

TOWN OF RANGELEY BOARD OF SELECTMEN

James Jannace, Chairman
Ethan Shaffer, Vice-Chairman
Samantha White
Jacob Beaulieu
Keith Savage



15 School Street
Rangeley, ME 04970
Fax – 207.864.3578
207.864.3326

MEETING FEBRUARY 18, 2025, 6:00 PM

- 1. Call Meeting To Order & Declare a Quorum**
- 2. Conflict of Interest Disclosure**
- 3. Adjustments To The Agenda**
- 4. Public To Speak On A Non-Agenda Item**
- 5. Boards & Committees**
 - January 15, 2025 – Ordinance Committee Regular Meeting
- 6. Review of Minutes**
 - February 3, 2025 – BOS Regular Meeting
 - February 11, 2025 – BOS Budget Committee Joint Meeting Notes
- 7. Consent Items**
 - Approve Draft Warrant for Special Town Meeting
 - Community Development Block Grant Program – Beth Brunswick Memorial Fund
 - Authorize Town Manager to Sign
 - Consent to Occupancy – T-Hangar Lease Number 001
 - Appointment
 - CRC
 - Schedule Special Town Meeting Public Hearing March 17, 2025
 - Schedule Warrant Public Input Public Hearing for March 3rd or 17th, 2025
 - Schedule Comp Plan Public Hearing for April 2, 2025
 - Schedule Final Warrant Public Hearing for May 5th or 19th, 2025
- 8. Old Business**
 - Houseboat Legislature
 - Comp Plan Update
 - Housing
 - Public Services
 - Capital Investments
- 9. New Business**
 - Citizen Petition

- Emergency Services Study

10. Correspondence

11. Read Into Record

12. Town Manager Report

- Department Updates
- Calendar
 - March 2, 2025 – Nomination Papers Available for Town Meeting
 - March 3, 2025 – Post Comp Plan Public Hearing for April 2, 2025
 - March 11, 2025, 5PM – Joint Meeting with Budget Committee – Budget Committee Recommendations Presented
 - April 1, 2025 – Last Date for Public Input Public Hearing
 - April 2, 2025 – Comp Plan Public Hearing
 - April 8, 2025 – Special Town Meeting
 - April 11, 2025 – Nomination Papers Due to Clerk
 - April 11, 2025 – Warrant Due to Clerk
 - April 11, 2025 – Voter Petition Deadline
 - April 11, 2025 – Proposed / Petitioned Ordinances Due to Clerk
 - April 11, 2025 – Call for Election
 - May 31, 2025 – Last Date for Final Public Hearing
 - June 3, 2025 – Last Date to Post Signed Warrant
 - June 10, 2025 – Town Meeting
- Other Business
 - Monthly Financials
 - Grant Sheet
 - Maine Municipal Bond Bank – Public Safety Building Maturity
 - Maine Service Center Coalition

13. Selectboard Communication

14. Executive Session – M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)

- MRSA Title 1, Chapter 13, Subchapter 1, §405(6)(A) – Personnel Matters, Town Manager Contract

15. Adjournment

Any public member desiring to address the Board shall be recognized by the Chair, shall state name and address for the record, and shall limit remarks to the questions under discussion. All remarks and questions addressed to the administration of Town shall be addressed to the Town Manager or the Board of Municipal Officers through the Chair and not to any municipal town employee. No person other than members of the Board and the person having the floor shall enter into any discussion either directly or through a member of the Board without the permission of the presiding officer.

Public members attending Board meetings also shall observe the same rules of propriety, decorum, and good conduct applicable to the members of the Board. Any person making personal impertinent and slanderous remarks, or who becomes boisterous while addressing the Board or those attending the Board meeting shall be removed from the room if so directed by the presiding officer.

Join Zoom Meeting
<https://zoom.us/j/91015267554>
Meeting ID: 910 1526 7554
Call In: 1-929-205-6099



TOWN MANAGER

TO: Board of Selectmen
FROM: Joe Roach
RE: February 18, 2025 Meeting Notes
DATE: February 13, 2025

#7. The April 8th Special Town Meeting Warrant is included for review and approval. The Board must schedule a public hearing for a date at least 10 days prior to April 8th.

A letter of intent to apply for a CDBG for childcare services is included. The Town would be the applicant and disburse funds, but the Center would take care of the paperwork associated with the application. If we are invited to apply, a formal grant sheet will be prepared.

A consent to occupy form is included to confirm the transfer of a T-Hangar lease. I recommend approval.

A CRC appointment is here for housekeeping purposes.

Several dates for the annual Town Meeting are included for scheduling hearings. I recommend approving these dates.

#8. I am continuing to follow the houseboat issue. Preti has provided me some information and has offered to lobby on our behalf. I will ask if the Board is interested in that proposal.

Sections of the Comp Plan are included for Board review and comment. Some data may be missing from various tables pending collection, but that should not affect your policy level review.

#9. A citizen petition is included for review. I have invited the submitter to attend and discuss it with the Board. I will have some advice regarding how to proceed.



TOWN OFFICE
15 School Street
Rangeley, Maine 04970

ORDINANCE COMMITTEE

Ethna Thompson, Chairman
Scott Wilson, Vice-Chairman
Nancy Douglas
Carolyn Smith
Valerie Zapolsky
Marti Belt, Secretary

January 15, 2025
5:00 PM Regular Meeting
Minutes

Board Members: Ethna Thompson, Carolyn Smith, Scott Wilson, Valerie Zapolsky (Nancy Douglas – absent)

Staff: Marti Belt

Please see sign in sheet for public attendees if any

1. Open the Meeting – 5:01 PM
2. Pledge of Allegiance
3. Adjustments to the Agenda - None
4. Public to Speak on a Non-Agenda Item - None
5. Review of Minutes
 - December 04, 2024 – Regular Meeting Minutes
 - Val Zapolsky motion to accept minutes as written
 - Carolyn Smith second.

Vote 3-0-1 (S.Wilson abstained)
6. Correspondence – None
7. Continuing Business
 - Sign Ordinance
 - Internally illuminated signs
8. New Business - None
9. Next Meeting – February 05, 2025, at 5:00 PM
10. Adjourn Meeting
 - Scott Wilson motion to adjourn at 5:57 PM
 - Carolyn Smith second.

Vote 4-0

**These minutes are not verbatim. Please see Town of Rangeley YouTube page for video*MAB*

RANGELEY BOARD OF SELECTMEN
REGULAR MEETING
FEBRUARY 3, 2025, 6PM

In Attendance: James Jannace, Chairman / Ethan Shaffer, Vice-Chairman / Samantha White / Jacob Beaulieu / Keith Savage (Zoom)

Staff: Joe Roach, Town Manager / Traci Lavoie, Assistant Town Manager

Planning Consultant: Donna Larsen Kane, LK Planning

See Sign-In for Public Attendance

1. OPEN MEETING – DECLARE A QUORUM – 6PM
2. CONFLICT OF INTEREST DISCLOSURE – None
3. ADJUSTMENTS TO AGENDA
 - Police Side Bar added to #8
4. PUBLIC TO SPEAK ON A NON-AGENDA ITEM
5. BOARDS AND COMMITTEES – Provided
 - November 21, 2204 – Park Commission, Regular Meeting
6. REVIEW AND APPROVE MEETING MINUTES
 - January 21, 2025 – BOS Regular Meeting
Selectman White motioned to approve with any additions or corrections.
Selectman Beaulieu second VOTE: 5-0
 - January 28, 2025 – BOS Budget Committee Meeting Notes
Selectman White motioned to approve with any additions or corrections.
Selectman Beaulieu second VOTE: 5-0
7. CONSENT ITEMS
 - Event Permits
White Nose Pete Fly Fishing Festival – Chamber
Selectman White motioned to approve the White Nose Pete Fly Fishing Festival to be held June 7, 2025, pending certificate of liability.
Vice-Chairman Shaffer second VOTE: 5-0
 - Winterpaloozah – Chamber and Rangeley Skating Club
Selectman White motioned to approve Winteraploozah to be held Feb. 17, 2025.
Selectman Beaulieu second VOTE: 5-0

8. OLD BUSINESS

- Side Bar Agreement – Town of Rangeley and Teamsters Local 340
Read into record noted under #11
- Police Budget
Selectman White motioned to set a Special Town Meeting, April 8, 2025 for the purpose of the Police Budget overage.
Selectman Beaulieu second VOTE: 5-0
- Comp Plan Update
Discussion: Selectman White had recommendations to add new courts at the Oquossoc Town Park, including pickle ball. Rangeley Town Park does disk golf. Work needs to be done in the shoulder season section. We really don't need another bowling alley, and we currently offer shopping, movies, etc. It should address energy and operating costs for businesses during those times. Saddleback employee housing fell flat.
Please see video for full discussion.

9. NEW BUSINESS

- Billing Formula for Plantation - Provided
- RFP – Cleaning Services – Dove Cleaning, \$48,600
Selectman White approved Dove Cleaning at \$48,600.
Vice-Chairman Shaffer second VOTE: 5-0

10. CORRESPONDENCE – None

11. READ INTO RECORD

- Side Bar from #8:
The Town and the Union agree as follows:
 1. The Fair Labor Standards work week shall be in force for the police department and will be forty-three (43) hours.
 2. The normal work week will be twenty-four (24) hours on and forty-eight (48) hours off.
 3. One officer at a time will work a twenty-four (24) hour shift as a part of his/her normal work week, six (6) hours of which will be on-call.
 4. When an officer is on call, s/he will be paid one hundred dollars (\$100.00).
 5. All other terms and conditions of work for the police officers in the collective bargaining agreement will be in force, expect as modified in ¶1-4 above.

12. TOWN MANAGER REPORT

- Calendar
February 11, 2025, 5PM – Meet with Budget Committee & Department Heads

Selectman White motioned to move BOS from February 17th, President's Day to February 18th.

Vice-Chairman Shaffer second

VOTE: 5-0

13. SELECTBOARD COMMUNICATION – None

14. EXECUTIVE SESSION – M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)

- M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(A) – Personnel Matters, Town Manager Contract

Selectman White motioned the Board into Executive Session pursuant to M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(A) – Personnel Matters at 6:38PM.

Selectman Beaulieu second

VOTE: 5-0

Chairman Jannace brought the Board out at 8:07PM with no action taken.

15. ADJOURNMENT

Selectman White motioned to adjourn at 8:07PM.

Vice-Chairman Shaffer second

VOTE: 5-0

***These minutes are not typed verbatim. Please see Townofrangeley.com for video**TJL*

TOWN OF RANGELEY BOARD OF SELECTMEN

James Jannace, Chairman
Ethan Shaffer, Vice-Chairman
Samantha White
Jacob Beaulieu
Keith Savage



Budget Committee Members:

Mark Beauregard	Cynthia Egan
James Higgins	Catherine Johnson
Shelly Lowell	Colin Madrid
	Ethna Thompson

BOS / BUDGET COMMITTEE JOINT MEETING FEBRUARY 11, 2025, 5:00 PM

In Attendance BOS: James Jannace / Ethan Shaffer / Samantha White / Jacob Beaulieu / Keith Savage (Zoom)

In Attendance BC: Cynthia Egan / Shelly Lowell / Catherine Johnson (Zoom) Ethna Thompson / Jim Higgins /

Colin Madrid / Mark Beauregard (Zoom)

Staff: Joe Roach, Town Manager / Traci Lavoie, ATM / Richard Caton, Police Chief / Patrick O'Neil, Parks / Marti Belt, Treasurer

Guest Speakers: Stephen Smith, NorthStar / Marc Roy, Blue Star Accounting

See Sign-In for Public Attendees

1. **BOS Chairman Call Meeting To Order & Declare a Quorum – 5PM**
2. **Conflict of Interest Disclosure**
3. **Adjustments To The Agenda – None**
4. **Correspondence – Provided**
 - Dennis Kolodziej – Police Department Support
 - Beth Smith – Police Department Support
5. **New Business – Following Budgets were presented:**
 - NorthStar – Stephen Smith – See video for presentation
 - Blue Star Accounting – Marc Roy – See video for presentation
 - Capital Purchases
 - Capital Reserve
 - Health Ride
 - Debt Fund
 - TIF
 - Overlay
 - Municipal Infrastructure
6. **Other Business**
 - Follow-up Questions From Previous Meetings
 - Chief Caton provided written answers to questions submitted by the Budget Committee
7. **Calendar**
 - March 11, 2025, 5PM – Joint BOS / Budget Committee for Committee Recommendations

8. **Adjournment**

- Vice-Chairman Shaffer motioned to adjourn at 7:03PM.
- Selectman White second VOTE: 5-0

***These notes are not typed verbatim. Please see townofrangeley.com for video** TJL*

**TOWN OF RANGELEY
SELECTMEN'S SPECIAL TOWN MEETING WARRANT
TUESDAY
APRIL 8, 2025
8AM TO 8PM**

Franklin,ss State of Maine

To: Richard Caton, Police Chief in the Town of Rangeley, in said County of Franklin, 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 Rangeley, in said County and State, qualified to vote in Town affairs, to assemble at the **Rangeley Town Office**, in said Town on **Tuesday, April 8, 2025 at 8 a.m. to 8:00 p.m.** in the evening then and there to act upon Articles A1 through Article B1 of this warrant.

