

Town of Raymond
June 11, 2024
ANNUAL TOWN MEETING WARRANT

TO: Nathan White, a constable of the Town of Raymond, in the County of Cumberland and State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to assemble in the Jordan-Small Middle School Gymnasium of said town on Tuesday, the 11th day of June, A.D. 2024, at seven (7:00) o'clock in the forenoon, then and there to act on the articles listed below.

The polls will open as soon as Article 1 has been acted upon and will remain open to vote on Articles 2 through 35 until eight (8:00) o'clock in the evening.

The Registrar hereby gives notice that the Town Clerk's Office will be open for the purpose of registering voters and correcting the list of voters on Friday, May 31, 2024, from 8:30 a.m. to 4:00 p.m.; Tuesday, June 4, 2024, from 8:30 a.m. to 7:00 p.m.; Wednesday, June 5, 2024, from 8:30 a.m. to 4:00 p.m.; Thursday, June 6, 2024, from 8:30 a.m. to 5:00 p.m.; and Friday, June 7, 2024, from 8:30 a.m. to 5:00 p.m. The Registrar will be in the Jordan-Small Middle School Gymnasium on Election Day, June 11, 2024, until the closing of the polls to register voters and to correct names and addresses.

ARTICLE 1: To elect a moderator by written ballot.

ARTICLE 2: To elect by secret ballot the following Town Officials, namely one (1) Select Board member, for a three-year term; three (3) members for the Budget-Finance Committee, for three-year terms; and one (1) member for the RSU School Board of Directors, for a three-year term.

ARTICLE 3: Referendum Question A: To see if the Town will vote to:

1. Set the date the 1st half of taxes due to October 31, 2024, and the 2nd half of taxes due to April 30, 2025;
2. Set the interest rate for unpaid balances and for abated taxes at eight and a half percent (8.5%) for the fiscal year;
3. Authorize the Tax Collector or Treasurer to accept prepayments of taxes not yet committed pursuant to 36 M.R.S.A. §506, with no interest; and
4. Authorize the Select Board on behalf of the Town to sell and dispose of any property acquired by the Town for nonpayment of taxes pursuant to the policy adopted by the Select Board, as may be amended from time to time, the policy to remain consistent with State statutes and laws; in all cases conveyance to be made by municipal quitclaim deed.

Select Board recommends Article 3

Budget-Finance Committee recommends Article 3

ARTICLE 4: Referendum Question B: To see if the Town will vote to raise and appropriate **\$1,803,516** for General Government Services (Administration; Assessing; Code Enforcement; Recreation; Technology; and General Assistance).

The budget figures will be assigned as follows:

| | |
|---------------------------|------------------|
| <u>Administration</u> | <u>\$836,969</u> |
| <u>Assessing</u> | <u>\$114,870</u> |
| <u>Code Enforcement</u> | <u>\$340,034</u> |
| <u>Recreation</u> | <u>\$268,381</u> |
| <u>Technology</u> | <u>\$228,262</u> |
| <u>General Assistance</u> | <u>\$15,000</u> |

Select Board recommends Article 4

Budget-Finance Committee recommends Article 4

ARTICLE 5: Referendum Question C: To see if the Town will vote to raise and appropriate **\$1,757,387** for Public Works.

The budget figures will be assigned as follows:

| | |
|-----------------------|--------------------|
| <u>Public Works</u> | <u>\$1,236,096</u> |
| <u>Town Buildings</u> | <u>\$51,237</u> |
| <u>Solid Waste</u> | <u>\$443,624</u> |
| <u>Cemeteries</u> | <u>\$26,430</u> |

Select Board recommends Article 5

Budget-Finance Committee recommends Article 5

ARTICLE 6: Referendum Question D: To see if the Town will vote to raise and appropriate **\$1,887,305** for Public Safety.

The budget figures will be assigned as follows:

| | |
|-------------------------------|--------------------|
| <u>Fire/Rescue Department</u> | <u>\$1,840,162</u> |
| <u>Animal Control</u> | <u>\$47,143</u> |

Select Board recommends Article 6

Budget-Finance Committee recommends Article 6

ARTICLE 7: Referendum Question E: To see if the Town will vote to authorize the Select Board to dispose of Town owned personal property with value not to exceed **\$75,000**.

