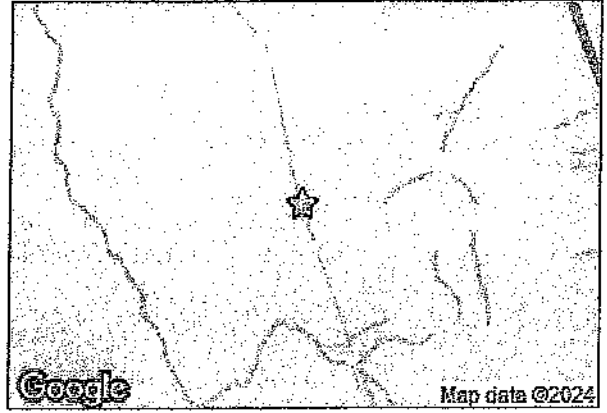
Original List Price: \$33,000

Directions: Cape Cod Hill road turn left onto Kimball pond road go 1/2 +/- mile property on left



**73 Kimball Pond Road
New Sharon, ME 04955**

**List Price: \$28,500
MLS#: 1545447**



Land Information

Surveyed: Unknown Waterfront: No
Lot Size Acres +/-: 3.3 Water Views: No
Source of Acreage: Public
Records
Mobile Homes: Yes
Allowed:

Source of Road: Public
Frontage: Records
Zoning: 0
Zoning Overlay: Unknown

Property Features

Utilities: Pole: By road Electric: No Electric Roads: Gravel/Dirt; Public
Driveway: No Driveway Gas: No Gas Site: Rolling/Sloping; Wooded
Parking: No Parking Water: None; Private; Well Needed on Site
Location: Near Town; Rural Sewer: None; Septic Needed

Tax/Deed Information

Book/Page 3531/201 Full Tax Amt/Yr: \$286.01/ 2022 Map/Block/Lot: 11/73
Tax ID: 73kimballpondroadnewsharonmaine

Remarks

Remarks: Great area to have your home and short distance to Rt #2
Showing Instructions: Call Listing Broker; Email Listing Broker; Show Without Notice; Sign on Property

Listing/Agent/Office Information

Internal List #:	List Date:	10/10/2022	Pending Date:	12/20/2022
Listing Agreement:	Exclusive Right To	Withdrawal Date:	Terminated Date:	
Days On Market:	Sell			
	71			
Name	Primary	Cell	Fax	E-mail
LA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net
LO: Harris Real Estate (2084)	207-779-9000		207-779-9002	
SA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net
SO: Harris Real Estate (2084)	207-779-9000		207-779-9002	

Sold Information

Appraiser Name: 888888 No Appraisal Closed Date: 02/02/2023 Seller Paid Closing Costs: No
Sold Terms/Other: Conventional/Not Applicable Closed Price: \$24,000 Did Acres Change at Sale: No

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

* 7,273 / Az

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MAINE



MLS #: 1573142

Status: Closed

County: Franklin

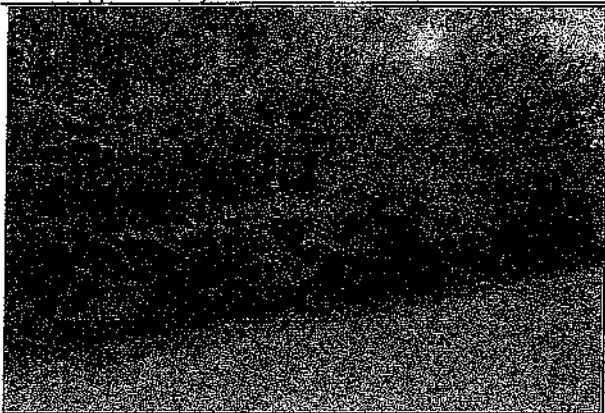
Property Type: Land

Seasonal: No

List Price: \$39,000

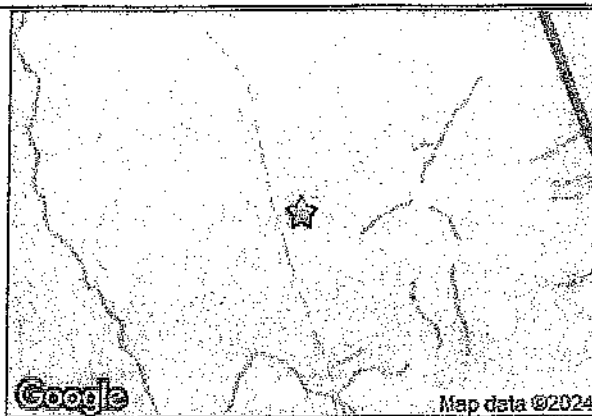
Original List Price: \$39,000

Directions: From Rt. 2 in New Sharon, turn onto Rt. 134 West/Cape Cod Hill Road, take first left and stay to your right onto Kimball Pond Road, property up on left approximately 1.4 miles.



310 Kimball Pond
Road
New Sharon, ME
04955

List Price: \$39,000
MLS#: 1573142



Land Information

Surveyed:	No	Waterfront:	No	Road Frontage +/-:	700
Lot Size Acres +/-:	5	Water Views:	No	Source of Road Frontage:	Seller
Source of Acreage:	Seller			Zoning:	per Town
Mobile Homes Allowed:	Yes			Zoning Overlay:	Unknown
				Bank Owned REO:	No

Property Features

Driveway:	No Driveway	Electric:	Other Electric	Roads:	Gravel/Dirt; Public
Parking:	On Site	Gas:	No Gas	Site:	Level; Wooded
Location:	Rural	Water:	None		
Restrictions:	No Restrictions	Sewer:	None		
Recreational Water:	Nearby				
View:	Scenic; Trees/Woods				

Tax/Deed Information

Book/Page	1179/144	Full Tax Amt/Yr:	\$1/ TBD	Map/Block/Lot:	10/127
Deed/Conveyance Type Offered:	Warranty	School District:	RSU 09	Tax ID:	310kimballpondroadnewsharon04955

Remarks

Remarks:	Gorgeous tract of land with easy access to Farmington or back to Augusta. Super house lot or great camp lot. Nice hunting area and many lakes and ponds to fish. Part of a larger parcel. Camp and 7 acres also for sale to the right, see MLS #1573141. May be dug wells on property, walk with caution. Power at roadside. There's a 21 day right of first refusal to neighbors.
Showing Instructions:	Call Listing Broker; Email Listing Broker; Text Listing Agent
Internal Remarks/Contingency:	Seller warns of any possible wells when walking the property, unknown if any. There are wells on adjoining lot. Power at roadside.