ARTICLE A1: To elect a moderator to preside at said meeting.

ARTICLE B1: Shall all FY 2024/2025 Police Department overdrafts be closed from unassigned fund balance?

Given under our hands this 18th day of February 2025.

RANGELEY BOARD OF SELECTMEN:

James Jannace, Chairman

Ethan Shaffer, Vice Chairman

Samantha White

Jacob Beaulieu

Keith Savage



State of Maine
Community Development Block Grant Program
2025 Public Service Grant Program

Letter of Intent to Apply

Due at DECD on or before April 25, 2025, 4:00 p.m.

Letters of Intent may be submitted via email to: ocd.loi@maine.gov
Please enter "PS LOI" in the subject line.

All communities wishing to apply for a 2025 Public Service Grant must use this Letter of Intent to document compliance with requirements established by Title I of the Housing and Community Development Act of 1974, as amended and the State of Maine CDBG program. Applicants who submit a completed and approved Letter of Intent will be notified by OCD that they are eligible to submit a full application. Eligibility to submit a full application does not imply final project approval or funding. **Funds will not be available until after July 1, 2025.**

A. APPLICANT ELIGIBILITY

1. Legal Applicant:

Applicant:	Town of Rangeley Maine	Phone:	207-864-3326
Address:	15 School St.	Fax:	
City, ZIP:	Rangeley, ME 04970	E-Mail:	townmanager@rangeleyme.org
Chief Official:	Joe Roach, Town Manager		
Census Tracts #(s) Where Proposed Activities Will Occur:	61840		
Applicant UEI (please visit www.sam.gov) #:	WKADMV7SN2E4		

2. Applying on Behalf of Sub-Grantee (if applicable): (e.g.: Non-Profit, etc.)

Sub-Grantee:	Beth Brunswick Memorial Fund for Children	Phone:	203.979.6909
Address:	85 Loon Lake Road, PO 7038	Fax:	
City, ZIP:	Rangeley, ME 04970	E-Mail:	rangeleychildcare@gmail.com
Agency Rep:	Ellen Oppenheim	Title	President

B. PROJECT INFORMATION

Provide a concise description of the proposed project below. The scope of work should be very specific in identifying how the CDBG money will be used, how the proposed PS activities represent a new or expanded service and how the service will continue after CDBG assistance.

This project requires the establishment of a fund to support eligible families so their children can be enrolled in a new childcare facility in Rangeley, which is a childcare desert. Currently, parents are unable to re-enter the workforce because there is no childcare facility in town. Once this center is complete, we hope to enable all families the benefit of enrollment in a reliable and licensed childcare center, regardless of their economic status. The Rangeley Childcare Center will be a 5000 square foot licensed childcare center that is currently under construction. The center will serve up to 74 children aged 6-weeks through school age, with full care, before- and after-school care, and wrap around care for pre-k, as well as special programs on demand. The center is being built

adjacent to the Rangeley Lakes Regional School, a partner in this endeavor. Funding for the construction and first three years of working capital has been secured. However, subsidies for low- to middle-income families from the state Child Care Affordability Program (CCAP) have been exhausted, and we are in need of funding to enable those families to enroll their children in childcare. CDBG money would be used to benefit the families who qualify, so they can return to the workforce and support their families while children are cared for at a professional, reliable and licensed childcare facility. We continue to fundraise and are hoping to establish a fund that can support families in need, but we project a \$50,000 gap after reaching all of our fundraising prospects. The state is also likely to provide more funding to CCAP in next year's budget. Until then, CDBG Funding will make the difference in the lives of needy families in Rangeley.

Investing in childcare is the most immediate way we can help improve the lives of low- and middle-income families. Having both parents return to the workforce will stabilize and strengthen their financial futures. Without childcare, this is nearly impossible. And affordable childcare will be made possible for many families in Rangeley with a grant from CDBG.

C. COST ESTIMATES & PROJECT FUNDING

Provide the estimated project cost, amount of CDBG funds to be requested and sources, amounts and dates secured for all anticipated cash matching funds. Clearly state the source of the cost estimates.

Total Estimated Project Cost:	\$200,000	CDBG Request:	\$50000
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Funding Source	Amount	Date Secured
Private donation	100000	November 2024
Philanthropy	50000	not yet secured
CDBG	50000	Grant requested
TOTAL:	\$200,000	

D. NATIONAL OBJECTIVE

Check the appropriate box below and attach all required documentation listed in the appropriate box.

BENEFITTING LOW-TO-MODERATE INCOME PERSONS (LMI)	
	Community-Wide LMI National Objective (for Public Safety Equipment only) Attach Census Figures indicating 51% or more of the community is LMI along with a completed <u>Beneficiary Profile</u> OR recent survey materials meeting the requirements set forth in OCD Policy Letter Number 19 and Income Survey Methodology Handbook.)
☒	Predominant Use by LMI National Objective Attach documentation that the public service activities to be provided by CDBG funds will benefit LMI persons, where at least 51% of participants are LMI.
	Limited Clientele LMI National Objective Attach written documentation that the proposed CDBG activity will serve a HUD recognized Limited Clientele group as set forth by the United States Department of Housing and Urban Development in 24 CFR Part 570 and the State of Maine CDBG Program. Limited Clientele Groups are: Abused Children, Battered Spouses, Elderly Persons, Severely Disabled Adults, Homeless Persons, Illiterate Adults, Migrant Farm

	Workers or Persons Living With AIDS.
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Applicant Certifications

- a. To the best of my knowledge and belief, the information in this Letter of Intent and all attached documentation is true and correct.
- b. This pre-application complies with all applicable State and federal laws and regulations; and
- c. Approval of this Letter of Intent by OCD to submit a final application does not imply final project approval or funding.

	Town of Rangeley	
Signature of Chief Executive Officer	Name of Community	Date: mm/dd/year

CONSENT TO OCCUPANCY UNDER LEASE

WHEREAS, the Town of Rangeley, as Lessor and Rangeley Pilots Association as Lessee did enter into a certain lease identified as "T-Hangar Lease Number 001" concerning the parcel of land associated with Hangar No. 7 at the Stephen A Bean Municipal Airfield in said Rangeley, Maine, said lease being dated September 30, 2008; and

WHEREAS, pursuant to Article XIX of said lease, the subject premises cannot be occupied by or subleased to any other party without the written consent of the Lessor; and

WHEREAS, pursuant to the membership structure of Rangeley Pilots Association, the T-Hangars at said municipal airfield associated with the leases are assigned for the exclusive use of the individual members of the Association; and

WHEREAS, the current member associated with said Hangar No. 7, Bill Closs now wishes to sell his membership interest in said Rangeley Pilots Association and rights associated therewith to Steve Walters.

NOW, THEREFORE, the undersigned does hereby agree as follows:

1. That pursuant to the terms of Article XIX of said lease, Lessor hereby consents to the occupancy of the subject premises by Steve Walters.
2. In all other respects the lease shall remain in full force and effect and the obligations of Rangeley Pilots Association therein under shall not be affected.

In witness whereof, the Inhabitants of the Municipality of the Town of Rangeley have caused this document to be executed this 18, day of February, 2025 by a majority of its Selectmen duly authorized.

James Jannace, Selectman

Ethan Shaffer, Selectman

Samatha White, Selectman

Jake Beaulieu, Selectman

Keith Savage, Selectman

Telephone 207-864-3326
Fax: 207-864-3578

Office of:

Selectmen
Town Manager
Treasurer
Tax Collector



Office of:

Town Clerk
Code Enforcement Officer
Parks & Recreation
Assessor
Public Works

TOWN OFFICE
15 School Street
Rangeley, Maine 04970

exp 04/2027

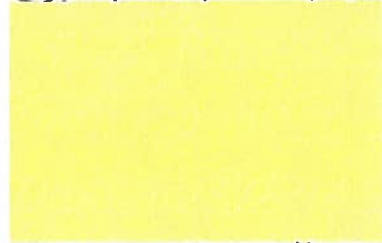
REQUEST FOR APPOINTMENT

TERM: 3 yrs (Office Use Only)

Name:

Christopher Farmer, Esq.

Address:



Telephone:

Email:

sf@gmail.com

Board/Committee applied for:

Rangeley Revenue Implementation Committee

Please explain primary reasons you are interested in this position:

ON FILE

Please explain what skills, training or knowledge you would add to the group if appointed to the position:

ON file

Please explain why you would be the best candidate for the position if there were multiple candidates to choose from:

on file

Please advise the board of any personal conflicts or logged complaints that may come before you as a board member and keep you from conducting yourself in an unbiased manner:

Signed:

Dated:

9/24/91

All applications will be kept on file for one year.

Housing

Background Information

Consistently, Rangeley residents and business owners have reported that the shortage of housing is the Town's biggest challenge. *Apartment buildings were voted as the most needed type of housing at a public meeting in January 2024. In Rangeley in 2022, 50% of households owned their home. Statewide, the homeownership rate is 75%, and nationally the rate is 65%, all during the same time period.*

Data Used

Much of the data used for this section is from the American Community Survey (ACS) 2009 and 2023. The ASC is a yearly survey conducted by the U.S. Census Bureau that collects data on the country's social, economic, housing, and demographic characteristics. The ACS randomly selects about 3.5 million addresses each year to respond to the survey. This data is used to inform people how federal funds are distributed for projects such as roads, schools, childcare and hospitals. The data is categorized according to zip code.

Rangeley has two zip codes, 04964 which is Oquossoc Village and Plantations and unorganized territories to the west; and 04970 which includes Rangeley village and some of the surrounding Plantations. The 2022 ACS data is from zip code 04970. It is assumed that the 2009 data is also zip code 04970; however, that has not been confirmed to be true. Different sources have shown different maps of the two different zip codes. The maps below show the difference between zip code 04970 and the Town of Rangeley.

Zip 04970



Source: unitedstateszipcodes.org

Town of Rangeley



Source: Google maps

Data from the Town of Rangeley is generated around the geographical bounds of the town and does not include any of the Plantations.

Despite these discrepancies, the data in the document is valuable, but they need to be read and interpreted only as estimates of past and current conditions.

Housing Characteristics

Rangeley's housing stock is comprised of year-round homes and second homes. According to the 2023 American Community Survey, Rangeley has a homeownership rate of 66.2% compared to the Franklin County with a rate of 77%. Year-round homes are dwellings which are occupied on a year-round basis. The same data reports that 608 of the units in Rangeley are occupied, while 1,147 of the units are not occupied. In 2022, 10% of the vacant houses were for sale, and 77% are used seasonally and are vacant much of the year. Some second homes are rented on a seasonal basis. Second homes range from seasonal camps and cottages not suited for year-round occupancy to large homes that are suitable for year-round occupancy.

