

TOWN MEETING WARRANT 2024

STATE OF MAINE
COUNTY OF FRANKLIN, ss.

TO: Mark Lopez, Police Chief of the Town of Carrabassett Valley, 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 Carrabassett Valley qualified by law to vote in Town Affairs to meet at the **Town Office on Tuesday March 5th, 2024 at eight (8:00) o'clock in the morning**, then and there to act on 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 Outdoor Center at Six (6:00) o'clock in the evening on Wednesday March 13th, 2024** to vote on all other articles, beginning with Article Three.

The Registrar of Voters gives notice that she will be in session during regular Municipal Office Hours. Registrations will not be accepted during the evening meeting.

- Article 1.** To elect a Moderator to preside at said meeting.
- Article 2.** To elect all necessary Town Officers as required to be elected by secret ballot.
- Article 3.** Shall the Town vote taxes due as October 1st, 2024 and the rate of interest to be charged on unpaid taxes as 6% percent per year and the date such interest commences as October 2nd, 2024.

Recommended by the Select Board

- Article 4.** Shall the Town vote to authorize the Select Board to sell and dispose of any Town owned tax acquired property on such terms as they deem advisable and execute release deeds in the name of the Town for such property.

Recommended by the Select Board

- Article 5.** Shall the Town vote to authorize the Municipal Officers to spend an amount not to exceed 1/4 of the 2024 annual budget during the period from January 1, 2025 to the March 2025 annual Town Meeting.

Recommended by the Select Board

- Article 6.** Shall the Town vote to raise and appropriate **\$492,725** for General Government Accounts as follows:

General Government Salaries	\$202,500
Town Office Operating Expenses	121,000
Assessing	51,500

Code Enforcement	75,073
Planning Board Expenses	12,652
Donations/Contributions & Contingency	<u>30,000</u>
Total:	\$492,725

Recommended by the Budget Committee

Article 7. Shall the Town vote to raise and appropriate **\$727,172** for the Town Protection and Town Insurance Accounts as follows:

Police Department	\$111,807
Communications and Sugarloaf Security	182,000
Fire Department Expenses	176,415
Fire Department Vehicle Reserve	40,000
Mountain Fire Station Expenses	29,350
NorthStar Emergency Medical Services	115,400
Animal Control and Shelter Services	1,900
Town Insurances	<u>70,300</u>
Total:	\$727,172

Recommended by the Budget Committee

Article 8. Shall the Town vote to raise and appropriate **\$445,196** for Recreation Programs and Facilities as follows:

Recreation Department	\$ 84,500
Operation of the Anti-Gravity Complex (AGC)	269,096
Alden MacDonald Junior Golf Program	8,000
Playground & Equipment Reserve	1,000
Pool Reserve	4,000
Town Park Reserve	10,000
J.V. Wing Snowmobile Club	22,000
Mountain Bike Trail Maintenance	10,000
Public Lots Mountain Bike Trail Development	15,000
Outdoor Center Misc. Operations	1,600
Narrow Gauge Pathway Maintenance	<u>20,000</u>
Total:	\$445,196

Also, to approve transferring any remaining balance in the Narrow-Gauge Maintenance Account in 2024 to the Narrow-Gauge Pathway Reserve and to approve expending these funds for capital maintenance projects on this Pathway.

(Note: Offsetting AGC revenues of \$25,000 and \$110,000 for a total of \$135,000 are being requested in warrant article #24.)

Recommended by the Budget Committee

Article 9. Shall the Town vote to raise and appropriate **\$40,000** to be placed into the Recreational Endowment Reserve Fund and to place revenues from the Cell Tower Lease (estimated to be \$16,000) into this Reserve Fund and to see if the

Town shall vote to expend the following amounts from this Fund for the following purposes:

Town Matching Funds for the Junior Golf Program	\$ 450
Town Matching Funds for Mountain Bike Club Grants and Donations <i>(For Trail Planning, Maintenance and Development)</i>	\$15,000
Town Matching Funds to assist the Non-Profit 'Longfellow Mountains Heritage Trails, Inc.' develop a multi-use people powered trail that, if successful, would extend from Kingfield to Coburn Gore.	\$ 2,500
Town Matching Funds to assist the Carrabassett Valley Outdoor Association in stocking the Outdoor Center Pond with fish.	<u>\$450</u>
Total:	\$18,400

(Note: Based on past practice, all expenditures from the Recreational Endowment Fund require at least a one-to-one match from the fund recipient and this will be required for each of these programs and projects. As of 12/31/23 there was approximately \$413,000 in this Reserve Fund).