Listing/Agent/Office Information

Internal List #:	List Date:	09/25/2023	Pending Date:	10/13/2023
Listing Agreement:	Exclusive Right To Sell	Withdrawal Date:	Terminated Date:	
Days On Market:	17			

Name	Primary	Cell	Fax	E-mail
LA: Daniel Nash (006221)	207-778-6333	207-779-6334		dnash@sandyriverrealty.com
LO: Coldwell Banker Sandy River Realty (1280)	207-778-6333		207-778-4686	
SA: Daniel Nash (006221)	207-778-6333	207-779-6334		dnash@sandyriverrealty.com
SO: Coldwell Banker Sandy River Realty (1280)	207-778-6333		207-778-4686	

Sold Information

Appraiser Name: 888888 No Appraisal	Closed Date: 11/16/2023	Seller Paid Closing Costs: No
Sold Terms/Other: Cash/Not Applicable	Closed Price: \$38,500	Did Acres Change at Sale: No

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

\$7,700/Ac

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MAINE
Listings



New Assessment - \$35,000 / \$7,000/Ac

MLS #: 1569875

Status: Closed

County: Franklin

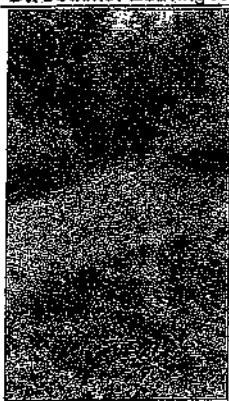
Property Type: Land

Seasonal: Unknown

List Price: \$34,900

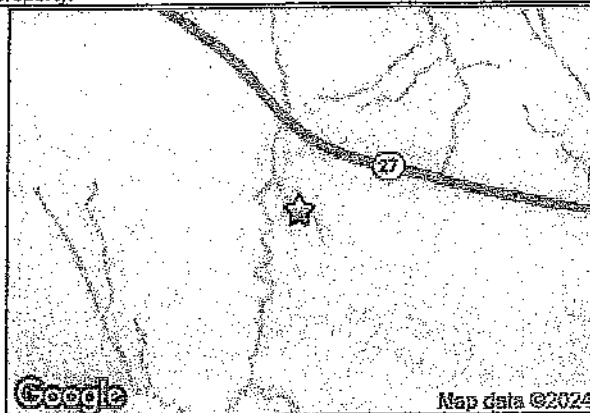
Original List Price: \$40,000

Directions: Leaving New Sharon headed to Augusta, top of Mile Hill on your right, sign on property.



667 Mile Hill Road
New Sharon, ME 04955

List Price: \$34,900
MLS#: 1569875



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	295
Lot Size Acres +/-:	3.11	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Public			Zoning:	None
	Records			Zoning Overlay:	No
Mobile Homes Allowed:	Yes				

Property Features

Driveway:	Gravel	Electric:	No Electric	Transportation:	Major Road Access
Parking:	5 - 10 Spaces	Gas:	No Gas	Roads:	Paved; Public
Location:	Near Country Club; Near Golf Course; Near Shopping; Near Town; Ski Resort	Water:	None	Site:	Level; Open; Well Landscaped; Wooded
Restrictions:	No Restrictions	Sewer:	None		
Recreational Water:	Lake/Fresh Water; Nearby; River/Brook/Stream				
View:	Mountain(s); Scenic; Trees/Woods				

Tax/Deed Information

Book/Page/Deed:	4362/65/All	Full Tax Amt/Yr:	\$334/ 2022	Map/Block/Lot:	17/11-1
Deed/Conveyance Type Offered:	Warranty			Tax ID:	NSHR-000016-000000-000011-000001
Deed Restrictions:	Yes				

Remarks

Remarks:	1055 - This 3 acre lot is cleared and the driveway is in. Just 20 minutes to the Belgrade Lakes Region and 30 minutes to Augusta. Build your dream home with a great view of Maine's mountains!
Showing Instructions:	ShowingTime; Sign on Property
Internal Remarks/Contingency:	Showingtime. Go and Show. No Notice Required. Refer to Listing Agent.
Showing Remarks:	Showingtime. Go and Show. No Notice Required. Refer to Listing Agent.

Listing/Agent/Office Information

Internal List #:	1055	List Date:	08/23/2023	Pending Date:	11/09/2023
Listing Agreement:	Exclusive Right To Sell	Withdrawal Date:		Terminated Date:	
Days On Market:	77				
Name	Primary	Cell	Fax	E-mail	
LA: Justin Evans (022585)	207-864-3900	207-779-7784		jevans@alliedrealty.net	
LO: Allied Realty (2643)	207-864-3900		207-474-2037		
SA: Holly Lawrence (021901)	207-660-1707	207-660-1707		hollyhacskaylo@portsidereg.com	
SO: Portside Real Estate Group (3364)	207-607-5965		207-619-7612		

Sold Information

Appraiser Name:	021760 Levi Dussault levi@appgroupmaine.com	Closed Date:	12/22/2023	Seller Paid Closing Costs:	No
Sold Terms/Other:	Conventional/Not Applicable	Closed Price:	\$34,000	Did Acres Change at Sale:	No
		Appraiser Phone Number:	207-400-7766		

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

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MAINE Listings



\$10,932/AC

MLS #: 1603939
Status: Closed
Directions: GPS Friendly

County: Franklin
Property Type: Land

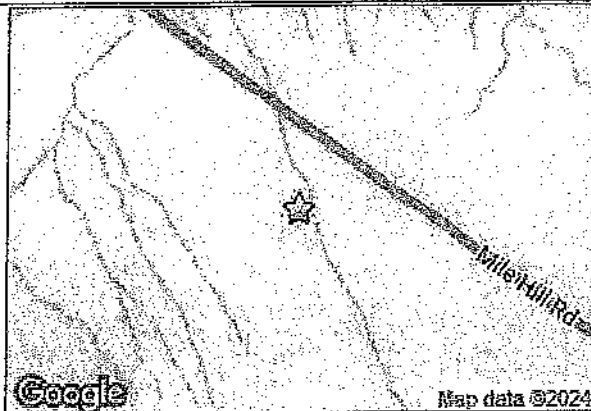
Seasonal: No

List Price: \$25,000
Original List Price: \$25,000



28 York Hill Road
New Sharon, ME
04955-3735

List Price: \$25,000
MLS#: 1603939



Land Information

Surveyed: Yes
Lot Size Acres +/-: 3.1
Source of Acreage: Public Records
Mobile Homes Allowed: Yes
Waterfront: No
Water Views: No

Road Frontage +/-: 200
Source of Road: Public Records
Zoning: Residential
Zoning Overlay: No

Property Features

Driveway: No Driveway
Parking: No Parking
Location: Rural
View: Trees/Woods
Electric: No Electric
Gas: No Gas
Water: None; Well Needed on Site
Sewer: None; Septic Needed

Roads: Gravel/Dirt; Public
Site: Wooded

Tax/Deed Information

Book/Page/Deed: 4337/154/All
Deed/Conveyance Type Offered: Warranty

Full Tax Amt/Yr: \$308/ 2023
School District: RSU 09

Map/Block/Lot: 17/14
Tax ID: NSHR-000017-000000-000014

Remarks

Remarks: Level lot located on a quiet road in New Sharon. Close to Farmington, the Belgrade Lakes area, and only 25 miles from Augusta.
Showing Instructions: Show Without Notice; ShowingTime; Sign on Property
Internal: Any offers would have to be in the name as shown on the deed, 'STRATA Trust Company Custodian, FBO Lauren Freeman,
Remarks/Contingency: IRA 300002828' Approval and signature of Trust Company is required for the sale.