Building Type

Building permit information maintained by the Town of Rangeley indicates a much greater increase in the number of new housing units from 2015 to 2024. That information shows that building permits were issued for XX dwelling units. These were comprised of XX structures for single family homes, XX duplex structures and XX multi family structures containing a total of XX units. The majority of the building permits were issued for dwellings to be used on a seasonal basis. Most second homes are constructed to allow year-round occupancy. Some older second homes have been upgraded for year-round occupancy.

Residential Building Permits Issued				
<i>Year</i>	<i>Single Family</i>	<i>Duplex # Units</i>	<i>Multi Family # /Units</i>	<i>Total Dwelling Units</i>
2000	26	-	-	26
2008	5	1/2	1/3	10
2010	7	2/4	-	11
2019				
2020				
2021				
2022				
2023	29 + 11 addt'l bedrooms/ADU	4	0	33

2024	57 + 29 addt'l Bedrooms /ADU	2	0	59
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Source: Town of Rangeley, Code Enforcement Department

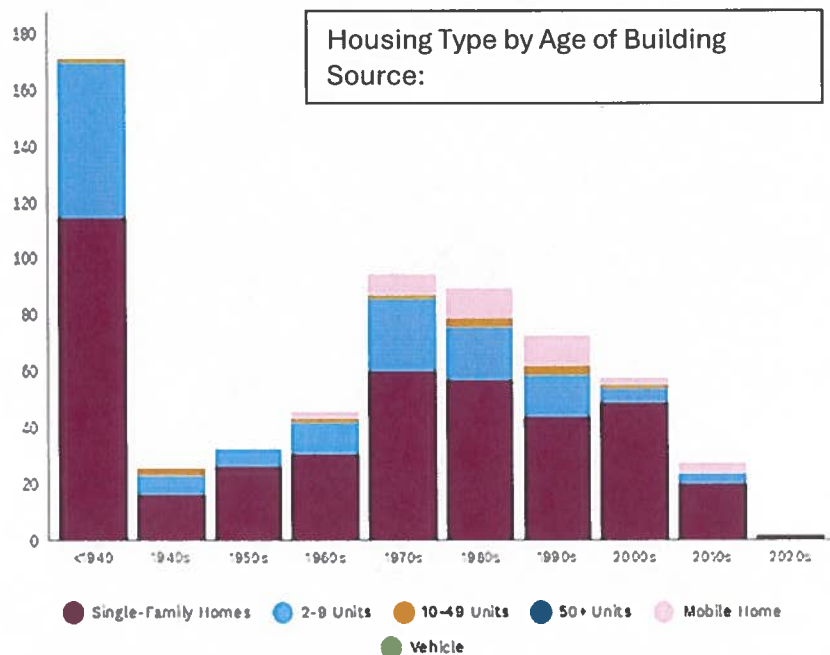
ADU: Accessory Dwelling Unit that is 50% or less than the square footage of the site's primary dwelling

Owner/Renter Patterns

According to the 2023 American Community Survey, Rangeley had 6.4% percentage of renter occupied dwelling units. The same data reports a median rental rate of \$674/month rent, compared to \$759/Month in Franklin Co.

Housing Age by type

One indicator of the overall physical condition of a community's housing stock can be its age. However, caution must be exercised when age is considered as an indicator of physical condition. Many of Rangeley's older homes are in excellent condition and are assets to the community. Sixty percent of occupied housing units were constructed prior to 1970. For renter occupied units, 82% were constructed prior to 1970.



Housing Assistance Programs

Information provided by the Maine State Housing Authority indicates that there are three federally- assisted multi-family housing developments in Rangeley. The majority are low-income elderly and people with disabilities projects. They represent 38 units. There are also eight low-income family units and four vouchers serving renters in private apartments.

Federally-assisted Multi-family Housing Development			
<i>Project Name</i>	<i>Sponsor</i>	<i>Total Units</i>	
		<i>Elderly</i>	<i>Family</i>
Rangeley Town House	C&R Realty Management	22 (1,2BR)	
Rangeley Elderly	Labreque Property Corp	16 (1,2BR)	
Saddleback View	Labreque Property Corp		8 (3,4 BR)
Source: Maine State Housing Authority			

Housing Costs/Workforce Housing

It is important for towns to have a mix of housing types and cost ranges, and for towns dependent on tourism that includes a supply of temporary and seasonal housing. Having housing that is affordable goes hand-in-hand with economic growth. Workers needed by startup businesses and those employed by the service sector, a growing part of the regional economy, often need housing they can afford that is well maintained and energy efficient. Without it, workers may not be available for business start-ups and expansions, and municipal employees may not be able to live in the community (see Economy section).

Affordable/workforce housing means different things to different people. Standardizing the definition is necessary if policies are going to be developed to promote certain types of housing. The Department of Housing and Urban Development (HUD) tracts income levels throughout the country and periodically updates the income levels for a region based on the area median income (AMI). The AMI is the midpoint of the household incomes for a specific geographical area. The incomes are updated periodically. The incomes are based on the size of the family. HUD classifies income levels as follows:

2024 AMI for Franklin County for a family of 4 was \$80,500. Other income levels are determined based on a percentage of the AMI.

Very Low Income (50% of AMI)

Low Income (up to 80% of AMI)

Median Income (100% of AMI)

State law (30-A, §5002) defines uses the following definitions:

Affordable housing: a safe, decent, and sanitary dwellings, apartments or other living accommodations for low-income and moderate-income households for a household with an income that is no more than 120% of the median income for the area and the household spends no more than 30% of its income on housing-related costs. This includes mortgage or rent, utilities, taxes, insurance, and maintenance

Workforce housing is somewhat of a new term in the planning and housing community. It can mean almost any type of housing but it is always affordable. It is intended to appeal to key members of the workforce including but not limited to teachers, office workers, service workers, police officers and the like. Workforce housing is affordable, generally either single-family or two-family dwellings. They are located in or near employment opportunities rather than in distant locations. The Town can develop its own definition for workforce housing if local programs are developed. In 2024, the Town entered a credit enhancement agreement with a private firm that intends to develop 26 attainable/workforce rental housing units on Cross Street.

Based on information obtained from the Maine State Housing Authority, the gap between median priced homes in Rangeley and the median income family has grown substantially over the last few years making homeownership out of reach for many families. Affordability is measured by an affordability index. An index greater than one means that the median value home is affordable to median income households; an index of 0 means that the median home value is unaffordable for median income households. Between 2018 and 2022 the affordability index has from 0.63 to 0.44 in Rangeley.

Note: While the affordability index points to a serious affordable/workforce housing problem in Rangeley it is somewhat exaggerated because the medium home price includes all homes sold including very high priced second homes. However, residents and business owners consistently report that housing is unattainable for many families.

Rangeley needs a variety of affordable housing types, rental, homeownership, temporary and permanent, new construction, and rehabilitation and retrofitting of existing units. Given the gap between median income and home prices, subsidies will most likely be necessary to bridge the gap. Subsidies could be in the form of grants from a variety of sources such as the Maine State Housing Authority and the Northern Border Regional Commission, private donation and so on.

Rangeley - Affordability Index For Those at Median Income					
Year	Index	Median Home Price	Median Income	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
2004	0.58	\$185,000	\$36,410	\$63,130	\$106,690
2008	0.57	\$220,000	\$43,580	\$74,200	\$126,250
2018	.63	\$250,000	\$46,348	\$73,032	\$158,657
2023	.46	\$430,000	\$70,261	\$153,784	\$196,459
Source: Maine State Housing Authority					

In addition, a transfer of development rights (TDR), where development rights from a rural property are traded for higher density in the downtown area, could be a cooperative effort between the town and the Rangeley Lake Heritage Trust. Any programs that depend on public and/or non-profit financial support require constant oversight to ensure eligibility criteria are met, grants are written and administered properly. A Community Land Trust owns the land that houses are built on. The homeowner owns their house, the land is owned in common by the

Trust. This removes the land cost of new construction, bringing the price down. A non-profit organization like a housing authority could advance affordability efforts. Western Maine Mountain Housing, centered in Carrabassett Valley is an existing organization that could expand its reach to Rangeley.

While it seems counterintuitive, it is also important to have an adequate supply of higher end housing. Without a strong supply of higher end housing, more affluent newcomers can overbid for an existing house making it unavailable to a more moderate-income family. Likewise, in this market, home builders are enjoying much higher profit margins. Therefore, without the intervention of the town, new affordable housing options will

Clustering new housing developments is a way to preserve open space by reducing the, reducing the amount of new road construction that is necessary due to smaller road frontage requirement, lower stormwater management and phosphorous loading protections by having lower impervious surfaces. The Town has clustering provisions in the Zoning Ordinance; however, five subdivisions have taken advantage of this. A review of the cluster provisions to be sure that they are density neutral and possibly provide an incentive for higher density. i

The 123 lot Rangeley North Subdivision approved in 2009 includes an affordable housing component. The town has not enacted any ordinances that either encourage or discourage affordable /workforce housing development.

Future Housing Needs

As Rangeley's current in-migration population growth, the creation of new jobs and businesses and expanding and maintaining the existing economic base hinge on housing. Housing therefore, is the highest priority to address. It's going to take into consideration of a wide variety of solutions to get the job done. For example,

- Removing barriers in the zoning ordinance to allow higher densities and a wide variety of housing types.
- Creating Planning Board permit review process that protects natural resources and is efficient
- Seeking grants and other funding sources to subsidize housing costs
- Establishing Affordable Housing TIFs to lower the cost of homeownership

•
New second homes will increase the local tax base without a significant strain on local services. However, this housing won't help the local housing crunch unless it is made available for certain times of the year that they would otherwise be empty.

Over the next ten-year planning period, if Saddleback continues to expand into a 10-month resort and the state and national economy stay strong, it is safe to assume that the demand for more housing will continue.

Housing

Goals: To encourage and promote affordable, decent housing opportunities for all Maine citizens by:

1. Encouraging and promoting adequate workforce housing to support the community's and region's economic development,
2. Ensuring that land use controls encourage the development of quality affordable/workforce housing, including rental housing,
3. Seeking to achieve that at least 10% of all newly constructed/placed primary residences during the next decade be affordable,
4. Encourage and support the efforts of regional housing coalitions/organizations addressing affordable and workforce housing needs

Goals met	Ideas to consider	Lead entity
1,2	1. Consider updating amendments to land use ordinances as applicable: a. increase density, decrease lot size, setbacks and road widths, or provide incentives for density bonuses and infill development , to encourage the development of affordable/workforce housing. b. allow the conversions of single-family dwellings to multiple units provided that the exterior characteristics of a singlefamily home are retained and building, sewerage disposal, and parking requirements are met, c. allow commercial and residential uses on the same lot without having to have a larger lot provided the lot is connected to public sewer and is large enough to accommodate the necessary parking, utilities, stormwater management etc., d. cap the number of units in a multi-family building at 6, and remove the need for larger lot when the number of units goes over 3 provided the building is connected to public sewer, e. expand the definition of types of housing such as dorm housing, seasonal outdoor living – with a proper sanitary system, showers and cooking areas are available when connected to public sewer, f. allow boarding houses to provide meals if desired and/or to provide shared cooking areas when connected to public sewer, g. allow a lot greater than the minimum lot size, but not big enough for two lots to have one smaller lot (5,000sf) so long as the deed restricts the size of the house to (such as 1500 sf) h. Allow density bonuses for subdivisions that have provisions to preserve affordability i. Remove requirements housing restrictions that aren't enforceable such as, the min or max amount of time a unit can be rented	Staff, PB
	2.Consider creating or join (Western Maine Mountain Housing) to facilitate the development of different types of housing by: a. overseeing existing housing units, verify income requirements are met, b. writing grants to help subsidize housing,	1.

	c. staying current with state housing initiatives such as; the Rural Affordable Housing Rental Program, Low-income tax credits, Affordable Homeownership Program, d. working with the town to develop and manage affordable housing TIFs e. developing a “homesharing” program, work with non-profit funding institutions such as the Genesis Fund	
	3.Consider creating an expedited review process for new housing developments provided certain requirements are met such as: a. expanding staff approval authority for projects that: 1) Are smaller projects, 2)are connected to the public sewer system, 3)are built by contractors that are educated in proper construction practices to minimize soil erosion and phosphorous loading, 4)all site work is inspected by a civil engineer trained in best management practices to minimize soil erosion and phosphorus loading, 5) meet all building and life safety codes, and local zoning regulations	1.

