

Warrant for the Hollis Annual Town Meeting

Fiscal Year: July 1, 2024 – June 30, 2025

STATE OF MAINE

COUNTY OF YORK/ss

To Any Resident, in the Town of Hollis in the County of York, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants in said Town of Hollis qualified to vote in town affairs to meet at the Hollis Community Building, 35 Town Farm Road in said Town of Hollis on Tuesday, the eleventh day of June A.D. 2024 (June 11, 2024) at 6:45 a.m. in the forenoon to act on ARTICLE 1 and by secret ballot on Articles # 2 through # 32 as set out below, the polling hours to be from seven o'clock in the forenoon until eight o'clock in the evening.

Article 1: To elect a moderator to preside at said meeting.

Article 2: To elect the necessary Town Officials:

One (1) Select Board Member, Assessor and Overseer of the Poor for a three (3) year term.

One (1) Treasurer for a three (3) year term.

One (1) Road Commissioner for a two (2) year term.

Article 3: A property tax levy limit has been established for the Town by State Law in the amount of \$1,536,107. If the municipal appropriations approved by the voters exceed that limit, shall the Town vote to permanently increase the property tax limit?

Select Board Recommends

Article 4: Shall the Town raise, appropriate and expend up to \$1,487,809 for General Government Operations?

| | 2023-2024 | 2024-2025 |
|--------------------------------|------------|------------|
| 0100 Administration | \$ 179,750 | \$ 175,672 |
| 0101 Broadcasting | \$ 9,500 | \$ 9,500 |
| 0103 Treasurer Office | \$ 63,625 | \$ 65,307 |
| 0104 Town Clerk Office | \$ 67,000 | \$ 67,957 |
| 0105 Elections | \$ 44,200 | \$ 47,400 |
| 0106 Tax Collector Office | \$ 74,695 | \$ 77,252 |
| 0107 Assessing Office | \$ 82,950 | \$ 93,800 |
| 0150 Legal Fees | \$ 25,000 | \$ 31,500 |
| 0400 Operations & Management | \$ 164,000 | \$ 132,820 |
| 0800 Salmon Falls Library | \$ 38,800 | \$ 39,822 |
| 1300 Insurance | \$ 370,800 | \$ 409,114 |
| 1400 Maine PERS/457 Retirement | \$ 77,000 | \$ 77,000 |

| | | | |
|------|-------------------------|------------------|-------------------|
| 1600 | FICA (withholding) | \$ 124,000 | \$ 142,170 |
| 2298 | Veteran's Flags | \$ 900 | \$ 900 |
| 2500 | Code Enforcement Office | <u>\$ 97,700</u> | <u>\$ 117,595</u> |
| | | \$ 1,419,920 | \$ 1,487,809 |

Select Board Recommends

Finance Committee Recommends

Article 5: Shall the Town raise, appropriate and expend up to \$52,200 for Animal Control?

| | | | |
|------|----------------|-----------|-----------|
| | | 2023-2024 | 2024-2025 |
| 1800 | Animal Control | \$ 15,650 | \$ 52,200 |

Select Board Recommends

Finance Committee Recommends

Article 6: Shall the Town raise, appropriate and expend up to \$24,210 for the following Committees and Boards?

| | | | |
|------|---------------------------|---------------|---------------|
| | | 2023-2024 | 2024-2025 |
| 1275 | Comprehensive Plan Comm. | \$ 8,000 | \$ 1,500 |
| 2200 | Planning Board | \$ 16,916 | \$ 18,300 |
| 2205 | Finance Committee | \$ 1,400 | \$ 1,810 |
| 2210 | Appeals Board | \$ 1,500 | \$ 1,500 |
| 2350 | Community Clothing Closet | \$ 500 | \$ 500 |
| 2370 | Conservation Commission | <u>\$ 600</u> | <u>\$ 600</u> |
| | | \$ 28,916 | \$ 24,210 |

Select Board Recommends

Finance Committee Recommends

Article 7: Shall the Town raise, appropriate and expend up to \$449,524 for the Recreation Department and Sports Complex?