Listing/Agent/Office Information

Internal List #: Listing Agreement: Exclusive Right To Sell
Days On Market: 24
List Date: 09/16/2024
Withdrawal Date:
Pending Date: 10/10/2024
Terminated Date:

Name	Primary	Cell	Fax	E-mail
LA: Erica Dalrymple (021269)	207-491-7146	207-491-7146		erica@lakehomegroup.com
LO: Lakehome Group Real Estate (3066)	207-495-2500			
SA: Merline Douglas (014617)	207-485-0138	207-485-0138		douglasteam@lakehomegroup.com
SO: Lakehome Group Real Estate (3066)	207-495-2500			

Sold Information

Appraiser Name: 888888 No Appraisal
Sold Terms/Other: Cash/Not Applicable
Closed Date: 11/12/2024
Closed Price: \$23,000
Seller Paid Closing Costs: No
Did Acres Change at Sale: No

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

\$7419/AC

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MAINE



Town of New Sharon
Board of Selectmen
11 School Lane
New Sharon, ME 04955

October 16, 2024

Buzzell, Kirt B. & Kent A.
Buzzell, Leland E
9B Amy'S Way
Gorham, ME 85602

Map 3, lot 15

3.39 ± Ac

Dear New Sharon Taxpayer:

The Town of New Sharon has completed a revaluation of all property for the April 1, 2024 tax rolls. Shown below is the new value of your property, as established by KRT Appraisal. Your assessment is based upon fair market value using sales in New Sharon from April 1, 2022, through March 31, 2024. **Please do not apply the current mil rate to your new value as the mil rate will drop to account for the large increase in assessments.**

If you feel the new assessment does not reflect market value or have any questions, you will have the chance to talk with a KRT representative over the phone. Topics of discussion can include the revaluation process, data on the property record card, the market value itself or any other information as it relates to your assessment.

To schedule a meeting with a representative of KRT Appraisal, please call **1-855-228-4033** weekdays from October 17th through October 25th, from 9:00 A.M. to 4:30 P.M. Please keep in mind that operators making appointments **cannot discuss values or data**. The meetings will take place over the phone with someone from KRT calling you at the number you provide within the hour block you sign up for.

Viewing Tax Data at Home: If you like, you can view assessment information at the Town's web site or at www.krtappraisal.com. This site will show value summary and revaluation information.

ACCOUNT #: 163
MBLU: 06-14-01
PARCEL LOCATION: Weeks Mills Road

PREVIOUS ASSESSMENT: \$21,480

(# 6,336 / Ac.)

NEW ASSESSMENT: \$37,580

(# 11,086 / Ac.)

+ \$16,100

75% increase

Now - Map 16, Lot 14-1

Now - Map 16, Lot 14-1

Iron pin

¥50 十

650,4

Stone wall

top of bank + remains of stone wall

WEEKS MILLS ROAD Iron pin

From
Dix

$$\begin{array}{r} 240 \\ 150 \\ \hline 2390 \\ 195 \times \end{array}$$
$$130 \times 240 \div 2 =$$
$$1'' = 100' \pm$$

131,625.4.

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15,000

147,225 H

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Town of New Sharon, Maine
Proposed Values by Account Number

Account	Map/Lot	St # Street Name	Owner's Name	Second Owner	Value / AC	Acres	Land Value	Building Value	Total Value
147	18-30	223 Swan Road	Pollard, Sean A	Pollard, Lisa A	6.74	48,340	141,880	186,220	
148	03-41-01	51 Dyer Brown Road	Burke, Lawrence	Burke, Carmen A	1.10	31,850	187,530	219,380	
149	14-56	465 Beans Corner Road	Burnett, Ruth Joy Trustee		3.00	36,600	6,330	42,930	
150	06-35	Muddy Brook Road	Vigue, Kenneth		2.00	27,500	0	27,500	
151	12-37-01	43 Industry Road	Butterfield, Amanda E		1.00	37,900	0	37,900	
152	01-84	74 Mercer Road	Currier, Diane B. (Life Estate)		1.30	51,480	61,120	112,600	
153	01-80	Mercer Road	Currier, Diane B. (Life Estate)		0.39	880	0	880	
154	01-84	50 Industry Road	Butterfield Family Irrev. Trust	Kirk J. Butterfield Trustee	0.51	27,070	48,940	76,010	
155	11-95	265 Mile Hill Road	Bard, Kayla	Bard, Courtney	0.70	52,740	120,720	173,460	
156	12-37	Industry Road	Butterfield Family Irrev. Trust		5.00	40,020	0	40,020	
157	12-36	55 Industry Road	Butterfield Family Irrev. Trust		1.20	38,400	211,460	249,860	
158	12-13-00	55 Industry Road	Butterfield, Amanda E	Moore, Joshua J	3.64	56,540	370,730	427,270	
159	12-32-01	197 Industry Road	Butterfield, Jonathan C		1.00	30,020	433,920	463,940	
160	12-16-00	160 Industry Road	Butterfield, Kirk J		0.00	78,920	78,830	157,750	
161	12-32	Industry Road	Butterfield, Kirk J		1.00	84,300	0	84,300	
162	13-71	Glenn Harris Road	Buzzell, Bruce A	Buzzell, Geraldine G	5.50	71,450	76,090	147,540	
163	06-14-01	Weeks Mills Road	Buzzell, Kirt B. & Kent A.	Buzzell, Leland E	3.99	37,680	0	37,680	
164	08-11	Salt Marsh Road	Threlaque, Jeremy K		0.90	35,900	0	35,900	
165	06-12	Salt Marsh Road	Threlaque, Jeremy K		7.90	37,900	0	37,900	
166	12-19-00	198 Industry Road	Morse George T.		2.90	42,650	215,700	258,350	
167	12-19-00	Industry Road	Morse, George T		2.60	35,600	0	35,600	
168	12-31	295 Industry Road	Butterfield, Kirk J		1.20	32,100	0	32,100	
169	18-05	Mercer Road	McCarthy, Wayne R	McCarthy, Maria E	0.80	59,760	0	59,760	
170	19-59	401 Lane Road	McCarthy, Wayne	McCarthy, Marie E	2.00	34,100	0	34,100	
171	19-58	Mercer Rd/Lane Rd	McCarthy, Wayne	McCarthy, Marie E	2.60	32,040	0	32,040	
172	06-09	82 Salt Marsh Road	Campbell, Robert J	Campbell, Susan R	0.00	54,600	3,210	57,810	
173	14-27	Stones Corner Road	Capurso, Giovanni	Capurso, Anna	1.20	62,200	0	62,200	
174	14-16	695 Industry Road	Capurso, Giovanni And Anna Trustees	Capurso 2017 Trust	5.27	48,170	186,860	235,030	
175	10-33	504 Kimball Pond Road	Stebbins, Charles	Butterfield, Susan F	7.50	54,100	135,450	189,550	
176	12-35	71 Industry Road	Butterfield, Kirk J	Stanley, Ellen R	6.00	47,900	250,900	298,800	
177	19-37	336 Lane Road	Stanley, Chris W		4.30	46,150	542,640	588,790	
178	17-35-01	8 Freedom Way	Casey, Thomas E		1.40	37,010	79,820	116,830	
179	14-10-01	88 Hovey Road	Phillips, Christopher A		4.13	39,430	291,610	331,040	
180	13-10	65 Muddy Brook Road	Saravia, Robin A		14.70	81,300	67,010	148,310	
181	09-34	Muddy Brook Road	Saravia, Robin A		2.00	18,500	0	18,500	
183	11-24-00	144 Cape Cod Hill Road	Chandler, Adrian	Chandler, Marilyn A	1.00	34,110	197,100	231,210	
184	17-05	York Hill Road	Chandler, Adrian M	Chandler, Marilyn A	28.00	58,000	0	58,000	
185	17-04	York Hill Road	Chandler, Joel		4.70	34,250	0	34,250	
186	13-03	Cunningham Road	Charles, Thomas T	Charles, Linda S	11.00	9,650	0	9,650	
187	13-04	76 Cunningham Road	Charles, Thomas T	Charles, Linda S	39.00	41,480	137,700	179,180	
188	01-08	110 Main Street	Bouchard, Michael B		0.41	21,840	185,170	207,010	
189	20-10	Glenn Harris Road	Chretien, Gary L	Chretien, Betty D	54.00	94,000	0	94,000	
190	13-75	272 Glenn Harris Road	Chretien, Gary L	Chretien, Betty D	96.00	132,600	297,670	430,270	
191	13-05	Cunningham Road	Chretien, Russell J		76.00	105,000	0	105,000	
192	10-27	310 Kimball Pond Road	Cresol, Michael D	Christopher, Elizabeth A	5.00	35,000	8,310	43,310	
193	11-103-02	32 Mile Hill Road	Christopher, Ross E		3.16	88,970	195,800	284,770	