*Housing/Affordable
& Action Strategies*

DELETE THIS SECTION

Housing Goals, Policies

Introduction

Housing is expensive in Rangeley primarily driven by the second home market. For the long-term economic and social viability of the Town, options for affordable/workforce housing including elderly will be needed.

State of Maine Goal that needs to be addressed:

To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Policies of the Plan are to:

Policies necessary to address State of Maine Goal:

Encourage and promote adequate workforce housing to support the community's and region's economic development.

Ensure that land use controls encourage the development of quality affordable/workforce housing, including rental housing.

Seek to achieve that at least 10% of all newly constructed/placed primary residences during the next decade be affordable.

Encourage and support the efforts of regional housing coalitions/organizations addressing affordable and workforce housing needs.

Action strategies necessary to address State of Maine Goal:

Prepare amendments to land use ordinances that will increase density, decrease lot size, setbacks and road widths, or provide incentives for density bonuses and infill development , to encourage the development of affordable/workforce housing.

Responsibility/Time Frame

*Ordinance Committee & Planning Board/
Short Term*

Maintain and revise as necessary, land use ordinances that allow the conversions of single-family dwellings to multiple units provided that the exterior characteristics of a single family home are retained and building, sewerage disposal, and parking requirements are met.

Responsibility/Time Frame

*Ordinance Committee & Planning
Board/Ongoing*

Support regional affordable/workforce housing coalitions.

Responsibility/Time Frame

Selectmen/Ongoing

Designate a suitable location(s) in growth areas where mobile home parks are allowed pursuant to State law.

Responsibility/Time Frame

Ordinance Committee & Planning Board/Short Term

Rangeley's own policies and action strategies:

Policy

Promote adequate affordable/workforce and elderly housing opportunities.

Action Strategies

Create a Rangeley Area Affordable/workforce Housing Coalition which includes representatives from Rangeley Lakes Heritage Trust, Saddleback Maine, business, real estate, development, financial and municipal interests.

Responsibility/Time Frame

Selectmen/Short Term

Provide municipal support to the Rangeley Area Affordable/workforce Housing Coalition

Responsibility/Time Frame Town Planner/Ongoing

Develop an action plan to address affordable/workforce and elderly housing needs.

Responsibility/Time Frame

Rangeley Area Affordable/workforce Housing Coalition/Short Term

On a biennial basis, prepare a report for the planning board a report about the value of newly constructed/placed primary residences which will allow the planning board to assess if at least 10% of new homes are affordable. If the assessment indicates that there is an inadequate supply of affordable housing develop strategies to address the need.

Responsibility/Time Frame

Code Enforcement Officer, Assessor & Rangeley Area Affordable/workforce Housing Coalition /Short Term & Ongoing

Policy

That residential structures are constructed safely and soundly.

Action Strategy

Adopt, administer and enforce The Maine Uniform Building and Energy Code.

Responsibility/Time Frame

Town Meeting & Code Enforcement Officer/
Short Term & Ongoing

Policy

That residential property is maintained in a safe and sanitary manner.

Action Strategy

Assess the need to prepare a residential property maintenance code.

Responsibility/Time Frame

Ordinance Committee & Code Enforcement
Officer/Mid Term

Policy

That new residential development is compatible with Rangeley's character.

Action Strategies

Prepare amendments to land use ordinance to include design standards for mobile home park (pitched roofs and residential type siding), open space requirements, street design, sidewalks, street lighting and landscape buffers.

Responsibility/Time Frame

Ordinance Committee & Planning
Board/Short Term

Action Strategy

Assess the need to prepare residential design standards.

Responsibility/Time Frame

Ordinance Committee & Planning
Board/Short Term

PUBLIC FACILITIES AND SERVICES

Introduction

An examination of Rangeley's public facilities and services and their current day capacities is an important element of the comprehensive plan. In addition, the future demands upon the town's public facilities and services must be addressed. This section presents an analysis of the current demands placed upon existing town facilities and services. It also determines if public facility or service system additions and improvements will be needed to adequately meet the demands of the forecasted year-round and seasonal population growth.

Water Systems

In 1993, the **Rangeley Water District(RWD)** acquired the Rangeley Water Company by eminent domain. The District is overseen by an elected board of trustees. In addition to serving Rangeley Village, the District also provides water to portions of Dallas, Rangeley and Sandy River Plantations.

The source of water is two gravel packed wells located in a sand and gravel aquifer in Dallas Plantation. The District owns approximately 6.5 acres around the wells. In addition, the Land Use Planning Commission has zoned some 440 acres around the wells as an aquifer protection district. Well # 1(300 GPM) was developed in 1946 and well #2 (350 GPD) in 2007. Water pumped from the wells goes to a 500,000 gallon in ground concrete reservoir located off the Dallas Hill Road in Rangeley. The water is treated with sodium hypochlorite for disinfection and sodium hydroxide to combat corrosion. The system serves most of the Rangeley Village area including but not limited to Main Street to Loon Lake Road up to the Rangeley Lakes Regional School, Cross Road, Allen Street, Center Street, School Street, Pleasant Street, Lake Street, Pond Street, and High Street. The District is currently dealing with higher than wanted levels of iron with periodic flushing of the system. The District doesn't have any plans to extend the system at this time. Any extension would be at the expense of developers or with grants or in conjunction with road reconstruction projects. The District is currently discussing a combined billing system with the sewer department as a way to improve efficiency and save ratepayers money. In 2024, The District completed a redundancy main line project under Haley Pond Stream that bypasses the Main Street bridge and via private property between Lakehouse Road and Richardson Street.

The wells are tested periodically for microbiological contaminants (coliform), inorganics, disinfectants, lead and copper, and residual chlorine. No violations were detected in 2023. In 2024, the Maine Drinking Water Program accepted the RWD service line inventory which didn't identify any lead or galvanized waterlines that need replacement.

The District has the capacity to serve anticipated growth over the planning period. Water and sewer billing are currently done separately. The two utilities are researching the impacts of doing a combined billing.

In 1991 the **Oquossoc Standard Water District** was formed to provide water to portions of Oquossoc Village. Rangeley Lakes Heritage Trust worked closely with the OSWD and the DEP when it was determined that the best source for the water supply was on conserved land owned by RLHT along the Rangeley River corridor. The parcel was subject to a conservation easement held by

Maine DIFW to protect wildlife habitat and recreation. RLHT worked with MDIFW and the Maine Legislature to amend the easement to allow for the installation of the water system while protecting the significant deer wintering habitat and major snowmobile trail.

The cost to construct the system was approximately \$1.1 million with an annual operating cost of \$40,000. Two drilled bedrock wells (1 – 380' bedrock well and 1 – 449' bedrock well) with a yield of 50 GPM provide the water to the system. Storage capacity is 10,000 gallons. The system serves some 20 residential and commercial customers along Route 4 to the Old Skiway Road, Rangeley Avenue, a portion of Oxford Street, and Marina Road.

The wells are tested periodically for microbiological contaminants (coliform), inorganics, disinfectants, lead and copper, and residual chlorine. No violations were detected in 2022. In 2024, the Maine Drinking Water Program accepted the RWD service line inventory which didn't identify any lead or galvanized waterlines that need replacement.

Public Sewer System

The Town of Rangeley operates the Chick Hill Pollution Control Facility which treats sewage collected in Rangeley Village. The Facility uses a non-point discharge process with land application. The treatment system is comprised of three treatment lagoons with a total of 5 million gallons and a storage lagoon with a capacity of 25 million gallons. The collection system is checked periodically with special camera equipment. Images show minimal infiltration of storm water through the structures. After large rain events, however, there can be significant surges in flow which are most likely caused by basement sump pumps discharging into the collection system. After treatment the effluent is sprayed on the spray fields. In the winter months the treated effluent is made into snow from snow guns and allowed to melt in the spring. The system has a design flow of 150,000 gallons per day with a per day average flow of 122,000 gallons. In 2023 the facility disposed of 30.6 million gallons in the summer spray program and 16 million gallons in the winter spray program. The Chick Hill Wastewater Treatment Facility has additional treatment capacity which allows it to meet the projected residential and commercial growth in the Rangeley Village area.

The collection system is comprised of some seven miles of gravity sewer, 120 manholes and four pump stations. The system is well maintained, replacement of the existing siphon lines is included in the Capital Improvements Plan. Other than that, no major improvements are proposed. Infiltration is relatively low. The collection system serves some 500 accounts that pay approximately 50% of the systems operating costs.

Since 2022, septic tank sludge is collected in a frac tank at the Chick Hill Facility and then transferred to a treatment facility in Madison.

Looking to the future (20 years), no major extensions to the system are anticipated. Extensions to serve new development can be built to town standards and with the full cost being paid by the developer.

A Fiscal Sustainability Plan was created in 2023 and is attached in Appendix XX.

Education

Rangeley is a member of RSU # 78. In addition to the Town of Rangeley, the Plantations of Dallas, , Rangeley and Sandy River are members. All students, pre-K, K-12, attend the Rangeley Lakes Regional School in Rangeley. The school was constructed in 1976, a new high school wing was added in 2017. The indoor space has been updated to be ADA compliant. A portable class room has been converted to office space so that all students are in the main building. In 2023, a security and safety analysis was completed for the building. The school department is in the process of making the improvements suggested in that study. Total enrollment over the last 20 years has remained at 200 students, although the school is experiencing a slight increase in elementary students over the last few years. The school has the capacity and flexibility to handle increases in enrollment.

In 2024-25, the high school was 4th in the state for reading proficiency (90%), math proficiency (92%), and science proficiency (40%). The school has a nurse who also supports athletic activities, a social worker, behavioral specialist, school therapist, ~~a school resource officer (SRO)~~, and a school counselor. Curriculum enhancements such as STEAM (Science, engineering arts, and math) programming and gifted and talented programs are available. The school coordinates with the business community with career education and apprenticeships. A summer “extended year program” is offered to support and advance students with a variety of needs.

The childcare facility under construction on the site in 2024-25 will provide much needed before and after school care for younger students and children of school employees. The school is currently fully staffed; however, a lack of affordable housing does make recruiting new teachers, support staff and administrators challenging. The school is serviced by public water and sewer and it appears to have land available to expand the campus to include other public facilities such as a community center and or affordable employee housing. A study that identifies land available for development is an important first step.

Police Department

The Rangeley Police Department is a full-time Department, and when fully staffed in 2024, is comprised of a chief, patrol sergeant, two patrol officers and up to five reserve patrol officers. The police department operates on 24-hour 7-day coverage with a 6-hour on-call break per day. In recent years the Department has seen an increase in domestic, drug, mental health and juvenile related calls. Dispatching is provided by the Franklin County Regional Communications Center.

The department operates out of two small offices and a closet used for an evidence room located in the Rangeley Municipal Building. This space is neither adequate nor secure for police work. In terms of physical space, the department lacks an interview/interrogation room, a secure area for weapons and equipment, suitable office space and no sally port or garage space to safely move people from cruisers to interview/interrogation room and to keep cruisers out of inclement weather.