Recommended by the Budget Committee

Article 10. Shall the Town vote to raise and appropriate **\$30,000** for the Public Lot account and to authorize the Select Board to implement the recommendations of a Town Lot Forest Management Plan and to expend revenues received from the proceeds of the implementation of the plan for costs associated with forest management activities and maintenance and improvements to the Outdoor Center/Public Lot roads and bridges.

(Note: As of 12/31/23 there was an approximate deficit of \$136,440 in the Public Lot Reserve Account which will be reimbursed through timber harvesting revenues in 2024 and 2025).

Recommended by the Budget Committee

Article 11. Shall the Town vote to raise and appropriate **\$139,784** for Library Operations and Community Center Building Expenses:

Library Operations:	\$90,384
Community Center Building Expenses:	44,400
Community Center Building Reserve	<u>5,000</u>
Total:	\$139,784

Also, to place all unexpended funds in the Community Center capital improvement and maintenance account into the Reserve Account at year-end.

Recommended by the Budget Committee

Article 12. Shall the Town vote to raise and appropriate **\$30,300** to operate the Airport and **\$10,000** for the Airport Reserve and to also place anticipated 2024 Airport Lease Revenues (estimated \$10,000) and related grant funds received into the Airport Reserve Fund and to use these funds for capital maintenance and improvements and the Town's share of approved airport projects.

Airport Operation	\$30,300
Airport Reserve	<u>10,000</u>
Total:	\$40,300

Recommended by the Budget Committee

Article 13. Shall the Town vote to raise and appropriate **\$82,700** for maintenance and plowing of Town roads, parking lots, street lights, and signage and to approve transferring anticipated M.D.O.T. funding (estimated to be \$3,700) and any unexpended Carriage Road maintenance funding into the Town's Highway Reserve Fund to be used for improvements to Town Roads.

Street Lights	\$1,600
Airport Trailhead (plowing, grading)	6,200
Road Plowing Contracts	57,000
Summer Road Maintenance	4,000
Clean-up Day	400
Street and House Signs	1,500
Carriage Road Maintenance	<u>12,000</u>
Total:	\$82,700

Recommended by the Budget Committee

Article 14. Shall the Town vote to raise and appropriate **\$44,530** for maintenance, and operation of the following Town facilities and related services:

Town Office Buildings	\$12,000
Town Park(s)	15,930
Town Office Building Expansion Reserve	5,000
Maintenance of the Information Center	7,000
Cemetery Maintenance	3,000
Seasonal Lighting	<u>1,600</u>
Total:	\$44,530

Recommended by the Budget Committee

Article 15. Shall the Town vote to raise and appropriate **\$145,000** for Transportation Services:

Western Maine Transportation Services (Sugarloaf Explorer)	\$70,000
Reserve Fund to fund a bus wash facility	<u>75,000</u>
Total:	\$145,000

(Note: \$145,000 is the same amount appropriated last year. Accumulated surplus funds in the WMT Explorer Account will help pay for 2024 operations. The intent is to match funding (\$75,000) with Sugarloaf over a period of years and to eventually build and operate a needed bus wash facility for both the Explorer and Sugarloaf buses. With the 2024 Town appropriation and the Sugarloaf match there will be \$450,000 in this reserve. A properly designed bus wash facility will cost over \$1,000,000).