Select Board recommends Article 7

Budget-Finance Committee recommends Article 7

ARTICLE 8: Referendum Question F: To see if the Town will vote to authorize the Select Board to appropriate from undesignated fund balance (surplus) to meet the unanticipated needs of the community that occur during the fiscal year and/or to adjust the tax rate as the Select Board deem advisable, an amount not to exceed \$75,000.

Select Board recommends Article 8
Budget-Finance Committee recommends Article 8

ARTICLE 9: Referendum Question G: To see if the Town will vote to authorize the Select Board to transfer funds between appropriation accounts as long as the grand total of all appropriation is not exceeded, any such transfers to be approved only at a properly called public meeting of the Select Board.

Select Board recommends Article 9
Budget-Finance Committee recommends Article 9

ARTICLE 10: Referendum Question H: To see if the Town will vote to authorize the Select Board to:

- Allow Town Staff to make application for and execute any documents related to a grant;
- Accept or reject grants, donations and/or gifts of money to the Town of Raymond; and
- Authorize the expenditure of monies awarded, donated and/or gifted for the purposes specified in the grant, donation, and/or gift.

Select Board recommends Article 10
Budget-Finance Committee recommends Article 10

ARTICLE 11: Referendum Question I: To see if the Town will vote to authorize the Select Board to appropriate from undesignated fund balance (surplus) to reduce the property tax commitment as the Select Board deem advisable an amount not to exceed \$700,000.

Select Board recommends Article 11
Budget-Finance Committee recommends Article 11

ARTICLE 12: Referendum Question J: To see if the Town will vote to appropriate \$341,097 from the tax increment of the Pipeline/RT 302 Tax Increment Financing District for FY 2024-2025 project proposed in the Tax Increment Financing District Development Program (*for details see Addendum 1*).

Select Board recommends Article 12
Budget-Finance Committee recommends Article 12

ARTICLE 13: Referendum Question K: To see if the Town will vote to appropriate from the Tassel Top Park Enterprise fund the amount of \$121,515 for the administration of activities at the Park, and to allocate all revenues generated by Park operations to be recorded in and retained by the Tassel Top Park Enterprise fund.

Select Board recommends Article 13
Budget-Finance Committee recommends Article 13

ARTICLE 14: Referendum Question L: To see if the Town will vote to appropriate from the Recreation Programs special revenue fund the amount of \$130,350 for the administration of activities at the programs, and to allocate all revenues generated by program operations to be recorded in and retained by the Recreation Programs Enterprise fund.

Select Board recommends Article 14
Budget-Finance Committee recommends Article 14

ARTICLE 15: Referendum Question M: To see if the Town will vote to raise and appropriate \$613,918 for Debt Services.

The budget figures will be assigned as follows:

| | |
|---|------------------|
| <u>2013 Public Works Road Construction Bond</u> | <u>\$202,500</u> |
| <u>2015 Public Works Sand/Salt Construction and Public Safety Replacement Engine Bond</u> | <u>\$85,850</u> |
| <u>2022 Lease Purchase Rescue Pumper Truck</u> | <u>\$49,568</u> |
| <u>2023 Tassel Top Snack Shack & PW Garage Design</u> | <u>\$276,000</u> |

Select Board recommends Article 15
Budget-Finance Committee recommends Article 15

ARTICLE 16: Referendum Question N: To see if the Town will vote to raise and appropriate \$215,925 for the Raymond Village Library.

Select Board recommends Article 16
Budget-Finance Committee recommends Article 16

ARTICLE 17: Referendum Question O: To see if the Town will vote to raise and appropriate **\$1,015,000** for the Capital Improvement Program.

