

Town of Raymond
June 13, 2023
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 13th day of June, A.D. 2023 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 32 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, June 2, 2023, from 8:30 a.m. to 4:00 p.m.; Tuesday, June 6, 2023, from 8:30 a.m. to 7:00 p.m.; and Wednesday, June 7, 2023, from 8:30 a.m. to 4:00 p.m.; Thursday, June 8, 2023, from 8:30 a.m. to 5:00 p.m.; and Friday, June 9, 2023, 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 13, 2023, 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 two (2) Select Board members, for three-year terms; two (2) 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, 2023, and the 2nd half of taxes due to April 30, 2024;
2. Set the interest rate for unpaid balances and for abated taxes at eight percent (8%) 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 **\$2,396,021** for General Government Services (Administration; Compensation and Training; Insurances, Worker Comp and Benefits; Assessing; Code Enforcement; Recreation; Technology; and General Assistance).

The budget figures will be assigned as follows:

<i>Administration</i>	<i>\$557,487</i>
<i>Compensation and Training</i>	<i>\$75,000</i>
<i>Insurances, Worker Comp, and Benefits</i>	<i>\$1,049,861</i>
<i>Assessing</i>	<i>\$83,437</i>
<i>Code Enforcement</i>	<i>\$225,892</i>
<i>Recreation</i>	<i>\$163,084</i>
<i>Technology</i>	<i>\$226,260</i>
<i>General Assistance</i>	<i>\$15,000</i>

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 **\$1,419,640** for Public Works.

The budget figures will be assigned as follows:

<i>Public Works</i>	<i>\$930,356</i>
<i>Town Buildings</i>	<i>\$46,000</i>
<i>Solid Waste</i>	<i>\$398,100</i>
<i>Cemeteries</i>	<i>\$45,184</i>

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 **\$1,281,432** for Public Safety.

The budget figures will be assigned as follows:

<i>Fire/Rescue Department</i>	<i>\$1,239,271</i>
<i>Animal Control</i>	<i>\$42,161</i>

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 \$200,000.

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 \$319,770 from the tax increment of the Pipeline/RT 302 Tax Increment Financing District for FY 2023-2024 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 \$153,355 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 raise and appropriate \$341,501 for Debt Services.

The budget figures will be assigned as follows:

<u>2013 Public Works Road Construction Bond</u>	<u>\$207,500</u>
<u>2015 Public Works Sand/Salt Construction and Public Safety Replacement Engine Bond</u>	<u>\$87,550</u>
<u>2022 Lease Purchase Rescue Pumper Truck</u>	<u>\$46,451</u>

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 \$161,403 for the Raymond Village Library.

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 **\$1,010,000** 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>\$80,000</i>
<i>Public Safety Fire Apparatus</i>	<i>\$75,000</i>
<i>Playground Improvements</i>	<i>\$35,000</i>

Select Board recommends Article 16

Budget-Finance Committee recommends Article 16

ARTICLE 17: Referendum Question O: 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 17

Budget-Finance Committee recommends Article 17

ARTICLE 18: Referendum Question P: To see if the Town will vote to raise and appropriate **\$974,325** for the County Tax (\$80,574 is the first of five (5) annual, no-interest payments for six (6) months of taxes, January to June 2023, and \$893,751 is for the fiscal year July 2023 to June 2024 taxes, enabling Cumberland County to move from a calendar year to a fiscal year assessment).

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 **\$1,000** for Provider Agencies.

