

MEETING MINUTES

BOARD OF ASSESSORS MEETING

Date:	March 11, 2025
Time:	3:30 PM
Meeting called to order by:	Steve Carr, 1 st Assessor

IN ATTENDANCE

Steve Carr, Joanne Taylor, Rodney Varney, Ethna L. Thompson

ABSENT

None

OPEN MEETING

Opened meeting at 3:30 PM

APPROVAL OF MINUTES

- February 25, 2025, Regular Meeting Minutes
The Board approved the minutes as submitted.

CONTINUING BUSINESS

- LUPC Building Permit Report
No new permits drawn, pending or approved per the LUPC website.

NEW BUSINESS

- Warrant(s) 54, 55, & 56 Disbursement Review/Sign
Warrant 54 was reviewed and signed during the meeting off week and warrants 55 & 56 were reviewed and signed during the meeting.
- AVCOG Household Hazardous Waste
The Board was presented with detailed information from AVCOG regarding their Household Hazardous Waste Program, including the scope of services offered and the associated costs of participation. After careful consideration, the Board decided not to participate in the program at this time.
- Audit – FY 23-24 Draft Excerpts
The Board reviewed key excerpts from the draft audit for fiscal year 2023-2024. The discussion focused on the preliminary findings and financial highlights.
- Elected Officials Wages – Assessors
The Board reviewed data on the current pay rates for elected assessors, gathered from approximately 25 municipalities, with the average rate serving as a

reference point. After discussion, the Board decided to adjust the proposed wages to \$2,400 for the first assessor and \$2,000 for the second and third assessors.

- **Certified Ration Declaration**
The Board reviewed the Certified Ratio Declaration form from Maine Revenue Services, which reported a 54% ratio for property valuations. They discussed how this ratio could significantly impact various tax-related factors. Specifically, they considered how the 54% ratio might affect property tax exemptions, including Homestead and Veterans. The plans are in motion for a Plantation-wide revaluation but unfortunately, it will not help with the current ratio.
- **RJD Appraisal Revaluation Contract**
The Board reviewed and signed a contract for a plantation-wide property revaluation. This revaluation will involve assessing all properties within the plantation to ensure current property values are accurately reflected for tax purposes. The contract outlines the scope of work, timeline, and associated costs for the revaluation process. The Board's approval marks the next step in ensuring fair and equitable property assessments for all taxpayers in the plantation.
- **Transfer Station Attendant Coverage**
The Board discussed the need for additional coverage at the transfer station due to the current attendant's evolving circumstances. They considered options for ensuring continued service and evaluating staffing needs moving forward. The short-term resolve is that First Assessor Carr will cover any shift needs.

OTHER BUSINESS

- **Franklin County Town Caucus/Budget Committee Vacancy Notice**
The Board was presented with information from the county regarding a vacancy notice for the Town Caucus/Budget Committee. After reviewing the details, none of the members expressed interest in filling the position, and as a result, the Board will not be attending the caucus.
- **TRIO – Sketching Cost**
At a previous meeting, the Board directed the Clerk to investigate additional software costs for sketching functionality within the current TRIO software, as requested by the appraisal company slated to conduct the revaluation. The Clerk is still awaiting the receipt of the requested quote and will provide an update once it is received.
- **Road Postings**
The Board discussed current temperatures and road conditions, focusing on the optimal timing for implementing the heavy loads limit. The Board considered weather patterns and road safety factors to determine when it would be most appropriate to enforce the restrictions to protect infrastructure. A date will be determined, and postings will go up.

NEXT MEETING DATE

Tuesday, March 25, 2025 3:30 PM

ADJOURN MEETING

Meeting was adjourned at 5:45 p.m.