The budget figures will be assigned as follows:

| | |
|--|------------------|
| <i>Public Works Equipment Reserve</i> | <i>\$225,000</i> |
| <i>Public Works Paving/Road Reserve</i> | <i>\$410,000</i> |
| <i>Municipal Facilities Improvements</i> | <i>\$85,000</i> |
| <i>Technology</i> | <i>\$100,000</i> |
| <i>Revaluation Reserve</i> | <i>\$45,000</i> |
| <i>Public Safety Fire Apparatus</i> | <i>\$115,000</i> |
| <i>Playground Improvements</i> | <i>\$35,000</i> |

Select Board recommends Article 17

Budget-Finance Committee recommends Article 17

ARTICLE 18: Referendum Question P: To see whether the Town will vote to carry forward any existing fund balance in the Capital Improvement Program (C.I.P.) accounts, the Healthcare Reimbursement Accounts (H.R.A.), and the Employee Compensation Account.

Select Board recommends Article 18

Budget-Finance Committee recommends Article 18

ARTICLE 19: Referendum Question Q: To see if the Town will vote to raise and appropriate **\$1,017,761** for the County Tax (\$80,574 is the second of five (5) annual, no-interest payments for six (6) months of taxes, January to June 2023, and \$937,187 is for the fiscal year July 2024 to June 2025 taxes, enabling Cumberland County to move from a calendar year to a fiscal year assessment).

Select Board recommends Article 19

Budget-Finance Committee recommends Article 19

ARTICLE 20: Referendum Question R: To see if the Town will vote to raise and appropriate **\$3,000** for Provider Agencies, \$2,000 for Crescent Lake Watershed Association and \$1,000 to be used at the Town Manager's discretion.

Select Board recommends Article 20

Budget-Finance Committee recommends Article 20

ARTICLE 21: Referendum Question S: To see if the Town will vote to appropriate the total sum of \$2,155,288 from estimated non-property tax revenues to reduce the property tax commitment, together with all categories of funds, which may be available from the federal government, and any other sources.

Select Board recommends Article 21
Budget-Finance Committee recommends Article 21

ARTICLE 22: Referendum Question T: To see if the Town will vote to accept certain State Funds as provided by the Maine State Legislature during the fiscal year beginning July 1, 2024, and any other funds provided by any other entity including but not limited to:

- Municipal Revenue Sharing
- Local Road Assistance
- Emergency Management Assistance
- Snowmobile Registration Money
- Homestead Exemption
- Tree Growth Reimbursement
- General Assistance Reimbursement
- Veteran's Exemption Reimbursement
- Business Equipment Tax Exemption (B.E.T.E.) Reimbursement
- State Grant or Other Funds

Select Board recommends Article 22
Budget-Finance Committee recommends Article 22

ARTICLE 23: Referendum Question U: To see if the Town will vote to authorize the use of Town employees and/or Town owned equipment or independent contractor(s) hired by the Town for maintenance on private roads in special and certain circumstances where in the public's interest.

Select Board recommends Article 23
Budget-Finance Committee recommends Article 23

ARTICLE 24: Referendum Question V: LD1: To see if the Town will vote to increase the property tax levy limit of \$3,935,385.36 established for the Town of Raymond by State law in the event that the municipal budget approved under the preceding articles will result in a tax commitment that is greater than that property tax levy limit.

Select Board recommends Article 24
Budget-Finance Committee recommends Article 24

ARTICLE 25: Referendum Question W: To see if the Town of Raymond will vote to change its plan with the Maine Public Employees Retirement System (MainePERS) to add coverage for full-time, non-union employees effective September 1, 2024, and:

- a) To offer Regular Plan AC to its regular, full-time, non-union employees who are paid at least 1,664 hours per year between paid vacation, paid holiday, and paid sick time effective September 1, 2024; and
- b) To continue to offer Special Plan 3C to its regular, full-time firefighters and emergency medical services employees who are paid at least 2,080 hours per year between paid vacation, paid holiday, and paid sick time; and
- c) To exclude all other employees, including all other elected/appointed officials, from participating in MainePERS; and
- d) To allow its newly eligible employees who are currently employed by the Town on September 1, 2024, who elect to join MainePERS on September 1, 2024, the option to purchase prior service upon the employee's full payment of all associated costs. The Town will not participate in the purchase of prior service and so employees who wish to purchase prior service are responsible for paying the full liability associated with this service; and
- e) To authorize the Town Manager or the Select Board Chair to sign the amended agreement between the Town and the Maine Public Employees Retirement System.