| | | | |
|------|-----------------------|------------------|------------------|
| | | 2023-2024 | 2024-2025 |
| 1200 | Recreation Department | \$ 326,112 | \$ 397,374 |
| 1219 | Sports Complex | <u>\$ 35,800</u> | <u>\$ 52,150</u> |
| | | \$ 361,912 | \$ 449,524 |

Select Board Recommends

Finance Committee Recommends

Article 8: Shall the Town raise, appropriate and expend up to \$1,379,150 for Public Works?

| | | | |
|------|----------------------|------------------|------------------|
| | | 2023-2024 | 2024-2025 |
| 500 | Snow & Sanding | \$ 643,000 | \$ 668,000 |
| 600 | Highway | \$ 170,000 | \$ 129,000 |
| 601 | Paving | \$ 200,000 | \$ 205,000 |
| 900 | Solid Waste Disposal | \$ 296,000 | \$ 361,150 |
| 2000 | Street Lights | <u>\$ 16,000</u> | <u>\$ 16,000</u> |
| | | \$ 1,325,000 | \$ 1,379,150 |

Select Board Recommends

Finance Committee Recommends

Article 9: Shall the Town raise, appropriate and expend up to \$1,319,981 for Emergency Services provided by the Hollis Municipal Fire & Rescue Department?

| | 2023-2024 | 2024 - 2025 |
|------------------------|--------------|--------------|
| 300 Emergency Services | \$ 1,167,183 | \$ 1,319,981 |

Select Board Recommends

Finance Committee Recommends

Article 10: Shall the Town raise, appropriate and expend up to \$126,690 for General Assistance, the State mandated welfare program?

| | 2023-2024 | 2024 – 2025 |
|-------------------------|-----------|-------------|
| 1000 General Assistance | \$ 77,690 | \$ 126,690 |

Note: State Refunds are now being put in a Revenue Account

Select Board Recommends

Finance Committee Recommends

Article 11: Shall the Town raise, appropriate and expend up to \$37,775 for the following non-municipal requests?

| | 2023-2024 | 2024-2025 |
|--|-----------|-----------|
| 2299 York County Shelters | \$ 1,000 | \$ 1,000 |
| 2300 Visiting Nurses Service | \$ 1,100 | \$ 750 |
| 2301 York County Comm. Action | \$ 3,400 | \$ 3,400 |
| 2303 Kids Free To Grow | \$ 700 | \$ 700 |
| 2304 Caring Unlimited | \$ 1,100 | \$ 1,100 |
| 2307 So. Maine Agency on Aging | \$ 2,750 | \$ 2,750 |
| 2312 Boy Scouts Troop #323 | \$ 500 | \$ 1,500 |
| 2333 Girl Scouts Troop #323 | \$ 500 | \$ 0 |
| 2314 American Red Cross | \$ 400 | \$ 400 |
| 2315 Buxton-Hollis Historical Society | \$ 1,100 | \$ 1,500 |
| 2317 VNA Home Health | \$ 250 | \$ 250 |
| 2318 Maine Public Broadcasting | \$ 100 | \$ 100 |
| 2305 Maine Behavioral Healthcare | \$ 300 | \$ 250 |
| 2320 Saco River Corridor Commission | \$ 600 | \$ 600 |
| 2329 Life Flight of Maine | \$ 1,000 | \$ 1,000 |
| 2330 So. ME Veteran's Cemetery Assoc. | \$ 500 | \$ 750 |
| 2332 Waban | \$ 200 | \$ 200 |
| 2335 Friends of Hollis Equestrian Park | \$ 0 | \$ 750 |
| 2400 Saco River Community TV | \$ 18,800 | \$ 20,775 |
| | \$ 34,300 | \$ 37,775 |

Select Board Recommends

Finance Committee Recommends

Article 12: Shall the Town authorize the Select Board and Tax Collector to:

- 1. Charge Interest on unpaid taxes, determine the rate thereon, set the due date for taxes, and to set the date on which interest shall commence. Tax Collector charging interest at a rate of 8.5% per annum, that taxes be due and payable in two (2) payments. The first due on November 6, 2024 and the second on May 7, 2025 with interest commencing on the first half on November 20, 2024 and the second half on May 21, 2025;**
- 2. Accept prepayment of taxes;**
- 3. Set the interest rate to be paid by the Town on the refunded overpayment of taxes for the 2024-2025 Fiscal year set at 4.5% as recommended by the Tax Collector & Select Board; and**
- 4. Apply all tax payments to the oldest outstanding taxes first?**