\$11,086
 - 6,336
 \$4,750 / Ac
 75% increase

2024 Real Estate Tax Bill

Current Billing Information	
Land	37,580
Building	0
Assessment	37,580
Exemption	0
Taxable	37,580
Rate Per \$1000	10.900
Total Due	409.62

Acres: 3.39
 Map/Lot 06-14-01 Book/Page B2493P101 Payment Due 1/17/2025 409.62
 Location Weeks Mills Road

~ Without State Aid to Education, State Revenue Sharing, and State Reimbursement for the Maine Homestead Exemption, your tax bill would have been approximately 67% higher.
 ~ If you sold your property after April 1, 2024, it is your obligation to forward this bill to the current owner.
 ~ As of 01/18/2025 interest at the rate of 4% per year or part thereof will be charged on the unpaid balance.
 ~ Send a stamped self-addressed envelope for a return receipt.
 ~ Any PAST DUE amounts are NOT included in this bill. All payments received are required to be applied to the oldest outstanding tax due.
 ~ Bonded indebtedness is \$953,451 as of 10/08/2024.
 ~ THIS IS THE ONLY BILL YOU WILL RECEIVE FOR 2024 REAL ESTATE TAX.
 ~ New Sharon Town Office: 207-778-4046 email: townclerk@newsharon.maine.gov

Current Billing Distribution		
New Sharon	53.00%	217.10
RSU9	40.00%	163.85
County Tax	7.00%	28.67

Please make checks or money orders payable to
 Town of New Sharon and mail to:

 Town of New Sharon
 PO Box 7
 New Sharon, ME 04955

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

Please remit this portion with your first payment
 2024 Real Estate Tax Bill
 Account: R163
 Name: Buzzell, Kirt B. & Kent A.
 Map/Lot: 06-14-01
 Location: Weeks Mills Road

1/17/2025 409.62

Due Date	Amount Due	Amount Paid
----------	------------	-------------

First Payment

Town of New Sharon
Board of Selectmen
11 School Lane
New Sharon, ME 04955

October 16, 2024

Buzzell, Kirt B. & Kent A.
Buzzell, Leland E
9B Amy'S Way
Gorham, ME 85602

Map 5, lot 15

3.39 ± AC

Dear New Sharon Taxpayer:

The Town of New Sharon has completed a revaluation of all property for the April 1, 2024 tax rolls. Shown below is the new value of your property, as established by KRT Appraisal. Your assessment is based upon fair market value using sales in New Sharon from April 1, 2022, through March 31, 2024. Please do not apply the current mil rate to your new value as the mil rate will drop to account for the large increase in assessments.

If you feel the new assessment does not reflect market value or have any questions, you will have the chance to talk with a KRT representative over the phone. Topics of discussion can include the revaluation process, data on the property record card, the market value itself or any other information as it relates to your assessment.

To schedule a meeting with a representative of KRT Appraisal, please call 1-855-238-4033 weekdays from October 17th through October 25th, from 9:00 A.M. to 4:00 P.M. Please keep in mind that operators making appointments cannot discuss values or data. The meeting will take place over the phone with someone from KRT calling you at the number you provide within the hour block you sign up for.

Viewing Tax Data at Home: If you like, you can view assessment information at the Town's web site or at www.krtappraisal.com. This site will show value summary and revaluation information.

ACCOUNT #: 163
MBLU: 06-14-01
PARCEL LOCATION: Weeks Mills Road

PREVIOUS ASSESSMENT: \$21,480

NEW ASSESSMENT: \$37,580

(+ 6,336 / AC)

(+ 11,086 / AC)

+ \$16,100

75% increase

B2493P101

X

Date Insp. _____

Lot was incorrectly placed on Map 5 and is actually on map 6.
Made notes for mapping change and adjusted acreage for Map
5 lot 12 and map 6 lot 14. Also Changed Map to 6 and
assigned lot as 06-05-01. TW
1/24 - PM VACANT

New Sharon

[illegible]

Summary Comparison Table – HR Consulting Proposals for Franklin County

Rank	Firm	Score	Strengths	Considerations
1	MGT Impact Solutions	4.85	Research-driven, highly innovative, university-backed tools	Slightly higher cost for optional in-person delivery
2	The Mejorando Group	4.85	Public-sector focus, cultural alignment, nationally recognized team	Less emphasis on tech-based innovation
3	Clarity Scientific	4.70	Ph.D.-led team, strong methodology, excellent past performance	Missing SHRM certs; minor formatting issues
4	Abbott Consulting	4.60	Strong experience and structure; flexible pricing	No named client references included
5	The Barthwell Group	4.55	Cost-effective, DEI-focused, clear structure	Limited innovation in delivery tools
6	Simply HR	4.30	Well-rounded, public-sector experience, fair pricing	Less standout innovation or unique frameworks
7	Roman 3 Operations	4.25	Proprietary assessment tools; union/public experience	No formal certifications (e.g., SHRM); team scale
8	Steven Francek	4.00	Solo consultant with strong credentials and pricing	Lacks team depth and external references
9	Booth Management Consulting	3.68	Tech platform and methodology outlined; experienced team	Lack of certifications; pricing not fully defined
10	Government Leadership Solutions (GLS)	~3.75	Expert team, values-aligned, detailed proposal	Premium pricing; fewer tech-driven or cost-detail innovations

Sample Recommendation Language – Internal or Selection Memo

Recommendation Summary:

After evaluating 10 proposals for Franklin County’s HR Consulting Services initiative using a standardized scoring rubric, we recommend proceeding with **MGT Impact Solutions** as the preferred vendor. MGT scored highest (4.85/5.00), offering a rigorous, research-informed approach, deep public-sector experience, and innovative tools such as Tableau-based reporting and AI-assisted analysis. Their partnership with UNC’s Local Government Workplaces Initiative adds further credibility and technical depth.

Alternate Consideration:

The Mejorando Group also scored 4.85/5.00 and is a strong alternative. Their approach is

tailored for local government with a high emphasis on cultural transformation, leadership alignment, and organizational strategy. Their extensive municipal experience and national reputation make them a safe and strategic option.

Next Steps:

We recommend initiating final scope and pricing discussions with MGT Impact Solutions. Should negotiations not result in a favorable agreement, The Mejorando Group should be considered next.

A summary of proposal rankings and rationale is attached for documentation and transparency.