Select Board recommends Article 25

Budget-Finance Committee recommends Article 25

ARTICLE 26: Referendum Question X: Shall the Town of Raymond (the "Town"):

1. **Approve** a capital project including engineering and design costs, transaction costs, construction costs, and other expenses reasonably related thereto (the "Project") consisting of the building of a public works garage to be located at 170 Plains Road at an estimated cost of **\$6,200,000**;
2. **Appropriate** the sum of **\$6,200,000**, plus any additional premium, to provide for the costs of the Project;
3. **Authorize** the Town Treasurer and the Chair of the Select Board to issue general obligation securities of the Town (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed **\$6,200,000**, plus any additional premium, to fund the Project; and
4. **Delegate** to the Town Treasurer and the Chair of the Select Board the authority and discretion to fix the dates, maturities, interest rates, denominations, calls for redemption (with or without premium), form, and other details of said securities, including authority to execute and deliver the securities on behalf of the Town?

FINANCIAL STATEMENT

1. *TOTAL BOND INDEBTEDNESS*

| | | |
|---|----|-------------|
| a. <i>Bonds outstanding and unpaid:</i> | \$ | * 1,435,000 |
| b. <i>Bonds authorized and unissued (other than this loan):</i> | \$ | 0 |
| c. <i>Maximum amount to be issued if approved:</i> | \$ | 6,200,000 |

* \$285,000 will retire in FY 2024-2025

2. *COSTS*

At an estimated maximum interest rate of 3% for a twenty (20) year maturity, the estimated cost of this government obligation bond will be:

| | | |
|------------------|----|--------------|
| <i>Principal</i> | \$ | 6,200,000.00 |
| <i>Interest</i> | \$ | 1,910,375.00 |
| <i>Total:</i> | \$ | 8,110,375.00 |

3. *VALIDITY*

The validity of the bonds and the voter's ratification of the bonds may not be affected by any error in the above estimates. If the actual amount of the total debt service varies from the estimates, the ratification by the voters is nevertheless conclusive, and the validity of the bond issue is not affected by reason of the variance.



Charisse Keach, Town Treasurer

Select Board recommends Article 26

Budget-Finance Committee does not recommend Article 26

ARTICLE 27: Referendum Question Y: Shall the Town of Raymond (the "Town"):

1. **Approve** a capital project including engineering and design costs, transaction costs, construction costs, and other expenses reasonably related thereto (the "Project") consisting of the installation of a municipal fiber ring to connect all municipal buildings at an estimated cost of **\$667,000**;
2. **Appropriate** the sum of **\$667,000**, plus any additional premium, to provide for the costs of the Project;
3. **Authorize** the Town Treasurer and the Chair of the Select Board to issue general obligation securities of the Town (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed **\$667,000**, plus any additional premium, to fund the Project; and
4. **Delegate** to the Town Treasurer and the Chair of the Select Board the authority and discretion to fix the dates, maturities, interest rates, denominations, calls for redemption (with or without premium), form, and other details of said securities, including authority to execute and deliver the securities on behalf of the Town?

FINANCIAL STATEMENT

5. **TOTAL BOND INDEBTEDNESS**

| | | |
|--|----|-------------|
| a. Bonds outstanding and unpaid: | \$ | * 1,435,000 |
| b. Bonds authorized and unissued (other than this loan): | \$ | 0 |
| c. Maximum amount to be issued if approved: | \$ | 667,000 |

* \$285,000 will retire in FY 2024-2025

6. **COSTS**

At an estimated maximum interest rate of 3% for an eight (8) year maturity, the estimated cost of this government obligation bond will be:

| | | |
|------------------|----|------------------|
| <i>Principal</i> | \$ | 667,000.00 |
| <i>Interest</i> | \$ | <u>81,317.50</u> |
| <i>Total:</i> | \$ | 748,317.50 |

7. **VALIDITY**

The validity of the bonds and the voter's ratification of the bonds may not be affected by any error in the above estimates. If the actual amount of the total debt service varies from the estimates, the ratification by the voters is nevertheless conclusive, and the validity of the bond issue is not affected by reason of the variance.