Select Board Recommends

Article 13: Shall the Town accept and apply estimated anticipated revenues and reimbursements in the amount of \$3,361,800 to the 2024-2025 Tax Commitment?

| | 2023-2024 | 2024-2025 |
|---|---------------------|---------------------|
| MDOT Block Grant | \$ 53,948 | \$ 58,000 |
| Code Enforcement Fees | \$ 120,000 | \$ 120,000 |
| Dog Fees | \$ 800 | \$ 800 |
| Excise Tax | \$ 1,050,000 | \$ 1,075,000 |
| Rescue Fees | \$ 130,000 | \$ 200,000 |
| Parks & Recreation Fees | \$ 190,000 | \$ 190,000 |
| Misc. Revenue & Reimbursements | \$ 85,000 | \$ 95,000 |
| BETE Reimbursements | \$ 675,000 | \$ 712,500 |
| Homestead Reimbursements | \$ 240,000 | \$ 240,000 |
| Tree Growth Reimbursements | \$ 38,500 | \$ 38,500 |
| Veteran's Exemption Reimbursements | \$ 3,000 | \$ 3,000 |
| State Revenue Sharing | \$ 512,116 | \$ 500,000 |
| General Assistance State Reimbursement | \$ 45,000 | \$ 84,000 |
| Cable Franchise Fees | \$ 45,000 | \$ 45,000 |
| | \$ 3,188,364 | \$ 3,361,800 |

Select Board Recommends

Finance Committee Recommends

Article 14: Shall the Town raise, appropriate, and expend up to \$35,150 for the non-municipal Hollis Center Public Library?

Select Board Recommends

Finance Committee Recommends

Article 15: Shall the Town raise, appropriate and expend up to \$20,000 dollars to upgrade and improve the walking path at the Hollis Sports Complex?

Select Board Recommends

Finance Committee Recommends

Article 16: Shall the Town raise, appropriate and expend up to \$50,000 dollars to replace the siding and any incidentals at the Salmon Falls Library?

Select Board Recommends

Finance Committee Recommends

Article 17: Shall the Town authorize the Select Board to spend up to \$7,500,000 dollars to construct a new Hollis Town Hall, with no increase in taxes? (The construction will be financed as follows: \$3,500,000 Tax Increment Financing (TIF) Funds subject to TIF amendment approval; \$2,000,000 Maine CDS Fiscal Year (FY) 2024 Agriculture and Rural Development appropriations funding; \$1,150,000 General Funds; \$450,000 State and Fiscal Recovery Funds; \$400,000 Sale of Town Property Funds)

Select Board Recommends

Finance Committee Recommends

Article 18: Shall the Town authorize the Select Board to spend from the TIF (Tax Incremental Financing) Account # 2025, as they deem advisable, to fund and meet unanticipated expenses and/or emergencies that are clearly authorized in the TIF agreement?

Select Board Recommends

Article 19: Shall the Town authorize the Select Board to annually spend up to \$200,000 from Undesignated Funds, as they deem necessary to fund and meet unanticipated expenses and/or emergencies that may occur, with the unanimous vote of the Select Board and approval of the Finance Committee for each occurrence?

Select Board Recommends

Article 20: Shall the Town authorize the Select Board to carry forward specific account balances from the current year to the same accounts for the ensuing year for the specific purpose of each account?

Select Board Recommends

Article 21: Shall the Town accept the State Snowmobile Registration Funds and disburse them to the Hollis Snowmobile Club for the purpose of maintaining Hollis's Snowmobile Trails?

Select Board Recommends

Article 22: Shall the Town amend the "Town of Hollis Disposal of Tax Acquired Property Ordinance" as written and required by State Statute?

Select Board Recommends

Finance Committee Recommends

Article 23: Shall the Town adopt the “General Fund Balance Ordinance – Town of Hollis, Maine” as recommended by the Town’s Auditor?