Emergency Medical Services

The town contracts with NorthStar for Emergency Medical Services. NorthStar's Rangeley Base is located at the Municipal/Safety Building. There is a paramedic level crew at the Rangeley Base 24/7 365 days per year with a second back up truck available 24/7. There are living quarters at the Safety

Building and two bays are used to park ambulances. Overall NorthStar serves 26 towns and 45 unorganized territories from several bases. Rangeley appropriates approximately \$151,300 per contract to pay NorthStar.

NorthStar responds to approximately 450 calls per year in the Town. In early 2025 the average response time from tone to scene was about twelve minutes from the Rangeley base.

Community paramedicine is an evolving delivery of healthcare especially in rural areas. Community paramedics can fill gaps in the absence or shortage of primary care physicians. In ME, community paramedicine is defined as; “the practice by an emergency medical services provider primarily in an out-of-hospital setting of providing episodic patient evaluation, advice and treatment directed at preventing or improving a particular medical condition, within the scope of practice of the emergency medical services provider as specifically requested or directed by a physician 32 MRSA§84, sub §4. A Community Paramedic requires training through an accredited college or university. Lincoln County An evaluation of pilot projects in Maine can be found in Maine EMS Community Paramedicine Pilot Program Evaluation, University of Southern Maine, Portland, ME, Nov 2015. This evolving method of delivering healthcare has strong potential for the Rangeley Region. The town may need to provide incentives to Paramedics and other emergency medical personnel to get the proper training.

Fire Department

The town is served by full time Fire Chief and two full-time firefighters and paid volunteer fire fighters with stations located in the Municipal/Safety Buildings in Rangeley Village and in Oquossoc Village. In addition to the Chief there are Captains in Rangeley and Oquossoc and about 24 fire fighters. In addition to serving the Town of Rangeley, the department also provides firefighting services for Dallas, Rangeley and Sandy River Plantations and Adamstown, Bowmantown, Lower Cupsuptic, Lynchtown, Oxbow, Parkertown, Parmachenee, Richardson and Upper Cupsuptic Townships and Township C in Oxford County. In Franklin County the department serves Davis and Stetsontown Townships, Townships D and E and portions of Langtown and Redington Townships.

Currently Rangeley has an ISO rating of 5. The goal is to the rating to 4. The better the ISO rating, the lower the insurance rates are for homeowners and businesses. As a volunteer department, without 24/7 coverage, the National Fire Protection Association (NFPA) standards are not being met.

The fire department has the equipment it needs provided reserve accounts are kept up-to-date so that replacement equipment can be purchased when needed. Major equipment includes a International 750 gallon tanker and pumper, a 2008 Engine 1, 1999 Heavy rescue, 2005, EM 1 truck, 2014, Unit 2,

1991, aerial tower, 2017 SCBA Equip, 2014 Marine 1. A fire station constructed in 1976, located in Oquossoc is structurally sound but is at capacity. An additional bay would improve its function; however, land acquisition will be necessary for a new bay. The station in Rangeley Village at the Municipal Building was constructed in 2004. It has six bays, two of which are used by NorthStar. With the current use of the Station for NorthStar trucks, Police Department vehicles and fire trucks and other rescue equipment the Station is beyond its design capacity. Two or three additional bays are needed, unless other space options are developed.



In addition to facility needs the replacement time for the older fire trucks is here. Volunteers for the fire department are becoming a concern in that many members are getting older and the recruitment of younger volunteers is becoming more difficult. At some point in the future paid fire fighters may be necessary. With the recent residential development and future development consideration will be needed for onsite water sources for fighting fires and/or sprinkler systems in individual residences.

All public safety departments are experiencing growing pains with an increase in calls, a geographically expansive area, and increased space and equipment needs. The scarcity of affordable housing makes employee recruitment difficult.

Staff have discussed current and future needs for the public safety departments and options for the best way to meet those needs. A next step to consider is to complete an architectural, structural, and code compliance analysis of the town office and public safety buildings to determine their potential for expansions and reconfiguring the public safety building and the town office. The analysis might include whether a second story could be added to either buildings, the cost effectiveness of rehabilitation of the town office versus rebuilding, the potential for sleeping quarters or apartments, and so on.

At the same time, the town should consider an evaluation of the costs and benefits of services provided by the public safety departments, and identification of restructuring options that could provide better services. The town should continue to monitor services provided by contract. For example, would a town operated ambulance service be able to more efficiently and effectively provide services than the existing private paramedic company in the same price range. The evaluation should include the levels of services provided such as Paramedicine, the value of cross-training between fire fighters and paramedics, and the cost of providing all these services.

Health Services

Health care and wellness services in Rangeley are limited. A family medicine practice, dentist maintain offices in Rangeley. The Rangeley Region Rehab & Wellness Pavillion is a non-profit organization that provides physical therapy equipment and services, and physical activity and wellness options such as personal training, fitness machines, pickle ball, and a variety of group classes for a fee. The town does not have a pharmacy and is at least 45 minutes from the nearest hospital.

Providing rural healthcare is challenging and the need for more services was raised as a high priority during public meetings. The Town is currently working with “Pathways to Wellness” a consortium of healthcare providers dedicated to advancing rural healthcare delivery. The project is being spearheaded by the Rangeley Region Health and Wellness Partnership. The goals of this group are:

1. *Expand the delivery of healthcare services to include new and enhanced services exclusively in the Northern Border rural communities of focus.*
2. *Deliver health care services through a strong consortium, in which every consortium member organization is actively involved and engaged in the planning and delivery of services.*
3. *Utilize community engagement and evidence-based or innovative, evidence informed model(s) in the delivery of health care services.*
4. *Improve population health outcomes and sustainability.*

The expected outcomes of the consortium are:

1. *Increased access to medical and dental healthcare including pharmaceuticals.*
2. *Early disease detection, improved overall health outcomes.*
3. *Improved dietary habits, increased physical activity, reduction in obesity rates, fall rates and related premature deaths.*
4. *Enhanced mental health awareness, increased access to mental health care, reduced rates of depression and suicide*
5. *Increased life expectancy.*

The Consortium will be meeting throughout calendar year 2025 to identify needs and brainstorm solutions. As solutions are identified during that study process, opportunities for public and private partnerships may arise. The town and surrounding Plantations should look for ways to work together as the resulting healthcare services will be available to everyone. The Rangeley Town Manager is part of the Consortium, regular reports to the Plantations during the process will help facilitate cooperation.

Public Works Department

The Town's roads are maintained by the Public Works Department. The Public Works Department staff includes five full-time, year-round employees. The Highway Foreman also serves as the Road Commissioner. All road equipment is stored at the Highway Garage on Robbins Avenue. The building was built in 1972. and is fair condition. There is no salt/sand storage building.

The following table provides a list of the Public Works Department's equipment including its general condition. The towns Capital Improvement Plan replaces equipment annually on a "what is needed most basis.”

Public Works Department Equipment 2024			
Equipment	Make	Year	Condition
Dump Truck	International	2012	Good
Dump Truck	International	2015	Very Good
Dump Truck	International	2023	Excellent
Grader	John Deere	1990	Adequate
Bucket Loader	John Deere	2016	Excellent
Sidewalk Machine	Trackless	2018	Excellent

The Town has prepared a road improvement priority listing for capital planning included in the Capital Improvements Plan.

Solid Waste Disposal

The Town of Rangeley operates a transfer station/recycling center and landfill on the Loon Lake Road. The facility serves Rangeley, Dallas Plantation, Davis Township, and unorganized townships. The Facility includes a State licensed closed land fill, and compost area. Household trash is collected and hauled to a licensed facilities two times a week. Materials recycled include paper, cardboard, clear and colored glass, tires, aluminum, tin, white goods, HDPE 1-7 rigid and triangle numbered plastics. The volunteer recycling rate over the past five years has been approximately 30%

Over the planning period the solid waste disposal and recycling facilities and programs will be ongoing.

Cemeteries

The Town owns and maintains four cemeteries. Recently the Evergreen Cemetery was expanded, adding 200 plots and roads upgraded. Computer software is now used for cemetery layout. The cemetery capacity will be adequate for the 10-year planning period.

Municipal Administrative Offices

Administrative offices are located on School Street in Rangeley Village. The building is adjacent to the Public Safety building. The brick, single-story structure provides office space for the town clerk and deputy clerk, tax collector, parks and recreation department, town manager, assistant town manager, police department, assessing and code enforcement officers. The town office includes a meeting room where the selectmen, planning board, and other town boards and commissioners meet. The town meeting and other large public meetings are held at the Rangeley Lakes Regional School.

The town office is in good physical condition; however, available space to carry out administrative functions and document storage is crowded and has been at capacity for several years. As stated earlier, architectural and structural analysis of the building will allow the town to make informed decisions on the best way to proceed.

A multi-function community center that includes the town offices and other municipal and quasi-municipal functions might be a way to meet future space needs for the town.

Administration

Rangeley town government is organized according to the general laws of the State of Maine as contained in Title 30-A of the Maine Revised Statutes Annotated. The town is governed by its citizens who vote at the annual town meeting and periodically at special town meetings. In 2016, the Town converted to a secret ballot form of voting. Instead of an actual meeting with debate, ballots are cast on a specific day and via absentee voting. To be eligible, participants must be registered voters in the Town of Rangeley. These meetings provide citizens the opportunity to elect members of the Board of Selectmen and to vote on items of town business such as the budgets, ordinances, Capital Improvement Plans, and Comprehensive Plans.

There are five selectmen elected on a rotating basis who serve three-year terms. The Selectmen appoint members of the various appointed boards and committees.

The Town Manager, who administers the day-to-day operations of town government, is appointed by the Board of Selectmen.

Boards and Commissions

Rangeley has a number of elected and appointed Boards and commissions. They include the following:

Selectmen	Five Members
RSU # 78 Board-	Five Members from Rangeley/12 total
Budget Committee-	Seven Members
Park Commission-	Five Members
Sewer Commission	Five Members
Rangeley Water District Trustees-	Five Members
Oquossoc Standard Water Company-	Six members
Appointed Planning Board	Five members, and two alternates
Ordinance Committee	Five members
Comprehensive Plan Committee	Five members
Zoning Board of Appeals	Five members

FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN

Introduction

A community's fiscal capacity refers to its ability to meet current and future needs through public expenditures. Over the next ten years, demands will be placed upon Rangeley's fiscal capacity to provide various town services. In addition to today's public services, there may be needs for new or expanded public buildings, facilities and equipment, village infrastructure improvements, recreational facilities and land acquisition. The Plan will make various recommendations requiring public investment. These recommendations must be considered in light of Rangeley's fiscal capacity.

Revenues

The largest source of revenue is real estate taxes. In 2014, the total valuation of the town was \$495,075,800, compared to 2024 with a total valuation of 728,942,800. In 2024, personal property value was \$7,351,250. Other major consistent sources of revenues are intergovernmental revenues charges for services, excise, and miscellaneous.

Rangeley's land and building values are driven by second homes and the market demand.

Nonresidents pay approximately 65% of the property taxes. The tax

base over the next ten years will continue to be dependent on land and buildings with non-residents paying a large portion of annual taxes.

Valuation and Mil Rate Fiscal Years 2015 -2024 [Numbers Rounded]			
Fiscal Year	Town Valuation	Annual % Change	Mil Rate
2015	495,406,700	0.07%	11.55
2019	507,542,950	0.73%	13.50
2020	509,807,200	0.45%	13.95
2021	510,700,009	0.18%	13.84
2022	515,159,800	0.87%	14.83
2023	523,377,500	1.60%	15.06
2024	782,942,800	49.59%	12.23

Municipal Revenue Fiscal Years 2015 -2024[Amounts Rounded]					
Fiscal Year	2015	2019	2020	2022	2024
Property taxes	5,659,161	6,833,816	7,178,014	7,672,341	8,520,216
Excise taxes	298,481	11,180	21,880	27,177	49,187
Intergovernmental	7,943	2,600	-2,600	29,157	0
State of Maine	105,529	153,288	272,697	405,734	310,698
Charges for services	676,381	252,357	268,001	261,214	253,500
Investment income	11,181	36,631	33,403	35,967	324,380
Misc revenues	40,673	443,391	439,043	624,593	563,033

Expenditures

Total municipal expenditures vary from year to year. Some increases are the result of capital

projects while others reflect needed increases in operational cost. Expenditures for education, public works, general government and county tax comprise the greatest expenditure amount on an annual basis.