Here is the full **ranking of the 10 proposals** from **1st to 10th place**, based on the evaluations provided, using weighted scores, qualitative insights, and evaluator rationale:

1st – MGT Impact Solutions

Score: 4.85 / 5.00

Why Ranked 1st:

Best-in-class proposal with a **data-driven, research-informed approach**, deep public-sector experience, and **highly credentialed team**. Innovative use of Tableau, AI analysis, and university-backed survey tools make this submission **technically superior and scalable**. Slight cost deduction did not outweigh the clear overall value.

2nd – The Mejorando Group

Score: 4.85 / 5.00

Why Ranked 2nd:

Tied score with MGT but ranked just below due to **slightly less technical innovation**. However, this proposal brings **strong public-sector alignment**, cultural transformation expertise, and a **highly respected project lead**. Particularly well-suited for counties looking for a **values-based, results-oriented approach**.

3rd – Clarity Scientific

Score: 4.70 / 5.00

Why Ranked 3rd:

Excellent methodological clarity and alignment with project needs. **Strong past performance** in public agencies and a **Ph.D.-led team** with deep I/O psychology roots. Minor markdowns for lack of listed certifications and formatting issues, but overall a **polished and credible proposal**.

4th – Abbott Consulting

Score: 4.60 / 5.00

Why Ranked 4th:

Strong, polished submission with **clear methodology, high team qualifications, and relevant**

experience. Notable for flexibility and client value. Slight markdowns for **absence of direct references** and more limited discussion of ROI limit top-tier ranking.

5th – The Barthwell Group

Score: 4.55 / 5.00

Why Ranked 5th:

Excellent past performance and a **cost-effective flat fee** give this proposal high value. Team experience in DEI and HR consulting is evident, and visual tools help with engagement. Slight deductions for **lack of innovation in tech or tools.**

6th – Simply HR

Score: 4.30 / 5.00

Why Ranked 6th:

Very solid proposal with **relevant experience, good references, and transparent pricing.** Scored slightly lower due to **less evidence of innovation** and some **role clarity issues in team bios.**

7th – Roman 3 Operations

Score: 4.25 / 5.00

Why Ranked 7th:

Clear public-sector focus with **innovative proprietary tools**, especially in union environments. Lacks SHRM certifications and references could be stronger, but **real-world value and affordability** make it a good option.

8th – Steven Francek

Score: 4.00 / 5.00

Why Ranked 8th:

Solo consultant with strong credentials and relevant experience, but **limited team depth, missing references,** and **modest innovation** lower competitiveness. Still a **respectable and**

affordable proposal.

9th – Booth Management Consulting (BMC)

Score: 3.68 / 5.00

Why Ranked 9th:

Well-detailed project plan and a tech-oriented approach, but markdowns for **team certification gaps**, **less innovation clarity**, and **non-fixed pricing**. While experienced, it **didn't stand out** strongly in key scoring areas.

10 10th – Government Leadership Solutions (GLS)

Score: 3.68–3.80 (estimated normalized)

Why Ranked 10th:

Strong team (Dr. Maria Church and others), relevant experience, and high quality, but **premium pricing** with fewer implementation details cost clarity. While comprehensive, it's **less cost-effective** and **innovative** than higher-ranked proposals.

Summary Table:

Rank	Firm	Score	Notable Strengths	Considerations
1	MGT Impact Solutions	4.85	Research-based, innovative, top-tier team	Slightly higher cost for on-site components
2	The Mejorando Group	4.85	Strategic, public-sector aligned, excellent lead	Less technology innovation than MGT
3	Clarity Scientific	4.70	Strong I/O psychology base, solid references	Missing SHRM certs, some formatting
4	Abbott Consulting	4.60	Deep experience, strong methodology	No named references
5	The Barthwell Group	4.55	Excellent value, DEI focus	Less tech-forward
6	Simply HR	4.30	Clear, qualified, well-priced	Not highly innovative
7	Roman 3 Operations	4.25	Unique tools, public-union experience	Lacks team certifications

Rank	Firm	Score	Notable Strengths	Considerations
8	Steven Francek	4.00	Qualified solo consultant, affordable	Lacks team depth and references
9	Booth Management Consulting	3.68	Tech-enabled plan, public-sector references	Team certs and pricing clarity lacking
10	Government Leadership Solutions (GLS)	~3.75	Expert team, strategic clarity	Premium rates, less cost transparenc

Based on the ten evaluations provided, the **top three proposals** for Franklin County's HR Consulting Services project, along with justifications, are:



1. MGT Impact Solutions

Final Score: 4.85 / 5.00

Reason for Selection:

MGT's proposal stands out for its **rigorous, research-based methodology**, strong partnership with UNC's Local Government Workplaces Initiative (LGWI), and **cutting-edge tools** like Tableau and AI-powered comment analysis. Their team is **highly credentialed** (SHRM-SCP, academic experts), and their **past performance includes multiple public-sector clients** with proven impact. Despite a slight deduction for separately priced on-site options, the overall value, depth of experience, and innovation are unmatched.



2. The Mejorando Group

Final Score: 4.85 / 5.00

Reason for Selection:

The Mejorando Group's proposal is **deeply aligned with Franklin County's culture and DEI goals**, offering a proven track record in public-sector HR consulting. Their **customized methodology, thought leadership, and stellar qualifications** (e.g., Patrick Ibarra's extensive experience and publications) set them apart. The firm's cost is fair for the value offered, and references confirm successful outcomes in similar projects.



3. Clarity Scientific

Final Score: 4.70 / 5.00

Reason for Selection:

Clarity Scientific, led by Dr. MacKenna Perry, brings **specialized I/O psychology expertise, a public-sector-aligned approach, and exceptional reference projects**. Their methodology is both thoughtful and flexible, with strong innovation through add-on services and change management components. The only minor deduction was the absence of listed SHRM/PHR certifications, though this was offset by academic credentials and professional experience.

Final Recommendation:

These three firms distinguished themselves through **deep public-sector experience, strong methodologies, well-qualified teams, and innovative approaches**. All three are highly capable of supporting Franklin County's culture assessment and HR strategy goals.

Certainly! Here's a detailed **side-by-side comparison table** of the **top three proposals**: MGT Impact Solutions, The Mejorando Group, and Clarity Scientific. This format is designed for quick reference and can be easily used in internal discussions or selection documentation.

Top 3 Proposal Comparison – Franklin County HR Consulting Services

Category	MGT Impact Solutions	The Mejorando Group	Clarity Scientific
Final Score	4.85 / 5.00	4.85 / 5.00	4.70 / 5.00
Experience & Expertise	50+ years in HR/DEI; broad public-sector work	20+ years, exclusively government-focused	12+ years in I/O psychology & public culture consulting
Approach & Methodology	6-task model; LGWU academic partnership; hybrid delivery	Phased scope, rooted in real-world local gov experience	Strategic 4-phase model with flexible implementation
Innovation & Tools	Tableau dashboards, AI comment analysis, IRB protections	Proprietary models (Kindness™, 7C's DEIB, Leadership U)	Optional add-ons; emphasis on adaptability
Team Qualifications	SHRM-SCPs, MPA/PhDs, national experts	SHRM-certified, MPA, city management leadership	Ph.D.-led team; resumes on request
Past Performance	DART, Chapel Hill, Guilford County, Wyandotte, more	Waco, Sunnyvale, Reno, Manteca	ADOT, Liberty Mutual, federal agency references
Cost & Value	\$31,500 base (UNC + MGT); clear itemization	Not to exceed \$29,250; hourly breakdown; travel extra	Transparent hourly/task pricing; minor table issues