Select Board Recommends

Finance Committee Recommends

Article 24: Shall the Town amend the “Disposal of Town Property (Not Real Estate) Ordinance” as written?

Select Board Recommends

Finance Committee Recommends

Article 25: Shall the Town vote to authorize the Select Board, on behalf of the Town, to apply for and accept grants, donations, gifts, devises, or bequests from any individual, organization, or governmental body for municipal purposes, including when necessary the authority to sign grants, contracts, documents or other paperwork and accept the conditions that accompany such funds, and to appropriate and expend grant funds for authorized purposes as the Select Board deems in the best interest of the Town?

Select Board Recommends

Article 26: Shall the Town repeal the “Accessory Dwelling Unit Ordinance” enacted 2014?

Select Board Recommends

Planning Board Recommends

Article 27: Shall the Town repeal the “Town of Hollis Zoning Ordinance” enacted in November 1973, last amended 2022, and adopt the amended “Town of Hollis Zoning Ordinance” as written?

Select Board Recommends

Planning Board Recommends

Article 28: Shall the “Floodplain Management Ordinance for the Town of Hollis, Maine” enacted on June 14, 1997 be repealed and adopt the updated version of the “Floodplain Management Ordinance for the Town of Hollis, Maine” and Floodplain Maps?

Select Board Recommends

Planning Board Recommends

Article 29: Shall the Town adopt the ordinance titled, “Ordinance to Establish a Five-Member Select Board/Town Manager Form of Government”?

Article 30: Shall the Town adopt the ordinance titled “All-Terrain Vehicle (ATV) Ordinance – Town of Hollis, Maine” that allows all-terrain vehicles (ATVs) to operate on a section of Deerwander Road, as defined: “1.17 miles From the Railroad Bed to the Large Pole Line”?

Article 31: Shall the Town adopt the ordinance titled “All-Terrain Vehicle (ATV) Ordinance – Town of Hollis, Maine” that allows all-terrain vehicles (ATVs) to operate on a section of Saco Road, as defined: “1.25 miles From the Saco Road Pole Line to the trail entrance on River Road at Tax Map 6, Lot 31”?

Article 32: Shall the Town pursuant to 23 M.R.S.A. Section 3025 vote to accept the dedication made by the Logan's Run Homeowners Association of an easement interest in a strip of land bounded and describes as follows: Logan's Run, and to accept and establish a Town way on said strip of land?

Given under our hands this 11th day of April, A.D. 2024

Hollis Select Board:

Mary Hoffman
Mary Hoffman, Chair

John Rogala
John Rogala, Member

Roger Hicks
Roger Hicks, Member

Martha E. Huff
Martha E. Huff, Hollis Town Clerk

Received by Town Clerk: 4/16/24

*This warrant was amended
Amended warrant to include article
33.
Received April
24, 2024*

WARRANT FOR HOLLIS ANNUAL TOWN MEETING

June 11, 2024

ARTICLE 33: Shall the voters of the Town of Hollis, Maine adopt the Second Amendment to the Poland Spring Water Municipal Development and Tax Increment Financing District, such adoption to be pursuant to the following findings, terms and provisions?

WHEREAS, the Town of Hollis (the “Town”) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend previously established tax increment financing (“TIF”) districts and development programs within the Town; and

WHEREAS, the Town designated the Poland Spring Water Municipal Development and Tax Increment Financing District (the “District”) and adopted a Development Program for the District on October 28, 1999 in order to capture the value of real property improvements made within the District and to enable the use of TIF revenues for various municipal and other economic development projects, which received approval from the Maine Department of Economic and Community Development (“DECD”) on December 23, 1999; and

WHEREAS, the Town adopted the First Amendment to the Poland Spring Water Municipal Development and Tax Increment Financing District (the “First Amendment”) and adopted a Development Program for the District on February 14, 2017 in order to extend the term of the District to the allowable thirty (30) years, which received approval from DECD on July 18, 2017; and

WHEREAS, amending the Development Program for the District will help to continue to promote economic development within the Town and the surrounding region; improve and broaden the tax base of the Town; and improve the economy of the Town and the State of Maine; and, specifically, will allow the Town the ability to use TIF funds for costs associated with the operation and financial support of municipal central administrative offices; and

WHEREAS, the Select Board has held a public hearing on May 15, 2024, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town, on the question of adopting the Second Amendment to the Development Program for the District in accordance with the requirements of 30-A M.R.S. § 5226; and

WHEREAS, the Town has considered the comments provided at the public hearing, both for and against the adoption of the Second Amendment to the Development Program, if any; and

WHEREAS, it is expected that approval will be sought and obtained from DECD approving the Second Amendment to the Poland Spring Water Municipal Development and Tax Increment Financing District and Development Program.