LD1 was abolished by the Legislature in 2024. The Town is no longer required to calculate a municipal commitment growth limit.

Category	2019	2023	2024
General Gov	646,650	700,183	800,306
Public Safety	683,562	793,653	813,918
Public Works	1,585,188	1,969,182	1,783,460
Building	123,422	167,972	142,907
Cemeteries	38,669	33,931	33,323
Recreation	204,368	231,433	268,565
General Assistance	0	1,507	408
Education	2,810,960	3,624,140	3,955,044
Culture	8,625	23,871	21,150
County Tax	667,233	729,862	1,073,897
Debt Service	124,424	438,195	457,340
Donation Requests	212,022	224,711	220,011
Other	8,116	11,530	4,641
Capital Outlay	201,660	7,000	25,539
Program Expenditures	7,768,166	1,231,261	618,191
TOTAL	15,083,065	10,188,431	10,218,700

Debt

As of June 30, 2011, the Town had an outstanding debt of approximately \$2.8 million, in June 2024, outstanding debt was \$5,069.370. The amount of debt allowed a municipality is governed by state law; the law limits a town's outstanding debt to 15 percent of the town's last full state valuation. This limit is reduced to 7.5 percent if the debts for schools, sewer, water and special-district purposes are excluded. Based upon Rangeley's state valuation, the maximum debt under state law would be approximately \$130 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, Rangeley has significant borrowing power.

Fiscal Capacity

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures, as needed, compared with the ability of the property tax base and other revenue sources to support such expenditures. In considering Rangeley's capacity to fund normal municipal services and capital projects, two areas are important. First, is a change in valuation. A rate of increase in valuation because of new development, greater than the rate of inflation would allow increased expenditures to be implemented without a mil rate increase. Second, Rangeley has significant borrowing power based on the maximums established in state law. Future borrowing for capital expenditures should be based upon projected valuation increases and their impact upon taxpayers.

Looking into the Future

Rangeley has done a good job providing a high level of public services with the existing buildings and facilities. However, to continue to provide those services, new space is going to be needed. The right amount of new space, how it would be occupied, how departments would be configured, and where it would be located is unknown. How to pay for these new facilities is also unknown. Analyzing the existing building and the delivery of services is a necessary first step. The continuation of prudent financial management will be needed to get projects done without being a burden on the taxpayers. For example, finding the right balance of TIF's to shelter new revenue and to give new projects a boost, expanding the commercial tax base, working regionally when it will save money, incentivizing new development in areas already served with public water and sewer, and so on. Looking forward Rangeley following these policies:

1. efficiently meet identified public facility and service needs.
2. provide public facilities and services after a thorough evaluation of public buildings and service delivery.
3. incentivize growth and development in growth areas.

<i>Policy Met</i>	<i>Public Facilities and Services</i>	<i>Lead Responsibility</i>
	State of Maine goal: <i>To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</i>	
<i>Ideas to consider</i>		
	1. Identify capital improvements needed to maintain or upgrade public services to accommodate anticipated growth and changing demographics by: a. Undertake an architectural, structural, needs, and code compliance analysis of the town Offices and Public Safety building to determine expansion potential b. Undertake an analysis of public safety department service delivery to determine the most efficient way to deliver the best services, opportunities to cross-train employees, and provide new services c. Explore the potential for a Community Center that would be a town office and other public services. d. Locate new public facilities whenever in growth areas. e. Explore options for greater regional delivery of municipal services.	<i>Board of Selectmen</i>
	2. Encourage water district/company to coordinate planned service extensions with the Comprehensive plan.	<i>BOS, RWD</i>
	3. Identify and protect future water sources for the Oquossoc Standard Water Company service area and the Rangeley Water District	<i>BOS, RWD</i>
	4. Prepare amendments to land use ordinances that would require an assessment of available water supply and provisions for providing a water supply for fire suppression	<i>Ordinance Committee</i>
	4. Develop an assessment of the need, serves area, costs and institutional arrangements of a community sewerage system to serve the densely developed area of Oquossoc.	<i>Sewer Commission</i>
	6. Continue a formal capital improvement planning process that annually identifies the Town's capital needs, assesses the Town's ability to pay for capital facilities, establishes priorities for the identified needs, and sets out a five-year program for meeting the highest priority needs	<i>Town Manager</i>

	7. Review and prepare amendments as necessary to the Impact Fee Ordinance.	<i>Ordinance Committee</i>
	8. When public improvements are made in Rangeley and Oquossoc Villages include "green" design (energy efficient, minimal storm water export, and landscaping).	<i>BOS</i>

To: The Municipal Officers of the Town of **Rangeley** :

We, the undersigned registered voters of the Town of **Rangeley**, qualified to act in the Town affairs, hereby petition the Municipal Officers of said **Rangeley**, pursuant to 30-A Sec (2522,2528 or 2521), to submit to the voters of said **Rangeley** at the Special Town Meeting to be held on April 8 of 2025, the following local option question(s):

Shall the Town Meeting in June 2025 (Fiscal Year 2025-2026) be held in person in it's Traditional historical form rather than by secret ballot as was voted on by warrant article B20 on June 11, 2024. This will allow raising or lowering the amounts in each warrant article and discussion of any Budget Committee and Selectman Budget recommendations in open debate form. Final votes can still be done by written ballot at said meeting.

	Signature	Printed Name	Residence	Date
1	Christy White	Christy White	Cross St Rangeley	2/9/25
2	Michael Moog	Michael Moog	Allen St Rangeley	2/9/25
3	Jane Sargent	Jane Sargent	8 Hilltop Hgts	2/9/25
4	Mary Brey	Mary Brey	63 Depot	1/11/25
5	Robert R With	Robert R With	18 Watson Way	2/9/25
6	Amber Dugan	Amber Dugan	18 Watson Way	2/9/25
7	Mike Abbott	Mike Abbott	47 Stratton	2/9/25
8	Jennifer Abbott	Jennifer Abbott	(207) 670 5467	2/9/25
9	Shirley Raymond	Shirley Raymond	14 Stone Hedge	2/9/25
10	Christina Raymond	Christina Raymond	14 Stone Hedge	2/9/25
11	Jennifer Farmer	Jennifer Farmer	17 High St	2/9/25
12	SHARR SMITH	SHARR SMITH	32 East Road	2/9/25
13	Christina Smith	Christina Smith	8 Hilltop Hgts	2/9/25
14	Patrick Sullivan	Patrick Sullivan	17 Proctor Rd	2/9/25
15	Danika Sullivan	Danika Sullivan	17 Proctor Rd	2/9/25
16	Margery Jamison	Margery Jamison	29 High Street	2/9/25
17	GREG ANDREWS	GREG ANDREWS	2485 MAIN ST	2/8/25
18	Carolyn Smith	Carolyn Smith	11 Pond	2/9/25
19	Steven Naiman	Steven Naiman	29 Hilltop St	2/5/25
20	Joe Matthews	Joe Matthews	22 High St	2/9/25
21	Elyse Andrews	Elyse Andrews	2485 MAIN ST	2/9/25
22	Shannon Dube	Shannon Dube	36 Cross St.	2/10/25
23	Tracie Johnson-Clinch	Tracie Johnson-Clinch	12 Cross St	2/11/25
24	Albert J Clinch	Albert J Clinch	12 Cross St	2/11/25
25	MICHAEL FARRINGTON	MICHAEL FARRINGTON	43 STRATTON RD.	2/11/25
26	Cindy Boyer	Cindy Boyer	7 Oquossoc AVE	2/11/25
27	Amanda Lulibette	Amanda Lulibette	2579 Main St Apt 1	2/11/25
28	Brittney Boeslin	Brittney Boeslin	55 Allen St.	2/11/25
29	Eric Leine	Eric Leine	2458 Main St	2/11/25
30	Daniel Quinonez	Daniel Quinonez	3 Oquossoc Ave	2/11/25
31	Krista Jamison	Krista Jamison	43 Bobb Rd.	2/11/25
32	MARK WHITEHILL	MARK WHITEHILL	22 MARINA RD	4/11/25
33	Andrew Rogers	Andrew Rogers	115 Manor Road	2/11/25
34	Lillian Rogers	Lillian Rogers	115 Manor Rd.	2/11/25

	Signature	Printed Name	Residence	Date	
35		Ryan Thompson	9 Center St	2/11/25	
36		Michelle Caliberte	21 High St.	2/11/25	
37		Seth Lelibote	21 High St	2/11/25	
38		Ethan L. Thompson	9 Center St	2/11/25	
39		Kelly O'Neil	21 School St.	2/11/25	
40		Steven Russell	42 Kendall Farm Trail	2/11/25	Duplicate
41		Leah Lemieux	4063 Main St.	2/11/25	
42		Sinja Johnson	22 HATH STREET	2/11/25	
43		Ryan Gordon	56 Gile Rd.	2/12/25	
44		Randy Thompson	9 Center St.	2/12/25	
45		Roger A. Palmer	37 School St.	2/12/25	
46		LEE R. GRANT	26 WINTER RD	2/12/25	
47		Priscilla Palmer	37 School St	2-12-25	
48		DAVID HALAY	100 Phoster Rd	2-12-25	
49		Erin Washington	8 Big Snow Way	2-12-25	
50		Sammie Spaulding	14 Arbor Way	2-12-25	
51		Thomas Lynch	57 Cross St	2-12-25	
		Christopher C Farmer	17 High St.	2-12-25	

CIRCULATOR'S OATH

I hereby make oath that I am the circulator of this petition, that all signatures to this petition were made in my presence and to the best of my knowledge and belief, each signature is that of the person it purports to be.

Signature of Circulator

Printed Name

Christopher C Farmer Esq.

Signature of Notary

Printed Name

TRACI J LAVOIE

Subscribed and sworn before me on this date: 2/12/25 (Date must be completed by Notary)

Date my Notary Commission expires:

5/22/29

REGISTRAR'S CERTIFICATION

Municipality

Rangley

Total Valid

49

Total Invalid

3

I hereby certify that the names of all the petitioners listed as valid appear on the voting list as qualified to vote for Governor.

DATE & TIME PETITION RECEIVED BY REGISTRAR:

2/12/25 7:30am

Signature of Registrar:

Date petition certified:

2/12/25

We, the undersigned registered voters of the Town of **Rangeley**, qualified to act in the Town affairs, hereby petition the Municipal Officers of said **Rangeley**, pursuant to 30-A Sec (2522,2528 or 2521), to submit to the voters of said **Rangeley** at the Special Town Meeting to be held on April 8 of 2025, the following local option question(s):

[illegible]

[illegible]



RANGELEY FIRE RESCUE

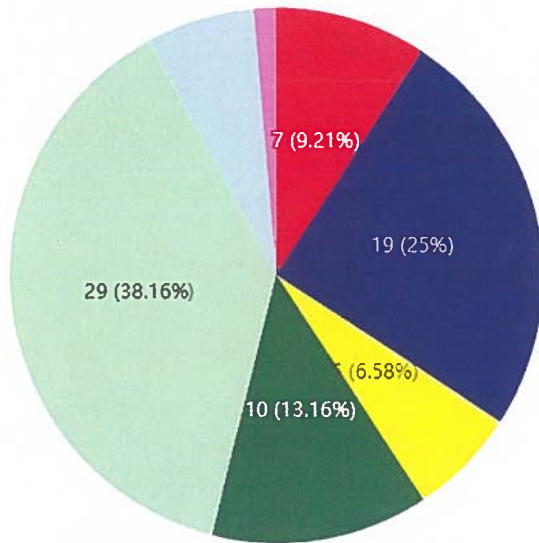
ESTABLISHED 1894

Chief Michael Bacon

(207) 864-3800
FireChief@rangeleyme.org

Rangeley Fire Rescue Stats January 2025

Total (76)



- 1 - Fire
- 3 - Rescue
- 4 - Hazardous Condition (No Fire)
- 5 - Service Call
- 6 - Good Intent Call
- 7 - False Alarm & False Call
- 9 - Special Incident Type

Incident Breakdown January 2025

All Other Residential (dormitories, boarding houses, tents, etc.)	3
TOTAL RESIDENTIAL FIRES	3
TOTALS FOR STRUCTURE FIRES	3
All Other Fires	1
TOTALS FOR FIRES	4
Rescue, Technical, Vehicle Accidents	20
False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares)	5
Mutual Aid Responses Given	2
Hazardous Materials Responses	1
Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.)	4
All Other Responses (smoke scares, lock-outs, animal rescue, etc.)	40
TOTAL FOR ALL INCIDENTS	76





Chief Richard E. Caton IV
Rangeley Police Department

15 School Street
Rangeley, Maine 04970
207-864-3579
policechief@rangeleyme.org

February 4, 2025

Town Manager Joe Roach,

This letter here is to advise you of the request by the Select Board for statistics of calls for service for the Rangeley Police Department. I pulled the information for you to present to the Select Board. From January 1st through January 31st the Rangeley Police Department handled **409** Calls for Service. Below is a breakdown of the calls handled.

