



SECRET BALLOT ELECTION AND TOWN MEETING WARRANT

Friday March 1, 2024
And
Saturday March 2, 2024

To: Stephanie Kot, a Resident of the Town of Eustis, in said county:

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Eustis qualified by law to vote in Town Affairs, to meet at the **Town Office on Friday March 1, 2023 at four (4:00) o'clock in the afternoon**, then and there to act upon Article One

The polls will open as soon as Article One has been acted upon and will remain open to vote on Article two until eight (8:00) o'clock in the evening. **We will reassemble at the Community Building at Nine (9:00) o'clock in the morning** to vote on all other articles beginning with Article Three.

- Article 1.** To elect a moderator by written ballot to preside at said meeting.
- Article 2.** To elect all municipal officers and School Committee members as are required to be elected.
- Article 3.** To see if the Town will vote that all Real Estate and Personal Property taxes shall be made payable June 28, 2024, and to vote to have taxes for the ensuing year collected with a 2% discount from the first 45 days of mailing, and an interest charge of 10% per annum beginning December 1, 2024, shall be made on taxes unpaid as of that date.
- Article 4.** To see if the Town will vote to authorize the Tax Collector or Treasurer to accept prepayments of taxes not yet committed, pursuant to 36 M.R.S.A. Sec 506 and to pay an interest rate of 0% on those payments.
- Article 5.** To see if the Town will vote to authorize the Select Board and Treasurer on behalf of the Town to sell or dispose of any Real Estate acquired by the Town for nonpayment of taxes thereon, such terms are recorded on Page 61 of Eustis Town Records Book D.
- Article 6.** To see if the Town will vote to authorize the Select Board to secure temporary loans in anticipation of taxes, loans to be paid out of money collected during the current year.



- Article 7.** To see if the Town will authorize the Select Board to use the overlay to balance any account necessary not to exceed \$2,500.00 per account overdraft.
- Article 8.** To see if the Town will vote to authorize the Select Board to use the School Trust Fund interest at their discretion to reduce the 2024 tax commitment.
- Article 9.** To see if the Town will vote to authorize the Select Board to use the General Fund (surplus) account at their discretion to reduce 2024 Tax Commitment.
- Article 10.** To see if the Town will vote to authorize the Select Board to transfer the amount needed to cover abatements and discounts from the overlay account.
- Article 11.** To see if the Town will vote to appropriate \$15,076.00 from the Local Road Assistance Account to the Summer Roads Account.
- Article 12.** To see if the Town will vote to authorize the Select Board to transfer Food Pantry, Youth Program, & Park grants, donations, and unexpended funds to the Food Pantry, Youth Program, and Park Savings Accounts. (Note: Otherwise, it will lapse to the Undesignated Revenue (Surplus Account).)
- Article 13.** To see if the Town will vote to authorize the Select Board to transfer any unexpended funds in the Fire Department operating account and the Fire Equipment Account at the end of the municipal year to the Fire Equipment Reserve/Savings account. (Note: Otherwise, it will lapse to the Undesignated Revenue (Surplus Account).)
- Article 14.** To see if the Town will vote to authorize the Select Board to transfer any unexpended funds in the Municipal Building operating account at the end of the municipal year to the Municipal Building Maintenance operating account. (Note: Otherwise, it will lapse to the Undesignated Revenue (Surplus Account).)
- Article 15.** To see if the Town will vote to authorize the Select Board to transfer any unexpended funds in the Roads & Public Works operating account at the end of the municipal year to the Road & Public Works savings account.
- Article 16.** To see if the Town will vote to authorize the Select Board to transfer any unexpended funds in the Little League, Library, Karate and Family Fun Days operating account at the end of the municipal year to their operating accounts respectively. (Note: Otherwise, it will lapse to the Undesignated Revenue (Surplus Account).)



- Article 17.** To see if the Town will vote to authorize the Select Board to transfer any unexpended funds in the Transfer Station operating account at the end of the municipal year to the Transfer Station Maintenance operating account.
- Article 18.** To see if the Town will vote to authorize the Select Board to carry forward any unexpended funds in the Municipal Building Maintenance account and the Transfer Station Maintenance operating account.
- Article 19.** To see if the Town will vote to authorize the Select Board to use the following amounts to reduce the 2024 Tax Commitment.

2024

State Revenue Sharing	\$ 79,181.65
Excise Tax	\$ 217,024.10
Tree Growth Tax Rebate	\$ 53,849
Helix Maine Wind	\$ 132,000
Snowmobile Registration Refund	\$ 814
Veteran's Refund	\$ 351
Coplin Services	\$ 63,546
Franklin County UT Services	\$ <u>87,000</u>
Total	\$ 633,765.75

- Article 20.** To see if the Town will vote to raise and/or appropriate the following amounts for Administration for 2024.

<u>2023</u>	Approved by Select Board for	<u>2024</u>
\$165,000	Town Offices and Charges	\$165,000
\$ 30,000	Municipal Buildings	\$ 30,000
\$ 25,000	Assessing	\$ 30,000
\$ 14,000	Code Enforcement Officer	\$ 14,000
\$ 4,000	Planning Board	\$ 4,000
\$ 2,000	Dog Warden	\$ 2,000
\$ 2,000	Tax Maps	\$ 2,000
\$ 2,760	AVCOG	\$ 2,900
\$ 2,500	Legal Expenses	\$ 2,500
\$ 20,000	Computer Expenses	\$ 25,000
\$ 10,000	Municipal Building Maint.	\$ 10,000
<u>\$ 0</u>	Town Office Interior Paint	<u>\$ 8,000</u>
\$ 267,260		\$ 295,400



Article 21. To see if the Town will vote to raise and/or appropriate the following amounts for Protection for the year 2024.

