

Dallas Plantation Assessors Meeting

Tuesday October 15, 2024

Meeting called to order at 6:00pm.

In attendance: Linda Jones, Linda Caspar Assessors; Katrina Gacki, Clerk; Pam White, Assessing Agent; Linda Dexter, Treasurer; Judith Leadley, Mark Bridges, public.

Public to Speak: Judy inquired if there has been an update on the residents of Spruce Circle using the townhouse to meet. The space was offered for use during office hours. No date has been requested. Voiced concerns about adequate parking at the business currently under renovation across from Saddleback Mountain Road on Dallas Hill Road. LJones stated the parking lot is slated for expansion per the contractor. The Board will keep an eye on it as the project progresses.

Mark voiced concerns about rocks at the end of a driveway on lower Dallas Hill Road just before the tar ends that will possibly be in the way of the wing during the plow season. This will be investigated. Mark stated he does not feel Dallas Plantation should contract with Sandy River Plantation to plow their portion of the Saddleback Mountain Road.

Acceptance of Minutes: LCaspar motioned to accept October 1st meeting minutes as written, seconded by LJones. Passed unanimously.

Assessing Department: Assessing Agent, Pam White, presented the board with 2 tree growth applications; Arctaris Saddleback Real Estate LLC, and Misty MoonBeam LLC, for approval and signature. Both applications were approved and signed. Pam presented the board with Brochu's request to move his tree growth parcel into open space. LCaspar motioned to approve the transfer into open space. LJones seconded. Motion carries to approve the change in status. The Mil Rate for 2024 property taxes is 8.96. 2024 Commitment Papers reviewed and signed by the board.

Treasurer:

- Bills reviewed and paid.
- Quarterly Report: reviewed.
- CD x2345 maturity 10.28.24: No action. Rates will be reviewed at the next meeting.
- Financial Audit: Contract reviewed and signed by LJones and LDexter. RHR Smith estimated the fee for services is \$504 more than budgeted.
- LDexter noted a few items which will need to be reviewed in the upcoming months. Consolidated contract ends in December and recommends the Plantation look into to Fidium. LDexter and SWaldeck attended a workshop through Harris Local Government on tax program TRIO. Learned the Plantation will need to get a subscription either

online or desktop. Desktop version will require a server. The price difference between online and desktop versions is significant. Decision will need to be made by the end of the year to take advantage of discounted price being offered. The tax collector's computer needs to be upgraded.

On-Going Business

Town House:

- Plowing Saddleback Mountain-Sandy River Plt Portion: DDuchesne, Seasonal Plow driver provided input. Assessors discussed street parking and additional time as well as sand and salt requirements. After review of previous contract terms and cost, the Assessors approved putting forth an offer of \$2,600 per month for a 6-month contract period to plow Sandy River's mile at the end of the road. This information will be given to the Sandy River Plantation board for consideration.
- Annual Dear Taxpayer Letter: Add website address to footer. LCaspar motioned to approve with website addition. LJones seconded. Motion carried unanimously.
- Property Tax Payments: A resident's family member asked to pay taxes on their brother's property as a gift. Maine Municipal Association (MMA) advised there would be no legal repercussion or claim on the property if paid by a third party. Assessors discussed and declined to intently issue property tax bill to anyone other than the owner on record.
- Your Forum: Local Government: LCaspar signed up for the event being held by MMA in Farmington and offered to drive if the other board members would like to attend. MMA members, legislative staff, and representatives will be present for questions and conversation during the event.
- Quarterly Regional Meeting: Rangeley proposed January 7th, 9th, or 13th as possible dates and would like to host. The board unanimously agreed the 9th as the most convenient date.
- Dehumidifier: The board reviewed options for a new dehumidifier for the office. The current one is no longer working. The board unanimously approved the purchase of a Frigidaire through Home Depot.
- Tax envelopes ordered through Franklin Printing in Farmington. Katrina proposed asking SWaldeck to pick up the order when she drops off liens at the FC Registry to consolidate mileage reimbursement. The board unanimously agreed.
- The Franklin County Strategic Planning Steering Committee provided an update.

Garage:

- Truck Garage Lights: On-going. Waiting for quote. Will reach out to Sam Loud for update.
- Underbody Treatment: Koobs Garage completed the underbody treatment on the plow truck. DDuchesne picked up the truck and brought the pickup to the garage for treatment and winter tire installation.

Summer Roads:

Speed Signage: resident comment: No update. PEllis will provide an update on current sign placement at the next meeting.

LUPC:

- Subdivision List: No update.
- Options for regional code enforcement from Ben Godsoe, Planning Manager, LUPC reviewed.
- KGacki will check with Jennifer Larson, LUPC for an update on building permits on the Camp Waya Awi Road.
- PFerguson-Packard, Plumbing Inspector, investigated camper on Tilt of the Kilt and found they needed a permit. KGacki will email owners and include Jennifer Larson, LUPC on the email. The camper on Stratton Road is temporary and no further action is required.

Other: None.

Executive Session: 1 M.R.S.A. § 405(6)(A) Personnel Matters to discuss Seasonal Plow Drivers Contract. LJones motioned to go into Executive Session at 7:30 PM. LCaspar seconded.

Action: Seasonal Plow Drivers Contract updated to include clearer language for the terms and job description. Exited Executive Session at 7:58 PM

Adjourn: LJones motioned to adjourn at 7:58 pm, LCaspar seconded.