NOW, THEREFORE:

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Handwritten signature and initials

Section 1. The Town hereby adopts the Second Amendment to the Poland Spring Water Municipal Development and Tax Increment Financing District and Development Program, pursuant to the following findings, terms, and provisions:

a. Pursuant to Title 30-A M.R.S. Section 5226(5) pertaining to TIF district and development program amendments, this Second Amendment to the Development Program does not result in the District being out of compliance with any of the conditions of 30-A M.R.S. Section 5223(3) which pertain to the percentage of area within the District that is suitable for commercial use, the TIF acreage caps for single TIF districts and for all TIF districts in the Town, and the total TIF district valuation cap.

b. The Second Amendment to the Development Program will make a contribution to the economic growth and well-being of the Town and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the District and the Development Program.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby amends the Poland Spring Water Municipal Development and Tax Increment Financing District designated and described more particularly set forth in the “Poland Spring Water Municipal Development and Tax Increment Financing District Development Program” presented to Town Meeting in the form attached hereto and such Development Program is hereby incorporated by reference into this vote as the Second Amendment to the Development Program for the District.

Section 3. The Select Board, or its duly appointed representative, is hereby authorized, empowered and directed to submit the Second Amendment to the Development Program to the Department for review and approval pursuant to the requirements of 30-A M.R.S. § 5226.

Section 4. The foregoing adoption of the Second Amendment to the Development Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the Second Amendment to the Development Program by the Department, without requirement of any further action by the Town, the Select Board, or any other party.

Section 5. The Select Board or its duly appointed representative, is hereby authorized and empowered, at it’s discretion, from time to time, to make such revisions to the documents related to the Second Amendment to the Development Program as they may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the Second Amendment to the Development Program by the Department, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Select Board in adopting the Second Amendment to the Development Program.

Section 6. This Order shall take effect immediately upon adoption.

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RBA/mcl

Original Warrant for June 11, 2024 was signed on April 11, 2024.

This amended Annual Town Meeting Warrant for June 11, 2024 replaces the original warrant to include article # 33, TIF Amendment as written.

Given this 24th day of April 2024,

HOLLIS SELECT BOARD

Mary Hoff
Mary Hoffman, Chair Selectperson

Roger Hicks
Roger Hicks, Selectperson

John Rogala
John Rogala, Selectperson

A TRUE COPY OF WARRANT

ATTEST: Martha E. Huff
Martha E. Huff, Town Clerk
4/24/2024 -

Amended warrant
merlu

JO Includes ~~tax~~ map of LOGANS RUN 11/25/2003

Amended warrant 4/24/24
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FBK/m

Registrar of Voters Notice:

The Registrar of Voters office will be open to register voters prior to the election. The Registrar of Voters will be available at the polls to correct any errors, correct a name or address on the voting list and to accept registrations of eligible persons and accept new enrollments.

A person who is not registered to vote may not vote in any election.

A voter who is not enrolled in a political party may not vote in a primary election.

Return on Warrant

Hollis Annual Town Meeting being held on June 11, 2024

Town of Hollis, York County, State of Maine

Date: _____, 2024

Pursuant to the within warrant to me directed, have notified and warned the inhabitants of said Town, qualified as herein expressed, to meet at said time and place, and for the purposes of therein named, by posting an attested copy of said warrant at the Hollis Town Hall, Station House Store, and the Hollis Town Clerk's Office in said town, being in public and conspicuous places in town, on the ____ day of _____, 2024 A.D., being at least seven days before the Annual Town Meeting on June 11, 2024.

Signed: _____

A True Attested Copy: _____

Hollis Town Clerk