Building checks	255	PFA Violation	1
Community Policing	10	Assist Fire Dept	3
911 Hangup	3	Security Checks	14
Motor Vehicle Complaint	3	Fingerprint Subject	1
Assist other Agency	6	Information	4
Theft/Fraud	2	Noise Complaint	3
Motor Vehicle Crash Property Damage	14	Parking Complaint	1
Suspicious Activity	7	Motor Vehicle Stop	19
Alarm	7	Road Hazard	2
Medical Emergency	1	Escort/Transport	3
Welfare Check	3	Animal Complaint	5
Request for phone call	12	Remove Subject	1
Paperwork Service	3	Follow-up	9
Directed Patrol	3	Assist Citizen	2
Motor Vehicle Personal Injury	2	Disabled Motor Vehicle	3
Late Report	1	911 Open Line	1
Suicidal	1	Assault	1
Traffic Control	1	Background check Firearms	1
Property Exchange	1		

Respectfully,

A handwritten signature in black ink, appearing to read "Richard E. Caton IV".

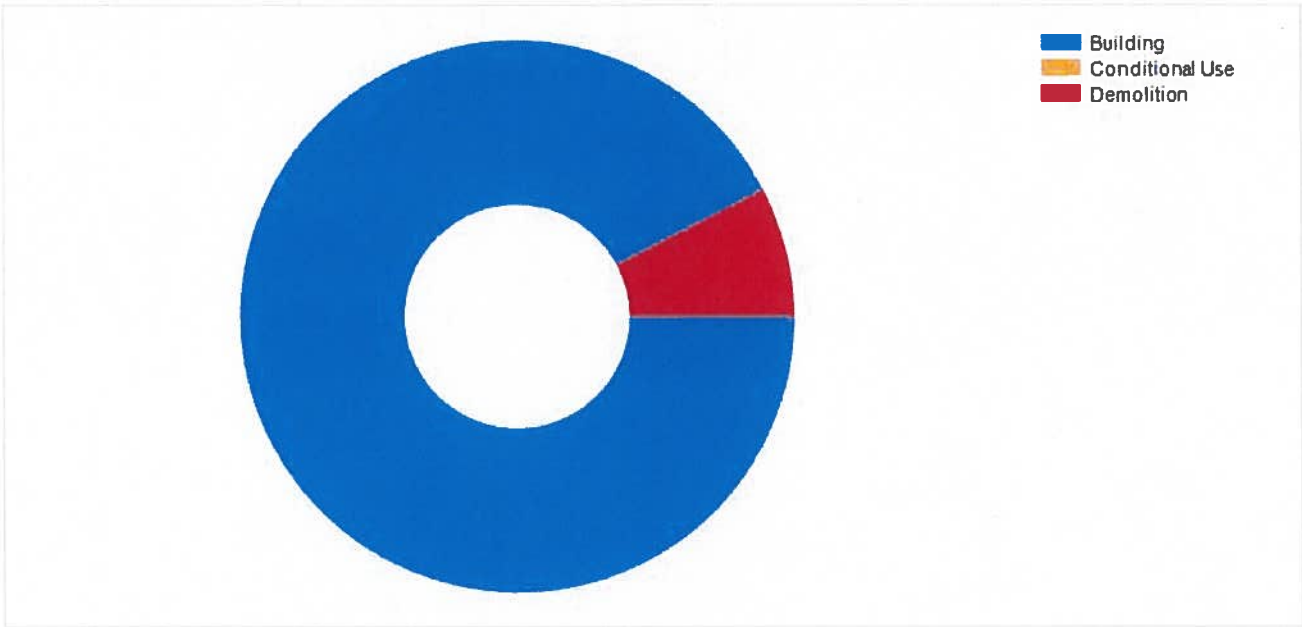
Richard E. Caton IV
Chief of Police

Permit Type Report

Permit Date
01/01/2025 to 02/11/2025

Description	Fees	Project Cost	Permits
Building	\$9,641.00	2,954,226.00	14
Conditional Use	\$0.00	0.00	1
Demolition	\$795.00	344,000.00	7
Total	\$10,436.00	3,298,226.00	22

Fees Breakdown



Town Meeting Date	Statute +/- Days	State Statute Deadline Date	Timeline Items:
06/10/25	-100	03/02/25	nomination papers available (a)
06/10/25	-70	04/01/25	last public hearing - public recommendations (b)
06/10/25	-60	04/11/25	nomination papers due (b)
06/10/25	-60	04/11/25	warrant due to clerk (b)
06/10/25	-60	04/11/25	voter petition for article in warrant/referendum order deadline (b)
06/10/25	-60	04/11/25	certification of Proposed/Petitioned Ordinance due to clerk (b)
06/10/25	-60	04/11/25	Call for election (b)
06/10/25	-50	04/21/25	warrant sent to printers to produce ballots (d)
06/10/25	-46	04/25/25	UOCAVA minimum date
06/10/25	-30	05/11/25	Absentee ballots must be available [C]
06/10/25	-10	05/31/25	last public hearing - no changes, certified, proposed ordinances must be available to public (b)
06/10/25	-7	06/03/25	last day to post signed warrant (b)
06/10/25	-3	06/07/25	last day to issue absentee ballots
06/10/25			TOWN MEETING

03/03/25 Post Comp Plan Public Hearing
04/02/25 Hold Comp Plan Public Hearing

- (a) MRSA Title 30-A cannot give out before 100 days. **If 100 days falls on weekend - advance date to Monday**
(b) MRSA Title 30-A recommends not shorting this period, if 60 days falls on weekend - move date back to the preceding Friday
[C] as defined in MRSA Title 30-A and Title 21-A
(d) gives printers time to produce ballots for absentee voting

Town of Rangeley
General Fund Budget-to-Actual Summary
FY2025 through January 31, 2025

	<u>Budget</u>	<u>Actual</u>	<u>\$ Under (Over)</u>	<u>% Under (Over)</u>
Revenue				
Property Taxes	9,061,009	9,064,009	(3,000)	0.0%
Excise Taxes	-	13,853	(13,853)	
Intergovernmental	254,263	261,889	(7,626)	-3.0%
Charges for Services	745,900	659,763	86,137	11.5%
Interest Income	61,000	225,910	(164,910)	-270.3%
Other Revenue	2,800	4,009	(1,209)	-43.2%
Other Financing Sources	-	-	-	
TOTAL REVENUES AND INFLOWS	10,124,972	10,229,433	(104,461)	-1.0%
General Government				
Selectmen	81,505	36,758	44,747	54.9%
Administration	338,755	194,038	144,717	42.7%
Assessing	81,666	39,880	41,786	51.2%
Finance	116,909	45,324	71,585	61.2%
Planning	153,736	101,482	52,254	34.0%
Town Office	88,171	60,321	27,850	31.6%
Public Safety Building	48,870	25,502	23,368	47.8%
Town Clerk	78,917	63,493	15,424	19.5%
Property and Casualty Insurance	67,661	67,385	276	0.4%
<i>Total General Government</i>	<u>1,056,190</u>	<u>634,183</u>	<u>422,007</u>	<u>40.0%</u>
Public Safety				
Fire and Rescue	429,477	232,610	196,867	45.8%
Police	473,450	325,612	147,838	31.2%
Animal Control	7,021	4,483	2,538	36.1%
Emergency Management Services	101,955	50,978	50,977	50.0%
Fire Hydrant	161,989	121,491	40,498	25.0%
Health Officer	4,710	2,501	2,209	46.9%
<i>Total Public Safety</i>	<u>1,178,602</u>	<u>737,675</u>	<u>440,927</u>	<u>37.4%</u>
Public Works				
Highways	836,681	360,912	475,769	56.9%
Sewer	465,543	265,432	200,111	43.0%
Solid Waste	489,751	303,981	185,770	37.9%
Airport	46,770	26,427	20,343	43.5%
Parks and Recreation	301,326	149,627	151,699	50.3%
Cemeteries	42,553	20,016	22,537	53.0%
<i>Total Public Works</i>	<u>2,182,624</u>	<u>1,126,395</u>	<u>1,056,229</u>	<u>48.4%</u>

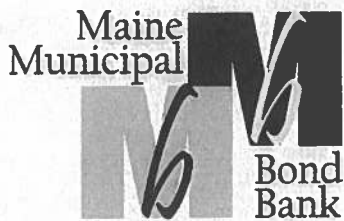
Town of Rangeley
General Fund Budget-to-Actual Summary
FY2025 through January 31, 2025

	<u>Budget</u>	<u>Actual</u>	<u>\$ Under (Over)</u>	<u>% Under (Over)</u>
Public Facilities				
Rangeley Comfort Station	20,021	8,856	11,165	55.8%
Oquossoc Comfort Station	16,506	9,582	6,924	41.9%
<i>Total Public Facilities</i>	<u>36,527</u>	<u>18,438</u>	<u>18,089</u>	<u>49.5%</u>
Other Expenditures				
Culture	16,020	13,877	2,143	13.4%
General Assistance	2,000	1,754	246	12.3%
County Tax	1,220,080	610,040	610,040	50.0%
Education	3,920,797	2,287,131	1,633,666	41.7%
Donations	176,427	114,283	62,144	35.2%
Capital Purchases	180,500	13,113	167,387	92.7%
Debt Service	477,629	218,860	258,769	54.2%
Overlay	33,483	23,833	9,650	28.8%
<i>Total Other Expenditures</i>	<u>6,026,936</u>	<u>3,282,891</u>	<u>2,744,045</u>	<u>45.5%</u>
Other Financing Uses				
Transfers Out	796,295	796,295	-	0.0%
<i>Total Other Financing Uses</i>	<u>796,295</u>	<u>796,295</u>	<u>-</u>	<u>0.0%</u>
TOTAL EXPENDITURES AND OUTFLOWS	11,277,174	6,595,877	4,681,297	41.5%
CHANGE IN FUND BALANCE	(1,152,202)	3,633,556	(4,785,758)	