<u>2023</u>	Approved by Select Board for	<u>2024</u>
\$ 150,000	Fire Department	\$155,000
\$ 25,000	Fire Equipment Savings	\$ 25,000
\$ 43,120	Hydrants	\$ 43,120
\$ 31,859	Ambulance	\$ 35,300
\$ 100,000	Insurance	\$ 100,000
<u>\$ 12,000</u>	Street Lights	<u>\$ 12,000</u>
\$ 361, 979		\$ 370,420

Article 22. To see if the Town will vote to raise and/or appropriate the following amounts for Health & Sanitation for the year 2024.

<u>2023</u>	Approved by Select Board for	<u>2024</u>
\$ 215,000	Transfer Station	\$ 215,000
\$ 500	Healthy Community Coalition	\$ 500
\$ 2,500	General Assistance	\$ 1,000
\$ 1,540	Animal Control	\$ 1,540
\$ 2,500	Plumbing Inspections	\$ 2,500
\$ 5,500	Food Pantry	\$ 6,000
\$ 0	Maine Counsel of Aging	\$ 250
<u>\$ 0</u>	Rangeley Health & Wellness	<u>\$ 1500</u>
\$ 226,100		\$ 228,290

Article 23. To see if the Town will vote to raise and/or appropriate the following amounts for Highway for the following accounts for 2024.

<u>2023</u>	Approved by Select Board for	<u>2024</u>
\$ 147,000	Winter Roads	\$ 147,000
\$ 100,000	Public Works	\$ 100,000
\$ 10,000	Salt/Sand Building	\$ 10,000
<u>\$ 110,000</u>	Summer Roads	<u>\$ 110,000</u>
\$ 367,000		\$ 367,000



Article 24. To see if the Town will vote to raise and/or appropriate the following amounts for Recreation for the following accounts for 2024.

<u>2023</u>	Approved by Select Board for	<u>2024</u>
\$ 47,000	Library	\$ 42,000
\$ 50,000	Community Youth Program	\$ 50,000
\$ 500	Karate	\$ 500
\$ 3,500	Blanchard Park	\$ 3,500
\$ 5,000	Family Fun Days	\$ 5,000
<u>\$1,000</u>	Little League	<u>\$ 1,000</u>
\$107,000		\$ 102,000

Article 25. To see if the Town will vote to raise and/or appropriate the following amounts for Unclassified for the following accounts for 2024.

<u>2023</u>	Approved by Select Board for	<u>2024</u>
\$ 2,500	Memorial Flags	\$ 2,500
\$ 10,000	Arnold Trail Snowmobile Club	\$ 10,000
\$ 500	American Red Cross	\$ 500
\$ 500	Safe Voices	\$ 500
\$ 641	Life Flight	\$ 641
\$ 9,000	Cemetery Care	\$ 9,000
\$1,500	Boat Landing	\$ 1,500
\$ 2,500	Decoration	\$ 2,500
<u>\$ 6,500</u>	DRAHS	<u>\$ 6,500</u>
\$ 33,641		\$ 33,641

Article 26. To see if the Town will vote to authorize the Select Board to carry forward \$53,118.95 ARPA Funds for the food pantry expansion.

Article 27. To see if the Town will vote to authorize the Select Board to carry forward \$10,210.24 for The Nadeau house that was appropriated in 2022.

Article 28. To see if the Town will allow the board of Selectmen to enter into agreements, lease, or otherwise with local Snowmobile and ATV clubs for the use of 4 acres on the Town property located at Map R-03 Lot 009, off Eustis Ridge Road known as John's Rd.



Article 29. To see if the Town will vote to amend the Eustis Land Use Ordinance section 10 G Dimensional requirements as follows: General Purpose District, 40,000 sq. ft. for first unit and 40,000 sq. ft. for each unit over (1). This is a change from the current 20,000 sq. ft. Residential Recreational District, 80,000sq.ft. for the first unit and 40,000sq.ft. for each unit over (1). Mixed Use District, 60,000 sq. ft. for the first unit and 40,000sq.ft. for each unit over (1). Rural Woodland I & II, 15 acres RWI, 150,000sq.ft. RWII for the first unit and 40,000sq.ft. for each unit over (1). Multiple Unit Housing is defined as 3or more residential dwelling units.

Article 30. To see if the Town will vote to amend the Eustis Land Use and Shoreland Zone Ordinances by adding the requirements of LD2003 as presented in the attached document.

Article 31. Shall the voters of the Town of Eustis approve an amendment to the Stratton Lumber Company Municipal Development and Tax Increment Financing District and Development Program ("Stratton Lumber TIF"), extending the term from 20 years to 30 years all as described in the "Eustis TIF Findings: Stratton Lumber TIF, First Amendment" (attached hereto and incorporated herein) and in the Amendment Application for the Stratton Lumber TIF as on file at the Town Office?

Explanatory Note: This article approves an amendment to the existing Stratton Lumber TIF by extending the term from 20 years to 30 years, with all other provisions remaining the same as the original Stratton Lumber TIF.



Given under our hands this 20rd Day of February 2024

Stephen St. Jean

Jeffrey Lecander

Justin Wyman

Carol Sherrier

Linda Marzelli

Board of Selectmen
Town of Eustis

Attest: A true Copy
Rachel Williams
Admin Assistant

Constables Return

Pursuant to the within warrant, directed to me, I have notified and warned the inhabitants of Eustis, in the County of Franklin and State of Maine, qualified by law to vote in Town Affairs, to assemble at the time and place and for the purpose within named by posting on the 21st day of February 2024 attested copies of the within warrant at the Eustis Town Office, Fotter's Market, and Pines Market all being public and conspicuous places in the Town of Eustis.

Stephanie Kot, Resident of Town of Eustis