Recommended by the Budget Committee

Article 16. Shall the Town vote to raise and appropriate **\$264,010** for operation of the Transfer Station and Recycling Services:

Transfer Station Operation	\$239,010
Recycling Program	<u>25,000</u>
Total:	\$264,010

Recommended by the Budget Committee

Article 17. Shall the Town vote to appropriate **\$55,000** for the Golf Course and Golf Course Club House Reserves and to expend these funds for capital maintenance repairs and improvements:

Golf Course Reserve Fund (to be matched by Sugarloaf)	\$45,000
Golf Course Club House Repair	<u>10,000</u>
Total:	\$55,000

Recommended by the Budget Committee

Article 18. Shall the Town vote to raise and appropriate **\$337,167** for Obligated Debt and to accept and expend additional payments of approximately \$70,664 from Sugarloaf Mountain Corporation and \$11,025 from Carrabassett Valley Academy as their contractual share of Town debt service.

(Note: The Sugarloaf payments are related to debt service for golf course projects and the CVA payment is for debt service related to the 2016 new roof project at the Anti-Gravity Center).

Recommended by the Budget Committee

Article 19. To see if the Town will vote to raise and appropriate **\$263,400** as the Town's share of Employee Benefits and related requirements:

Social Security	\$62,000
Employee Health Insurance	110,000
Maine State Retirement	51,000
Workman's Compensation	37,000
Unemployment Compensation	3,000
Health Insurance Pre-Tax Service	<u>400</u>
Total:	\$263,400

Recommended by the Budget Committee

Article 20. Shall the Town raise and appropriate **\$55,600** for the following Organizations:

Flagstaff Area Business Association	\$20,000
Greater Franklin Development Corp	8,600
Maine Huts & Trails (for trail maintenance)	5,000
CV Network (Elder Services)	2,000
Sugarloaf Ski Club (for ski program scholarships)	<u>20,000</u>
Total:	\$55,600

Recommended by the Budget Committee

Article 21. Shall the Town raise and appropriate **\$12,000** for the following Town programs and services:

Town Scholarship Fund	\$10,000
General Assistance (to people in need)	<u>2,000</u>
Total:	\$12,000

Recommended by the Budget Committee

Article 22. To see if the Town will vote to carry the following Account Balances forward (as of Dec. 31st, 2023) and to expend these funds for said purposes:

<u>BALANCE FORWARD ACCOUNTS</u>	<u>2023 REQUEST</u>
Town Website	\$1,155
Surface Water Management Plan	1,504
Town Police Car Reserve	20,722
Fire Department Training Center	1,980
Outdoor Adventure Camp	23,444
Recreation Department Sports	8,310
Mountain Bike Race	2,890
Alden MacDonald Jr. Golf Program	5,105
Recreation Program Transportation	5,000
Recreation After School Program Grant	3,319
AGC New Equipment (Town and CVA Funds)	17,849
Mountain Bike Trail Signage	1,086
USDA Mt. Bike Trail Grant	(9,323)
Town/Mt. Bike Club Trail Planning	4,606
Town/Mt. Bike Club Trail Development Funds	97,553
Outdoor Center Bike Trail Development	17,500
Community Building Capital Maintenance	351
Airport Fuel	2,305
Airport AWOS Project	3,425
Town Buildings Repairs/Improvements Account	12,314
Information Center (Bldg. Improvements)	2,908
Town Scholarship Account	14,760
Cemetery Maintenance and Improvements	830
CVOA Shooting Range	2,930

ATV Club Matching Funds	16,621
Maine Huts & Trails Trail Development (matching funds)	4,833
American Rescue Plan Act Funds	25,478
History Committee Project	3,171
New Town Comprehensive Plan Project	<u>60,968</u>
Total:	\$353,594

Recommended by the Budget Committee

Article 23. To see if the Town will accept the categories of funds listed below and provided by the Maine State Legislature:

State Revenue Sharing	Estimated at	\$35,000
Tree Growth Reimbursement	"	20,000
Local Road Assistance Program	"	3,700
Veteran's Exemption Reimbursement	"	<u>250</u>
Total:		\$58,950

Recommended by the Budget Committee

Article 24. To see if the Town will vote to expend the following revenues from the following accounts to reduce the property tax commitment:

Unappropriated Surplus	\$200,000
State Revenue Sharing	35,000
Excise Tax Collections	220,000
Boat Excise Tax Collections	1,800
Interest on Taxes and Lien Fees	7,400
Cash Investments	30,000
Town Clerk Fees	5,800
Building and Plumbing Fees	10,000
Ambulance Service Rent	11,900
CVA AGC Reimbursement	25,000
AGC Revenue	110,000
Pool and Lesson Fees	6,000
State Tree Growth Tax Reimbursement	20,000
Cable TV Franchise Fees (net)	32,500
Library and Community Center Revenues	500
Transfer Station Revenue (metal)	1,500
Police Department Revenues	<u>1,500</u>
Total:	\$718,900

Recommended by the Budget Committee

Article 25. To see if the Town will vote to authorize the Select Board to contract with Snowfields Productions (operator of WSKI-TV Channel 17) to expend up to 30% of Town revenues received from Cable TV Franchise Fees to provide a Town of Carrabassett Valley marketing and promotional program on terms and conditions the Board deems to be in the best interest of the Town.

Recommended by the Budget Committee

Article 26. To see if the Town will vote to authorize the Select Board, on behalf of the Town, to apply for, accept, and expend Federal, State and other sources of grants and revenues for Town purposes during the fiscal year 2024 and to authorize the Select Board to enter into agreements to implement grant awards. This does not include any monetary local match the Town may need for these grants.

Select Board Recommends Approval

Article 27. To see if the Town will vote to appropriate funds from Overlay for abatements and over drafts.

Select Board Recommends Approval

Article 28. To see if the Town will vote to expend up to \$100,000 from Undesignated Surplus for flood related damage and improvements.

(Note: It is unknown at this time as to how much reimbursement the Town will receive from F.E.M.A. for damage repair costs from both the May and the December 18th floods. In addition, if feasible, more permanent repairs will be completed.)

Recommended by the Budget Committee

Article 29. To see if the Town will vote to authorize the Select Board to enter into a new 10-year agreement with Carrabassett Valley Academy (CVA) for continued operation and maintenance of the Anti-Gravity Complex (AGC) and to allow CVA to construct and manage, at no cost to the Town, a new fitness and training facility adjacent to the AGC on such terms and conditions as the Select Board deems in the best interest of Town.

(Note: The CVA Board and the Town Select Board have agreed on the terms and conditions of a new 10-year AGC operations agreement in addition to allowing for the construction and management of the fitness and training facility which CVA would have exclusive use of).

Select Board Recommends Approval

Article 30. To see if the Town will vote to authorize the Select Board to enter into a new 10-year agreement with Carrabassett Valley Academy (CVA) for continued operation and maintenance of the Anti-Gravity Complex (AGC) on such terms and conditions as the Select Board deems in the best interest of Town.
(Note: This warrant article is not needed if the above Article 29 is approved).

Article 31. To see if the Town will vote to approve an ordinance entitled: '2024 Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, Article IX, Section 7 (2) - Performance Standards: Off-Street Parking'

Purpose: This Change aligns with a more common minimum size of 9'x18' instead of the current minimum size from 10'x20'. Smaller minimum size would

lessen impervious surface area and/or leave more land undisturbed by development.

Planning Board Recommends Approval

- Article 32.** To see if the Town will vote to approve an ordinance entitled: '2024 Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, to add a new Article entitled 'Contract Zoning' and adding definitions of 'Contract Zoning' and 'Substantial Commencement of Construction' to Article II'.

Purpose: It would allow an applicant to request a variation from the current zoning requirements, while it would serve as a tool of the Town for betterment of the Town that is not currently allowed, but avoids lessening the Town's baseline zoning standards for general uses that might not be deemed publicly beneficial.

Planning Board Recommends Approval

- Article 33.** To see if the Town will vote to approve an ordinance entitled: '2024 Amendments to the "Shoreland Zoning Ordinance of the Town of Carrabassett Valley, Maine", and the accompanying Shoreland Zoning Map'

Purpose: This updates the Ordinance to be in alignment with changes that the Maine Legislature made to State Statues respective to MDEP Chapter 1000 - Municipal Shoreland Standards that were enacted January 26, 2015, and regarding the Shoreland Zoning Map, change South Branch of the Carrabassett River from 'Stream Protection', to Resource Protection from the Golf Course upstream to the Mount Abram Township Line & other changes are clerical/cleanup of zoning districts.