Category	MGT Impact Solutions	The Meiorando Group	Clarity Scientific
Cultural Fit & DEI Alignment	Uses DEI frameworks and data visualization for insight	Culture-first, DEIB-focused; extensive gov DEI expertise	Prioritizes cultural sensitivity and inclusive language
Unique Strengths	Academic rigor; advanced analytics; flexibility	Deep local gov roots; strong facilitation & change design	I/O psychology lens; excellent fit for data-informed orgs
Minor Gaps/Concerns	Travel/onsite optional costs not included	Less detail on tool tech; premium hourly rate	SHRM/PHR certs not listed; formatting issues
Evaluator Summary	"Best-in-class capabilities and high innovation"	"Highly experienced, values-aligned, well-structured"	"Credible, flexible, and people-focused"

**Franklin County
Position Description**

Position Title: **Programs & Re-Entry Corrections Officer**

Department: Sheriff's

Reports To: Jail Administrator

Date: 04/17/2025

GENERAL SUMMARY:

Under the general supervision of the Jail Administrator, responsible for assisting inmates with rehabilitative and re-entry programs and procedures, ensuring a successful transition into the community, as well as providing for the care, custody and control over inmates.

ESSENTIAL JOB FUNCTIONS: *

- Works closely with civilian programming and re-entry coordinator to ensure collaboration across programs in the jail and connections to community partners.
- Responsible for assisting residents with rehabilitative programming and reentry procedures.
- Ensures successful transition into the community from detention center.
- Assists in maintaining Detention Center security, performs the physical counts of inmates, as required.
- Provides documentation and detail to their direct supervisor regarding violations of policies and procedures.
- Participates in inmate admission and release in accordance with established facility policies and procedures.
- Registers and screens visitors and ensures safety and security regulations are observed and maintained.
- Completes all required logs, watch sheets, journals and notations as required or directed.
- Performs counts of inmates and conducts thorough searches of inmates and their property for prohibited contraband items.
- Participates in departmental training programs and courses.
- Utilizes radio and telephone communications to maintain contact with other staff and agencies.
- Follows all federal, state and local laws; follows all County and departmental security policies and procedures; maintains vigilant adherence to all departmental procedures.
- Counsels inmates as appropriate to maintain a stable environment, especially those with discipline problems or who have mental health or physical infirmities.
- While on line or in an assigned area, supervises and reviews inmate work, monitors and interacts with inmates.
- Prepares written records and reports related to the work performed.
- Performs collateral duties as assigned and/or directed, maintains files, completes paperwork and file records.

OTHER DUTIES AND RESPONSIBILITIES:

- Promotes and maintains responsive community relations.
- Performs other related duties as required.

SKILLS/EXPERIENCE/TRAINING REQUIRED:

Duties require overall knowledge of Detention Center Facility operations equivalent to completion of a high school diploma plus additional courses from a two-year college or technical school and one to three years of related experience and/or training; or equivalent combination of education and experience.

Must have completed or be able to complete Basic Corrections School at the Maine Criminal Justice Academy.

Ability to understand and carry out orders.

Ability to participate in ongoing correctional education to maintain certifications.

Must meet all physical and mental requirements required of the position.

Ability to use computers.

Ability to safeguard confidential and classified information.

Ability to manage difficult people and stressful situations and to respond appropriately in emergency situations.

Ability to work individually and in a team environment.

Ability to observe and recognize contraband, avoid injury, check for weapons, and view video cameras.

SUPERVISORY RESPONSIBILITY:

This position has no supervisory responsibilities.

WORKING CONDITIONS/PHYSICAL DEMANDS:

May be exposed to outdoor weather conditions.

Regular risk of personal injury when violent/hostile situations require intervention and emergency response.

Potential for exposure to infectious disease, blood borne pathogens and mental fatigue.

Physical demands generally involve standing, walking, sitting, climbing, or balancing, stooping, kneeling, crouching or crawling.

Utilizes proper sanitary precautions when handling trash, garbage, and other potential biohazards.

The above statements are intended to describe the general nature and level of work being performed by people assigned to do this job. The above is not intended to be an exhaustive list of all responsibilities and duties required. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

***External and internal applicants, as well as position incumbents who become disabled as defined under the Americans with Disabilities Act, must be able to perform the essential job functions (as listed) either unaided or with the assistance of a reasonable accommodation to be determined by management on a case by case basis.**

Approval

04/25

Date

This job description does not constitute an employment agreement between the employer and employee, and is subject to change by the employer, as the needs of the employer and requirements of the job change.

Key learnings from last night:

Title1 §401. Declaration of public policy; rules of construction

The Legislature finds and declares that public proceedings exist to aid in the conduct of the people's business. It is the intent of the Legislature that their actions be taken openly and that the records of their actions be open to public inspection and their deliberations be conducted openly. It is further the intent of the Legislature that clandestine meetings, conferences or meetings held on private property without proper notice and ample opportunity for attendance by the public not be used to defeat the purposes of this subchapter. [PL 1975, c. 758 (RPR).]

This subchapter does not prohibit communications outside of public proceedings between members of a public body unless those communications are used to defeat the purposes of this subchapter. [PL 2011, c. 320, Pt. B, §1 (NEW).]

This subchapter shall be liberally construed and applied to promote its underlying purposes and policies as contained in the declaration of legislative intent.

Public records. The term "public records" means any written, printed or graphic matter or any mechanical or electronic data compilation from which information can be obtained, directly or after translation into a form susceptible of visual or aural comprehension, that is in the possession or custody of an agency or public official of this State or any of its political subdivisions, or is in the possession or custody of an association, the membership of which is composed exclusively of one or more of any of these entities, and has been received or prepared for use in connection with the transaction of public or

governmental business or contains information relating to the transaction of public or governmental business

What is a public record: Tax assessment records ♦ Meeting minutes ♦ Employee calendars ♦ Dispatch records ♦ Police blotters ♦ School union contracts ♦ Meeting agendas ♦ Motor vehicle accident reports ♦ Correspondence ♦ Contracts ♦ Audits ♦ **Employee final disciplinary action** ♦ Bids ♦ Payroll records ♦ Site plans ♦ Financial records ♦ email ♦ Bond records ♦ Jail, prison visitor logs ♦ Maintenance records ♦ Clothing, uniform records ♦ Insurance policies, claims ♦ Extradition records ♦ Voter lists ♦ Bomb threat reports ♦ Duty rosters ♦ Shave/shower logs in jails, prison ♦ Driver licenses

Note: 1. Employee final disciplinary action is considered public records.

2. Correspondence includes, but is not limited to, all written correspondence (drafts and final), emails, and text messages.

3. Salaries, total employee benefit package costs, county jobs and people in these positions, contracts, FOAA's, complaints (not the complainant), budgets, expenditures, and contracts are examples of other public records.