Select Board recommends Article 19

Budget-Finance Committee recommends Article 19

ARTICLE 20: Referendum Question R: To see if the Town will vote to appropriate the total sum of **\$1,837,020** 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 20

Budget-Finance Committee recommends Article 20

ARTICLE 21: Referendum Question S: 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, 2023, 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 21
Budget-Finance Committee recommends Article 21

ARTICLE 22: Referendum Question T: 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 22
Budget-Finance Committee recommends Article 22

ARTICLE 23: Referendum Question U: LD1: To see if the Town will vote to increase the property tax levy limit of **\$3,630,036.38** 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 23
Budget-Finance Committee recommends Article 23

ARTICLE 24: Referendum Question V: To see if the Town of Raymond will vote to join the Maine Public Employees Retirement System (MainePERS) as a Participating Local District effective September 1, 2023, and:

- a) **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 hours worked, paid vacation, paid holiday, and paid sick time; and
- b) **To exclude** all other employees, including all other elected/appointed officials, from participating in MainePERS; and
- c) **To allow** its eligible employees who are currently employed by the Town on September 1, 2023, who elect to join MainePERS, 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
- d) **To authorize** the Town Manager to sign the agreement between the Town and the Maine Public Employees Retirement System; and
- e) **To adopt** the provisions of 5 M.R.S. §18252-C as enacted by PL 2021, Chapter 286 as allowed by MainePERS Rule Chapter 803 for non-participating employees with optional membership who declined to participate in MainePERS when first eligible ("eligible employees") and to comply with the following requirements:
 - a. Beginning in 2024, to annually offer eligible employees who have been employed for less than 5 years the opportunity to join MainePERS on a prospective basis during an open enrollment period from September 1st through November 1st and to provide MainePERS with documentation of each election made by eligible employees under this provision: and
 - b. To withhold employee contributions for employees who join under this provision on an after-tax basis and to remit them to MainePERS.

Select Board recommends Article 24

Budget-Finance Committee recommends Article 24

ARTICLE 25: Referendum Question W: Shall the Town of Raymond (the "Town"):

1. **Approve** a capital project including engineering and design costs, transaction costs, and other expenses reasonably related thereto (the "Project") consisting of:
 - a. The design and engineering of a public works garage to be located at 170 Plains Road at an estimated cost of **\$150,000**;
 - b. Recreation improvements to include lighted tennis courts to be located at Shari Gagnon Park on Mill Street at an estimated cost of **\$440,000**; and
 - c. Improvements at Tassel Top Park consisting of a snack shack, bathroom facilities, and a maintenance building at an estimated cost of **\$560,000**.
2. **Appropriate** the sum of **\$1,150,000**, 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 **\$1,150,000**, 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. Bonds outstanding and unpaid (will retire in FY2025):	\$	570,000
b. Bonds authorized and unissued (other than this loan):	\$	-0-
c. Maximum amount to be issued if approved:	\$	1,150,000

2. **COSTS**

At an estimated maximum interest rate of 5.59% for a five (5) year maturity, the estimated cost of this government obligation bond will be:

Principal	\$	1,150,000.00
Interest	\$	271,572.31
Total:	\$	1,421,572.31

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 25
Budget-Finance Committee recommends Article 25

ARTICLE 26: Referendum Question X: Shall § 350-5.4. – Table Of Land Uses, § 350-6.17. – Timber Harvesting: Statewide Standards, § 350-7-3. – Permit Application, § 350-7.7. B(6) – Appeals, and § 350-8.2. – Terms Defined, of the Shoreland Zoning Ordinance, as adopted May 21, 1994, and amended through December 13, 2022, be further amended by adding the underscored language and removing the language in strikeout text as in Addendum 2?

(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 26
Select Board recommends Article 26

Summary of Changes:

This amendment to the Shoreland Zoning Ordinance is mandatory following ORDER #31-2022 from the Maine Department of Environmental Protection. In summary, this amendment is necessary because:

- Currently, in Raymond timber harvesting is enforced by the State of Maine. In order to maintain that enforcement, the proposed amendment is mandatory. Otherwise, Raymond will need to enforce all the timber harvesting standards in the Shoreland Zoning Ordinance.*
- State law (Title 38 §439-A(10) now requires pre-construction and post-construction photos for projects that occur within the shoreland zone.*
- The Department Order requires the single-family setback variance be removed from the ordinance since it is now considered less strict than State minimum standards.*
- The Department Order requires an amendment to the current less strict definitions of Solar Energy System, and Structure.*