2/18/2025

Grant Status Report

Grant Name	Department/Purpose	Application Date	Close Date	Grant Amount	Town Match	TM Approval Date	BOS Acceptance Date	Status
Scenic Byways Grant	Admin- Gateway Improvements (MaineDOT, RLHT, Town)	4/25/2022	6/15/2022	\$ 481,650.00	\$ 65,000.00	N/A	9/5/2023	Six year grant lifespan. 1.16.2024 BOS authorized TM to sign MDT Agreement. RFP released week of May 20th. BOS authorized amended MOU with MaineDOT on 12-2-24 and payment for design from Highway Reserve.
Boating Facility Fund Maine DACF	Parks (Admin)- Fish Screen Launch Improvements Design	7/19/2023	7/19/2023	\$ 26,700.00	\$ 8,900.00	6/5/2023	8/21/2023	Grant agreement expected from BFF. Email sent to BFF on 1-11-24 for update. 2.5.2024 BOS authorized TM to sign Project Agreement.
Boating Facility Fund Maine DACF	Planks for Ramp	9/17/2024	9/17/2024	\$190 each x 34 pieces	\$ -	9/17/2024	10/7/2024	Grant declined by BOS on 12-2-24. Planks were purchased by contractor as specified in agreement.
MMA Risk Reduction	Police Town Office/PSB Keycard Security Locks for entrance doors	9/9/2024	9/15/2024	\$ 3,000.00	\$ 1,676.00	9/9/2024	11/4/2024	This grant is for new locking devices for main entrances to the Town Office. Award notification 10-18-24. BOS accepted 11/4/2024.
Homeland Security - MEMA	Police / Cruiser Laptops (MDTs)	5/24/2024	5/31/2024	\$ 7,005.75	\$ -	5/23/2024	11/4/2024	TM has approved the grant. Awarded 10/22/2024. Accepted by the BOS on 11/4/2024.
2024 COPS Hiring Program	Police / Hiring Payroll Offset	6/6/2024	6/12/2024	\$125K over 3 years	25% + difference in pay and benefits	6/4/2024	12/2/24 - Declined	Award offered after third officer hired. No longer eligible. 10-21-24 TM working to decline & close in DOI portal.
Stephen & Tabitha King Foundation	Burn & Learn Educational Equipment	4-1-204	4/15/2024	\$ 21,828.50	\$ -	4/1/2024	7/15/2024	7/15/2024 BOS accepted the grant.
MaineDOT	In-Road Pedestrian Signs	11/5/2024	11/5/2024	uk	\$ -	11/5/2024	12/16/2024	Notified Board
2025 ecitation Printer Reimbursement	Police / In-car printers for eCitations	3/1/2025	3/15/2025	\$1,800 (\$600 per unit)	Cost of installation	1/27/2025		



Terry Hayes, *Executive Director*
Tel 207-622-9386
Fax 207-623-5359

February 5, 2025

Joe Roach
Town of Rangeley
15 School St
Rangeley, ME 04970

Dear Mr. Roach:

Enclosed is the cancelled 2004E \$850,000.00 bond acknowledging that the Town of Rangeley made the final payment for this loan. The Maine Municipal Bond Bank appreciates having had the opportunity to be of service.

For more than forty-nine years the Bond Bank has worked to assure the lowest total cost of borrowing available to local governments with comparable credits anywhere in the country. The Bank's credit and the cooperative efforts of local governments that pool their bond sales under the auspices of the Bond Bank have saved Maine local governments literally millions of dollars over the last forty years. The savings have been achieved by paying cost of issuance charges associated with a bond sale by a local government, eliminating bond insurance, and providing all its participating borrowers with low interest rates due to the Bond Bank's strong credit rating. In addition to the savings obtained in the sale of the bonds, the Bank provides added, ongoing, savings by paying Trustee fees and eliminating the need for arbitrage and rebate calculations on your local bond.

I would like to take this occasion to thank you for your rigorous adherence to your loan payments. The Bond Bank's ability to provide the most cost-effective long-term borrowing to all Maine's governmental entities, from the smallest to the largest, is predicated not just on the pooling of our resources, but also on each member of the group keeping faith with all the others by making regular and timely payments on their debt. Without the type of sound financial practice you have shown on this bond issue all of us would suffer. Thank you for that commitment.

If the Bond Bank can be of service in the future, please do not hesitate to call us. Please also visit our website for more information on all our programs.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Toni Reed".

Toni Reed
Program Officer

Enclosures

1528A1747

STATE OF MAINE

\$850,000.00

TOWN OF RANGELEY, MAINE

GENERAL OBLIGATION BOND

The Town of Rangeley (hereinafter called the "Governmental Unit"), in the State of Maine, promises to pay to the Maine Municipal Bond Bank (the "Bond Bank"), or registered assigns, the principal sum of

EIGHT HUNDRED FIFTY THOUSAND
AND 00/100 DOLLARS
(\$850,000.00)

MATURED

in principal installments, payable on November 1 of each year as set forth below, with interest on each installment at the rate per annum set forth below opposite the year in which the principal installments become due:

<u>Year</u>	<u>Principal Installment</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Principal Installment</u>	<u>Interest Rate</u>
2005	\$42,500	5.088%	2015	\$42,500	4.110%
2006	42,500	1.597	2016	42,500	4.216
2007	42,500	1.850	2017	42,500	4.246
2008	42,500	2.651	2018	42,500	4.350
2009	42,500	5.138	2019	42,500	4.377
2010	42,500	1.828	2020	42,500	4.329
2011	42,500	4.881	2021	42,500	4.434
2012	42,500	1.906	2022	42,500	4.463
2013	42,500	5.682	2023	42,500	4.642
2014	42,500	9.000	2024	42,500	1.012

Aggregate Principal Amount: \$850,000.00

Interest on each installment shall run from the date of the original delivery of this Bond to the Bond Bank and payment therefor and until payment of such installment, and such interest shall be payable semi-annually on May 1 and November 1 of each year, commencing May 1, 2005. Both principal of and interest on this Bond are payable at U.S. Bank National Association, in the City of Boston, the Commonwealth of Massachusetts, or at its successor as Trustee under the General Bond Resolution of the Bond Bank. Final payment of the interest on and principal of this Bond shall be made upon surrender of this Bond for cancellation at the bank or trust company at which this Bond is then payable.

863

105061-010

This Bond may not be prepaid prior to maturity without the consent of the Bond Bank.

This Bond is issued by the Governmental Unit under and by virtue of 30-A MRSA §5772, the vote of the voters of the Governmental Unit and the duly adopted resolution of the Selectmen of the Governmental Unit. This Bond is issued for the purpose of paying part of the expenses of constructing a public safety building for the Governmental Unit.

This Bond is transferable only upon presentation to the Treasurer of the Governmental Unit of a written assignment duly acknowledged or proved. No transfer hereof shall be effectual unless made on the books of the Governmental Unit kept by the Treasurer as transfer agent and noted hereon by the Treasurer with a record of payments as provided hereon.

It is hereby certified and recited that all acts, conditions and things required to be done precedent to and in the issuing of this Bond have been done, have happened, and have been performed in regular and due form, as required by such laws and resolutions; that this General Obligation Bond is within every debt and other limit prescribed by the Constitution and laws of the State of Maine; and that this General Obligation Bond is a valid and binding general obligation of the Governmental Unit; and, that unless paid from other sources, this General Obligation Bond is payable as to both principal and interest from ad valorem taxes which may be levied without limit as to rate or amount upon all the property within the territorial limits of the Governmental Unit taxable by the Governmental Unit, except to any extent that the Governmental Unit may enter into an agreement under 30-A MRSA §5751 and following to share any portion of its assessed valuation with another municipality and except also to any extent that the Governmental Unit may retain all or part of the tax increment of a tax increment financing district for the purpose of financing a development program in accordance with 30-A MRSA §5251 and following.

IN TESTIMONY WHEREOF, the Governmental Unit has caused this Bond to be signed by its Treasurer and attested to by its Clerk and the seal of the Governmental Unit to be affixed hereto, as of October 28, 2004.

ATTEST:

TOWN OF RANGELEY, MAINE

Kimberley B. Dolbier
Kimberley Dolbier
Town Clerk

By: Scott Gesualdi
Scott Gesualdi
Treasurer

(SEAL)

COUNTERSIGNED BY:

By: _____
James Jannace
Selectman

James A. Stone
Selectman

Donald Nuttall
Donald Nuttall
Selectman

Mark Beauregard
Mark Beauregard
Selectman

Richard F. Morton
Richard F. Morton
Selectman

This Bond is registered in the name of the transferee noted hereon on the books of the Governmental Unit kept by the Treasurer as transfer agent.

Name of Registered Transferee	Date of Registration of Transfer	Date on Which Interest Paid	Aggregate Principal Paid	Balance of Principal Due
U.S. Bank National Association, as Trustee	October 28, 2004	None Paid	None Paid	All

Scott Gesualdi
Scott Gesualdi, Town Treasurer

MAINE SERVICE CENTERS COALITION

60 Community Drive • Augusta, Maine 04330 • (207) 623-8428

**Testimony of the Maine Service Centers Coalition
LD 210, An Act Making Unified Appropriations and Allocations from the General
Fund and Other Funds for the Expenditures of State Government and Changing
Certain Provisions of the Law Necessary to the Proper Operations of State
Government for the Fiscal Years Ending June 30, 2025, June 30, 2026 and
June 30, 2027**

Senator Rotundo and Representative Gattine, Senator Rafferty and Representative Murphy, and esteemed members of the Joint Standing Committees on Appropriations and Financial Affairs and Education and Cultural Affairs, the Maine Service Centers Coalition is providing testimony in support of fully funding General Purpose Aid for Local Schools at the 55 percent level as proposed in LD 210 and as required by law.

The Maine Service Centers Coalition, comprised of 26 towns and cities across the state, articulates the importance of healthy and thriving service center communities, advocates for public policy that supports and contributes to the economic and social viability of our communities, and collaborates with municipal officials, legislators, state agencies and non-profits to pursue quality of life for all who live and work in our state.

Since 2021, Governor Mills and the Legislature has fully funded K-12 education at the 55 percent level in accordance with the will of Maine voters. Our Coalition members appreciate this commitment to our schools and municipalities but, most importantly, to our students. Full state funding is vital for them. With it, our schools are able to provide students with quality educations and opportunities to learn, explore and grow.

Full state funding also provides relief to homeowners and businesses whose property taxes pay for the many services our cities and towns offer and our surrounding municipalities rely on. Property owners have borne the brunt of increased costs for these services and for the ever growing financial responsibilities placed on municipal governments.

It is for these reasons we ask you to support full funding for General Purpose Aid for Local Schools at the 55 percent level.

Thank you for your time.

MAINE SERVICE CENTERS COALITION

60 Community Drive • Augusta, Maine 04330 • (207) 623-8428

**Testimony of the Maine Service Centers Coalition
LD 152, An Act to Amend the Freedom of Access Act to Require a Specific Time
Frame for Agencies to Comply with Requests for Public Records**

Senator Carney, Representative Kuhn and esteemed members of the Joint Standing Committee on Judiciary, the Maine Service Centers Coalition is submitting testimony in opposition to LD 152, An Act to Amend the Freedom of Access Act to Require a Specific Time Frame for Agencies to Comply with Requests for Public Records.

The Maine Service Centers Coalition, comprised of 26 towns and cities across the state, articulates the importance of healthy and thriving service center communities, advocates for public policy that supports and contributes to the economic and social viability of our communities, and collaborates with municipal officials, legislators, state agencies and nonprofits to pursue quality of life for all who live and work in our state.

Under current law, when a Freedom of Access Act (FOAA) request is made, public entities, including municipalities, must "within a reasonable time" provide "a good faith, nonbinding estimate of the time frame within which the agency or official will comply with the request." If a response is not received within a reasonable time frame, an appeal process is in place and a Public Access Ombudsman within the Attorney General's Office is available to assist.

The law, as written, provides municipalities with the necessary time to respond to FOAA requests, and our municipalities make every effort to reply quickly, completely and accurately. As you're aware, some requests cover thousands of pages of documents, often contained in multiple file systems, that must be manually reviewed for redactions. Fulfilling these requests demands a significant amount of time and work.

LD 152 would require all FOAA research, reviews and redactions be completed within a 30-day time frame. This would place enormous pressures on already thinly stretched municipal personnel and would not be a prudent allocation of our tight municipal resources and our taxpayers' dollars. We urge you to vote ought not to pass on LD 152.

Thank you for your time.