What is not a public record: Open police investigations ♦ School expulsion records ♦ **Personnel files** ♦ Election ballots ♦ Financial information of DHHS clients ♦ District Attorneys' notes on open cases ♦ Workers Compensation reports of injury ♦ Records on school use of sports trainers ♦ Correspondence from parents to schools ♦ "Blue" forms for involuntary admission to a mental hospital ♦ Reports of anyone injured on school properties ♦ Public employee medical records (which must be kept on file for 60 years) ♦ Vehicle registrations ♦ Student attendance records and academic transcript

Note: Personnel files can be part of the public record if the employee themselves obtains the information and shares it. Title 30-A, §2702: Personnel records

Public proceedings. The term "public proceedings" as used in this subchapter means the transactions of any functions affecting any or all citizens of the State by any of the following:

A. The Legislature of Maine and its committees and subcommittees; [PL 1975, c. 758 (NEW).]

B. ~~Any board or commission of any state agency or authority~~, the Board of Trustees of the University of Maine System and any of its committees and subcommittees, the Board of Trustees of the Maine Maritime Academy and any of its committees and subcommittees, the Board of Trustees of the Maine Community College System and any of its committees and subcommittees; [PL 1989, c. 878, Pt. A, §1 (RPR); PL 2003, c. 20, Pt. OO, §2 (AMD); PL 2003, c. 20, Pt. OO, §4 (AFF).]

C. Any board, commission, agency or authority of any county, municipality, school district or any regional or other political or administrative subdivision; [PL 1991, c. 848, §1 (AMD).]

D. The full membership meetings of any association, the membership of which is composed exclusively of counties, municipalities, school administrative units or other political or administrative subdivisions; of boards, commissions, agencies or authorities of any such subdivisions; or of any combination of any of these entities; [PL 1995, c. 608, §1 (AMD).]

Note: As a Board this law is applicable.

Other learnings:

Freedom of access requests can be made both orally and/or in writing.

Executive sessions have implied Confidentiality, The words "confidential" and "confidentiality" do not appear in Maine's FOAA statute governing executive sessions. We rely on the English language definition

for "executive session" to preserve confidentiality, which is something that the Legislature may soon address.

Discussion can only be limited to the reason for the executive session. A vote cannot be taken in the executive session.

Phone polling for a commissioner decision is a violation of the open meeting laws.

"Daisy chain" communication used to influence or take a vote is also a violation of the open meeting laws.

Sharing information between all commissioners is allowed. Email or method of communication must clearly be stated for information only.

Commissioner meetings are for the Commission. Members from the public or others can be allowed to speak if the Commissioners so desire.

Including a general executive session on the agenda is a practical approach, particularly for addressing unforeseen issues that may arise between the time the agenda is published and the actual meeting. Such flexibility ensures that important matters can still be discussed and resolved effectively, and it is not prohibited.

An agenda item can be added to and/or voted on during a commissioner's meeting unless the commission has policies or any other documents that may differ from FOAA on this. If it does, that policy could apply.

Emergency meetings can be called without delay if a general notification is provided to interested parties including the press. It must be an emergency!

We need to document the County will use the State record retention policy unless one already exists.

(<https://www1.maine.gov/sos/archives/records-management/records-management-for-local-government-agencies/record-retention-schedules>).

Executive session: Ld 1399 is being considered by the legislature. It could have some ramifications on Exec. Sessions proceedings:

Summary

Letter provided in Executive Session
February 18, 2025

Commissioners:

I offer this response to the letter from the County Attorney dated January 31, 2025.

The Unorganized Territories (UT) report directly to the Maine State Legislature through the Maine State Auditor's office. Therefore, it cannot be an office of the County, as suggested by the County Attorney. Apparently, the Attorney did not conduct a complete evaluation of the statutes.

Please consider the following information.

Overview:

In Maine, state agencies manage the unorganized territory (UT). The Maine Legislature serves as the "local governing body" for the UT, reviewing and approving budgets from state agencies and county governments to provide services and administer property taxes.

The "Fiscal Administrator" of the Unorganized Territory provides information and assistance to the Legislature, taxpayers, and state and county offices. The Administrator operates within the office of the State Auditor.

Title 5: 246 identifies this reporting relationship. The duties for this fiscal administrator report to the Legislature.

Title 5 §246. Administration of the Unorganized Territory Education and Services Fund Title 5, §246: Administration of the Unorganized Territory Education and Services Fund

1. Position created. There is created within the Office of the State Auditor the position of fiscal administrator of the unorganized territory. The fiscal administrator must be a person qualified by education or experience in the administration of budgets. The position is subject to the Civil Service Law.

2. Duties. The fiscal administrator of the unorganized territory shall have the following duties:

B. To prepare and submit, by March 1st, annually, a report of the fiscal administrator's review, analysis and investigation to the joint standing committee of the Legislature having jurisdiction over

taxation, each Legislator representing a county containing unorganized territory and the office of the county commissioners of each county having unorganized territory. The report must contain sufficient detail to explain fully each agency or county request and may contain recommendations by the administrator regarding legislative or administrative action. This report must also include information relating to development districts under consideration or approved by the county commissioners under Title 30-A, Section 5235 and provide details regarding cost and tax savings resulting from or anticipated to result from the development district or proposed district.

Other laws concerning UT legislative jurisdiction:

Title 20-A, Chapter 11 deals with the general provisions and school privileges in unorganized territories. It outlines the rules for education, transportation, and other services in these areas. The commissioner mentioned is the Commissioner of Education.

Title 20-A §3251. School privileges in the unorganized territories

Subject to such reasonable rules as the commissioner may adopt, all persons who have attained the age of 5 years on October 1st and have not reached 20 years of age before the start of the school year and who reside within the unorganized territory or who are children of a parent residing in the unorganized territory, at least 18 years old are eligible to attend elementary and secondary schools and to receive appropriate special education and related services without charge to themselves or their parents. Education must be provided in accordance with the system of learning results as established in section 620 under the direction of the commissioner and must meet the general standards for elementary and secondary schooling and special education established pursuant to this title.

Title 30-A, §5235 allows counties to act as municipalities for unorganized territories within their boundaries. This means that county commissioners can perform municipal functions and manage development districts within these territories.

Title 30-A §5235. Unorganized territory

For the purposes of this chapter a county may act as a municipality for the unorganized territory within the county and may designate development districts within the unorganized territory. When a county acts under this section the county commissioners act as the municipality and as the municipal legislative body, the State Tax Assessor acts as the municipal assessor and the unorganized territory must receive the funds designated for the municipal general fund. For purposes of section 6228, the State acts as the municipal assessing authority.

Let me also provide information on how a town may disorganize. They need permission from the LEGISLATURE not the County.

Title 30-A §7208. Approval by the Legislature

A municipality which has approved a disorganization procedure under section 7207 shall request and must obtain approval by the Legislature before seeking approval by the voters of the municipality under section 7209.

It is evident that the County cannot establish an "office" to appoint the County Administrator as the UT administrator. The oversight of the UT is under the jurisdiction of the State Legislature. The County can function as the "Town Manager." Hence, in my view, Title 30-A §82(B) does not permit the County Administrator to hold any role related to UT oversight.

I should also mention that Title 30-A §82(A) remains applicable, as the County Attorney has not addressed the compliance requirements.

Title 30-A §82 1 (A and B)

1. Appointment qualifications. The county commissioners shall choose the county administrator solely on the basis of executive and administrative qualifications with special reference to the actual experience or knowledge of the duties of the office as set forth in the policies established by the board of county commissioners and by law.

2. At the time of appointment the county administrator need not be a resident of the county, but while in office the county administrator may reside outside the county only with the county commission's approval.

3. A county administrator may not hold any other elective or appointed county office except as provided in this section.

Administrators Job Description and Contract.