ARTICLE 27: Referendum Question Y: Shall § 300-13.3d(4)(C) – Open Space Subdivisions, and § 300-9.21(A)(1) – Lots, of the Land Use Ordinance, as adopted May 21, 1994, and amended through December 13, 2022, be further amended by adding the underscored language and removing the language in strikeout 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 27
Select Board recommends Article 27

Summary of Changes:

During the codification project, a review of the Land Use Ordinance found the following error: 13.3D(4)(c) points to an ordinance section that does not exist. The proposed amendment will remove that section. Also, § 300-9.21 is unclear and should be amended to provide more specific intent.

ARTICLE 28: Referendum Question Z: Shall § 300-10.5. – Criteria And Standards, of the Land Use Ordinance, as adopted May 21, 1994, and amended through December 13, 2022, be further amended by adding the underscored language and removing the language in strikethrough 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 28
Select Board recommends Article 28

Summary of Changes:

This amendment to the Land Use Ordinance will require special feature areas to meet minimum district setbacks. For example, a dumpster pad or exposed machinery installation will need to meet minimum setbacks. Currently, they are not required to meet the minimum setback as long as they are screened (fence, shrubs, etc.).

ARTICLE 29: Referendum Question AA: Shall § 300-9.22. – Shipping Containers, and § 300-12.2. – Terms Defined, of the Land Use Ordinance, as adopted May 21, 1994, and amended through December 13, 2022, be further amended by adding the underscored language and removing the language in strikethrough 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 29
Select Board recommends Article 29

Summary of Changes:

This proposed amendment to the Land Use Ordinance would allow intermodal shipping containers to be used in residential and nonresidential zoning districts for storage or occupancy. Currently, shipping containers are only allowed in nonresidential districts for temporary storage only.

ARTICLE 30: Referendum Question AB: Shall § 300-2.2. – Land Use Regulation Map, and § 350-2.1. – Districts And Zoning Map, as amended through June 3, 2014, be updated as shown 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 30
Select Board recommends Article 30

Summary of Changes:

The current zoning map (amended last in 2014) has an error with the inset, which will be corrected by this amendment. In addition to the correction, we are slightly modifying the style of the map (stream protection color and wetland symbol).

ARTICLE 31: Referendum Question AC: Shall Article 6(4) – Amendments To Previously Approved Subdivision Plan, And Article 7(4) – Amendments To Previously Approved Subdivision Plan, of the Subdivision Ordinance as adopted May 21, 1994, and amended through June 4, 2019, be further amended by adding the underscored language and removing the language in strikeout text 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 31
Select Board recommends Article 31

Summary of Changes:

This proposed amendment to the Subdivision Ordinance would require notification to be sent to all lot owners within a subdivision when an amendment to that subdivision has been proposed. Currently, notification is only sent to lot owners within 250' of the properties involved. If this amendment is approved all lot owners, regardless of the distance from the subject property, would be notified.

ARTICLE 32: Referendum Question AD: Shall § 300-9.26. – Accessory Apartments, and § 300-12.2. – Terms Defined, of the Land Use Ordinance, as adopted May 21, 1994, and amended through December 13, 2022; and § 350-5.4. – Table Of Land Uses, and § 350-8.2. – Terms Defined, of the Shoreland Zoning Ordinance, as adopted May 21, 1994, and amended through December 13, 2022, be further 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 32
Select Board recommends Article 32

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. § 4364-B.


Respectfully submitted,

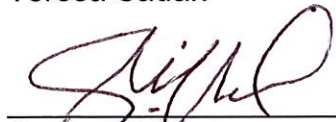

Susan L Look, Town Clerk

Given under our hands on the 11th day of April AD 2023.


Joseph Bruno, Chair


Rolf Olsen, Vice Chair


Teresa Sadak


Samuel Gifford

Lawrence Taylor III

I attest that this is a true copy.

Susan L Look
Town Clerk