Planning Board Recommends Approval

- Article 34.** To see if the Town will vote to approve an ordinance entitled: '2024 Amended Carrabassett Valley Marijuana Business Licensing Ordinance to allow Retail Marijuana Stores'

Purpose: To bring the ordinance in compliance with constitutional concerns regarding residency requirements (we cannot restrict the two allowed retail stores to only CV or State of Maine residents) and to correct clerical errors in the original 2020 ordinance.


Select Board Recommends Approval

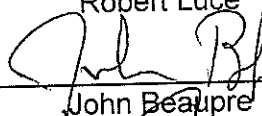
- Article 35.** To see if the Town will vote to authorize the Selectboard, on behalf of the Town, to apply for and accept Land and Water Conservation Grant funds from the State of Maine Department of Conservation for: 1) reconstructing the existing Homologated Nordic Loop at the Outdoor Center and 2) to create a new 2.5 kilometer loop located at the Outdoor Center (estimated Land and Water Conservation grant funding amount \$80,000); and to see if the Town will vote to expend up to \$80,000 from the Recreation Endowment Fund to match the said Land and Water Conservation Grant Funds.

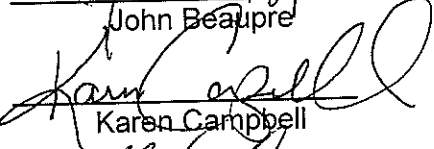
Select Board and Recreation Committee Recommend Approval

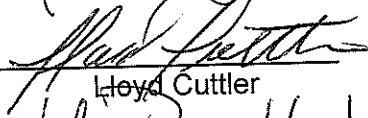
(Note: If approved, it is anticipated that the Town will apply for a Land and Water Conservation Grant in June with expectations of hearing the results in the fall).

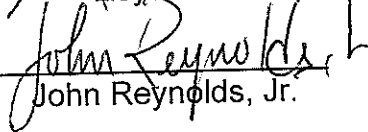
Given under our hands this 5th day of February 2024.


Robert Luce

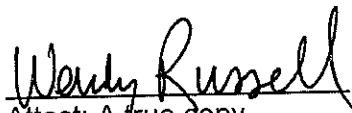

John Beaupre


Karen Campbell


Lloyd Cuttler

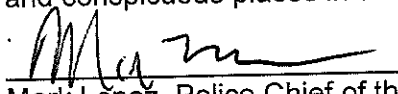

John Reynolds, Jr.

Select Board
Town of Carrabassett Valley


Attest: A true copy
Wendy Russell
Town Clerk

CONSTABLES RETURN

Pursuant to the within warrant, directed to me, I have notified and warned the Inhabitants of Carrabassett Valley, in the County of Franklin and State of Maine, qualified by law to vote in Town affairs, to assemble at the times and places and for the purpose within named by posting on the 12th day of February 2024 attested copies of the within Warrant and copies of the proposed ordinances entitled: 'Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, Article IX, Section 7 (2) - Performance Standards: Off-Street Parking', 'Amendment to the Zoning Ordinance of the Town of Carrabassett Valley, Maine, to add a new Article entitled 'Contract Zoning' and adding definitions of 'Contract Zoning' and 'Substantial Commencement of Construction' to Article II', 'Amendments to the "Shoreland Zoning Ordinance of the Town of Carrabassett Valley, Maine", and the accompanying Shoreland Zoning Map' and '2024 Amended Carrabassett Valley Marijuana Business Licensing Ordinance to allow Retail Marijuana Stores' at the Carrabassett Valley Town Office, Ayotte's Store, and the Town of Carrabassett Valley Community Center/Library Building all being public and conspicuous places in the Town of Carrabassett Valley.


Mark Lopez, Police Chief of the Town of Carrabassett Valley