The present job description clearly states the Administrator shall act as the Town Manager for the UT and manage the TIF:

From the job description:

** Prepares the County, Unorganized Territory and TIF annual budgets in conjunction with department heads and elected officials for review by the Board of County Commissioners.*

** Functions as Town Manager for unorganized territories in the County, including budget preparation, bids and contracts for services, issuing of permits, and responding to questions, comments, and complaints and coordinating TIF administration on behalf of Commissioners.*

The Contract says:

1. *Employment: The County agrees to employ Ms. Benard as its Administrator to perform the functions and duties of said office as provided by applicable statute, including n\but not limited to 30-A MRS 82, and governing documents of the County, and such other legally permissible and proper duties and functions as the laws may impose or the Commissioners may assign , including all duties required to serve as the Unorganized Territory Administrator for the county and TIF administrator for the county.*

There may be some confusion regarding the last sentence, as it pertains to the duties assigned to the Commissioners to administer the Unorganized Territories (UT) and Tax Increment Financing (TIF). This authorization is in direct conflict with the Title 30-A 82 (B). The last paragraph in the Administrator's contract clears this up as it says State law prevails where conflict occur in said Contract.

From the Administrator's Contract:

17. Governing law. This Agreement shall be governed in accordance with the laws of the State of Maine without regard to its conflict of law provisions.

This statement means that the contract will be interpreted and enforced according to the laws of the State of Maine.

Conflict of laws principles determine which jurisdiction's laws apply when a contract involves elements or parties from different jurisdictions. By excluding these principles, the parties are choosing to apply Maine law exclusively, regardless of any other potential jurisdictional conflicts.

If the contract states it will follow Maine law, without considering conflict of law provisions, then only Maine law applies.

Other Counties

It is interesting as I have polled the other counties on how they administer the UT. This is what I found:

Piscataquis county is managed by the county manager who is not an administrator. Thus Title 30-A 82 is not applicable.

Oxford County has a full-time Airport / UT manager. He reports to the County Administrator.

Penobscot has a full time UT director due to the number of and size of their UT, he also has a deputy as his time is primarily out on the road dealing with a variety of matters. (Like our Road Foremen.)

Somerset County: We have a UT director. Hiring would be through a standard hiring process and approved by the commissioners. Our County Administrator is not the UT director. You would want the UT position to be separated and paid solely from the UT budget.

Aroostook County: John Gibson was hired as the Unorganized Territory Community Services Director on October 15, 2024. **Ryan D. Pelletier, MPA, CPM, is the County Administrator.**

Hancock County, Maine, has a **Unorganized Territory (UT) Supervisor who is responsible for overseeing the unorganized territories within Hancock County.

Lincoln County serves as an example where there is no separate UT administrator. That is correct. However, they have 2 islands with one road considered to be unorganized territories.

Other Compliance issues

In this response, I have mostly focused on the UT. I would suggest that the administrator should not be appointed as the TIF administrator either. I have previously addressed TIF administration responsibilities in my comments concerning the job description and Administrator's contract. The financial incentives incorporated into the administrator's salary should be assessed for future contractual agreements. I believe the present contract does not allow us to make financial changes.

Let me offer a solution to come into compliance with Title 30-A 82:

Title 30-A 1 (A): To come into compliance with 30-A 1 (A), we need to have public discussion and vote to require or decline this requirement.

Title 30-A 1 (B): To come into compliance, we need to have a public vote to remove the title of UT administrator and TIF from the Administrator's administrative responsibilities.

Any reimbursement for UT administration or the TIF should be excluded from the Administrator's salary. However, the way I read the present contract, we cannot do this. In the future, we can address this in any new contracts, as necessary.

I believe we should not pay for the deputy administrator of the UT, which we are currently doing. I recommend that this should also be adjusted accordingly. There is not a contract restricting this change.

(Note: We are double-dipping the State for UT administrative costs. I believe that both the Administrator and Deputy Administrator salaries are charged to the State.

OR

We can simply wait to see what the Attorney General says.

Engaging the County Attorney

Let me close with some comments about engaging the County Attorney. It is essential that any decision to allocate funds be approved by a majority vote of the Commissioners. This is from Title 30-A and is Franklin County specific.

Title 30-A §871. Budget; appropriations; approval

Notwithstanding sections 21-791 and 792, in Franklin County, the county commissioners may appropriate money according to a budget which must be approved by a majority of the county commissioners.

Additionally, I understand that the decision to proceed with this was made after consulting with other Commissioners through a poll. I asked the Assistant Attorney General this question, and she mentioned that although it might be an innocent gesture, it could be interpreted as an attempt to circumvent the statute below.

Chapter 13: PUBLIC RECORDS AND PROCEEDINGS

Subchapter 1: FREEDOM OF ACCESS

§210

§401. Declaration of public policy, rules of construction

The Legislature finds and declares that public proceedings exist to aid in the conduct of the people's business. It is the intent of the Legislature that their actions be taken openly and that the records of their actions be open to public inspection and their deliberations be conducted openly. It is further the intent of the Legislature that clandestine meetings, conferences or meetings held on private property without proper notice and ample opportunity for attendance by the public not be used to defeat the purposes of this subchapter. [PL 1975, c. 758 (RPR).]

This subchapter does not prohibit communications outside of public proceedings between members of a public body unless those communications are used to defeat the purposes of this subchapter. [PL 2001, c. 252 (RPR).]

This subchapter shall be liberally construed and applied to promote its underlying purposes and policies as contained in the declaration of legislative intent.

Finally, I certainly welcome the County's Attorneys opinion if all the pertinent information was provided for this "opinion". It is a bit disheartening the Attorney did not mention the State Auditor's role and The Legislature's role in managing the UT.

The proper question that should have been asked is as follows:

Summary of Issues with Franklin County's Compliance

1. ****Residency Requirement****: Title 30-A Section 82 (1)(a) mandates the County Administrator to reside in the county unless the County Commissioners waive this requirement. No evidence exists that such a dispensation was provided.

It seems to us there should have been a public vote allowing this dispensation.

2. ****Prohibition of Multiple Roles****: Title 30-A Section 82 (b) prohibits the Administrator from holding any other elected or appointed position within the county. The Administrator has been appointed as the Unorganized Territory (UT) Administrator, although this appointment may be subject to legal review.

3. ****The county Administrator's Job Description indicates they will act as the Town Manager for the UT.**

4. **** The Administrator's contract also says she must manage the UT business.**

Our administrator is not eligible for appointment to this position. She can serve in this capacity based on the job description and contracts without requiring appointments or compensation for the position.

5. ****Misinterpretation of Law****: The Administrator claims Title 30-A Section 3 justifies her appointment as the UT Administrator but omits critical parts of this section. She is recognized as capable of being the UT Administrator as part of her job, but there are questions about it. the contract also says.

6. ****The County Administrator contract also requires compliance with Title 30-A Section 82 and states that state law takes precedence over any conflicts.**

In conclusion, the choice to seek legal counsel and allocate resources for securing a legal opinion should have been determined through a public vote. All relevant information should have been provided to the County Attorney.

In conclusion, this document outlines the County's noncompliance with State law and proposes resolutions to ensure adherence to the law. These options need to be publicly discussed and decided.

I welcome a discussion on this subject.

Disclaimer: I am not a lawyer, although I have significant experience with the law, What I have presented and commented on is based on this experience.

Commissioner Thomas Saviello

District 1