Charisse Keach, Town Treasurer

Select Board recommends Article 27
Budget-Finance Committee recommends Article 27

ARTICLE 28: Referendum Question Z: Shall the Building Construction Ordinance be adopted as in Addendum 2?

(A copy of the full text of the proposed new ordinance is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 28

Select Board recommends Article 28

Summary of Changes:

This newly adopted ordinance would organize the existing enforced codes required by State law, with the intent of making the information easier to find for the general public, designers, engineers, etc.

ARTICLE 29: Referendum Question AA: Shall § 300-9.26. – Accessory Dwelling Units, and § 300-9.12.2. – Terms Defined, of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 13, 2023; and § 350-6.27. – Accessory Dwelling Units, and § 350-8.2. – Terms Defined, of the Shoreland Zoning Ordinance, as adopted May 21, 1994, and amended through June 13, 2023, be further amended by adding the underscored language and removing the language in strikethrough text as in Addendum 3?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 29

Select Board recommends Article 29

Summary of Changes:

The proposed amendment is necessary in order to maintain consistency with the new Accessory Dwelling Unit (ADU) law contained within LD 2003, 30-A M.R.S.A. § 4364-B. Additional changes are proposed, which will relax the current rules in place and allow for ADUs in parts of the shoreland zone where they are not currently allowed. Also included is an increase to the allowed square footage for an accessory dwelling unit.

ARTICLE 30: Referendum Question AB: Shall § 300-13.3. – General Requirements, and § 300-12.2. – Terms Defined, of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 13, 2023, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum 4?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 30
Select Board recommends Article 30

Summary of Changes:

The proposed amendment would allow higher density development for Affordable Housing Development within an Open Space Subdivision.

ARTICLE 31: Referendum Question AC: Shall § 300-9.27. – Solar Energy Systems, of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 13, 2023, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum 5?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 31
Select Board recommends Article 31

Summary of Changes:

This amendment to the Land Use Ordinance would amend the existing solar energy systems section of the Land Use Ordinance to include specific buffering requirements from abutting residential uses.

ARTICLE 32: Referendum Question AD: Shall § 300-3 – Conformance with Ordinance, and § 300-12.2. – Terms Defined, of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 13, 2023, be further amended by adding the underscored language and removing the language in strikeout text as in Addendum 6?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 32
Select Board recommends Article 32

Summary of Changes:

This amendment to the Land Use Ordinance would amend sections in Article 9 that were found to be inconsistent or lacking clarity following a legal analysis performed by an independent contractor hired by the Town.

ARTICLE 33: Referendum Question AE: Shall the Town of Raymond vote to repeal the "Building Code of the Town of Raymond for Flood Damage Prevention Requirements" adopted March 31, 1981, and amended through March 15, 1997, and replace with a new Floodplain Management Ordinance as in Addendum 7?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 33
Select Board recommends Article 33

Summary of Changes:

Repeal and replace the existing outdated ordinance to maintain mandatory compliance.

ARTICLE 34: Referendum Question AF: Shall the Business License Ordinance, as adopted July 14, 2020, be amended by adding the underscored language and removing the language in strikeout text as in Addendum 8?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 34
Select Board recommends Article 34

Summary of Changes:

The proposed changes makes the license application one-time, removing the language for renewing the license.

ARTICLE 35: Referendum Question AG: Shall § 300-2.2. – Land Use Regulation Map, and § 350-2.1. – Districts And Zoning Map, as amended through June 13, 2023, be updated as shown in Addendum 9?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 35
Select Board recommends Article 35

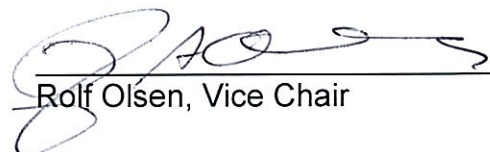
Summary of Changes:

Change the zone from LRR2 to VR for a section of Main Street.


Given under our hands on the 8th day of April AD 2024.



Joe Bruno, Chair



Rolf Olsen, Vice Chair



Teresa Sadak

Samuel Gifford



Derek Ray