

NOTICE OF PUBLIC HEARING

To: Joseph Sage, A Constable of the Town of Jay, County of Franklin, State of Maine,
Greetings:

In the name of the State of Maine, County of Franklin, you are hereby required to notify and warn the inhabitants of the Town of Jay, in said County, qualified to vote in town affairs, that the Select Board will hold a Public Hearing at the Municipal Building, in said Town on Monday, the 23rd day of March A.D. 2026, at 6:00 P.M. for the purpose of a public hearing on the following:

WARRANT ARTICLES FOR THE APRIL 28TH TOWN MEETING ATTACHED HERETO:

The Select Board will conduct the Hearing and provide for debate on each article.

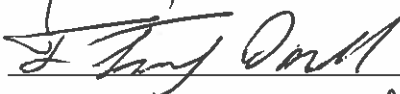
All persons who desire to be heard on the warrant articles are invited to attend the Public Hearing. A copy of the warrant articles posted herewith are available at the Town Office at 340 Main Street, Jay, Maine 04239.

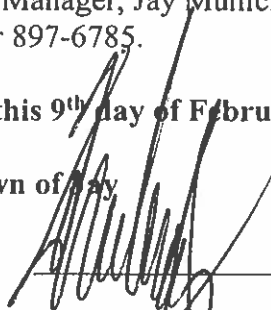
If additional information is required on the warrant articles in advance of the Hearing, please contact Shiloh LaFreniere, Town Manager, Jay Municipal Building, 340 Main Street, Jay, Maine 04239, telephone number 897-6785.

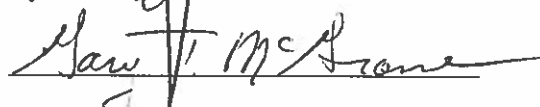
Given under our hands at Jay, Maine this 9th day of February, 2026.

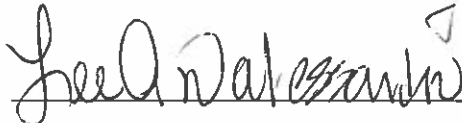
Select Board, Town of Jay











A TRUE COPY

ATTEST: 

Ronda Palmer
Town of Jay, Maine

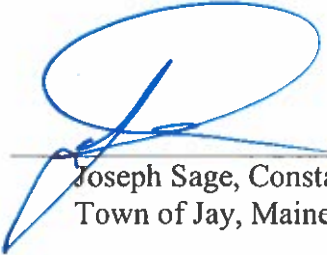
CONSTABLE'S RETURN

Jay, Maine

I certify that I have warned the legal voters of the Town of Jay of the time and place of the Public Hearing by posting an attested copy at the Jay Post Office, Jay Police Department, and Jay Town Office, a conspicuous, public place within the Town of Jay on Feb. 10 2026 which is at least seven days prior to the Public Hearing.

And I have on Feb. 10th 2026 posted one copy of the following Ordinance entitled "Town of Jay Ordinance Establishing a Moratorium on Mobile Home Park Lot Rent Increases"

Dated at Jay, this 10th day of February two thousand twenty-six.



Joseph Sage, Constable
Town of Jay, Maine

WARRANT FOR TOWN MEETING

TO: JOSEPH SAGE, A CONSTABLE IN THE TOWN OF JAY, COUNTY OF FRANKLIN, STATE OF MAINE:

In the name of the State of Maine, County of Franklin, you are hereby required to notify and warn the inhabitants of the Town of Jay, in said County, qualified to vote in Town affairs, to meet in the **Jay Community Building** in said Town, on Tuesday, the 28th day of April A.D. 2026 at eight o'clock in the forenoon, then and there to act upon Article 1 and by secret ballot on Articles 2 through 42 as set out below, the polling hours therefor to be from eight o'clock in the forenoon until eight o'clock in the evening, said articles being the following:

ARTICLE 1

To choose a moderator to preside at said meeting.

ARTICLE 2

To elect the following Town Officers: Selectpersons, Assessor, and Overseer of the Poor, Fourth and Fifth for three years; Four Members of the School Board, two for three years and one for two years and one for one year; One Trustee for the Jay Village Water District and One for the North Jay Water District for three years.

ARTICLE 3

To see if the Town will vote to lapse the overdrafts and unexpended balances?

ARTICLE 4

To see if the Town will vote to set October 1, 2026 and April 1, 2027 as the dates that property taxes and sewer fees are due and payable?

ARTICLE 5

To see if the Town will vote to levy and accrue interest at the rate of six percent (6%) per annum on property taxes and sewer fees that are unpaid after October 1, 2026 and April 1, 2027?

ARTICLE 6

To see if the Town will vote to authorize the municipal officers to spend an amount not to exceed 3/12 of the budgeted amount in each budget category of last year's annual budget during the period from July 1, 2026 to October 1, 2026 or until a budget is passed for the 2026-2027 year in the event any budget fails?

ARTICLE 7

To see if the Town will vote to authorize the Select Board to negotiate and execute multi-year contracts, including but not limited to, contracts or agreements in the following areas: auditing, assessing, solid waste disposal, equipment purchasing, leasing and maintenance, and collective bargaining agreements?

ARTICLE 8

To see if the Town will vote to authorize the payment of tax abatements approved by the Select Board/Assessors from the property tax overlay or, if necessary, Undesignated Fund Balance?

ARTICLE 9

To see if the Town will vote to appropriate from the Undesignated Fund Balance those funds deemed necessary by the Select Board to reduce the amount of property taxes to be collected, to fund the 2026-2027 budget in an effort to stabilize the tax rate in a manner consistent with prudent fiscal management?

ARTICLE 10

To see if the Town will vote to authorize the Select Board to reallocate budgeted amounts from budget lines that have unexpended appropriations to other budget lines, as they deem necessary, to avoid individual budget lines being over-expended. Approval of this warrant article does not increase the overall appropriations approved for the Town.

ARTICLE 11

To see if the Town will vote to raise and appropriate a sum of \$739,725.00 for **Town Government**?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 12

To see if the Town will vote to raise and appropriate a sum of \$4,000.00 for **General Assistance**?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 13

To see if the Town will vote to raise and appropriate a sum of \$215,327.00 for **Professional Services**?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 7-2-0

ARTICLE 14

To see if the Town will vote to raise and appropriate a sum of \$1,179,363.00 for the **Police Department**?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 15

To see if the Town will vote to raise and appropriate a sum of \$454,206.00 for the **Fire Department**?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 16

To see if the Town will vote to raise and appropriate a sum of \$157,000.00 for **Insurance**? (workers compensation, liability, unemployment)

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 17

To see if the Town will vote to raise and appropriate a sum of \$678,600.00 for the **Sewer Department?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 18

To see if the Town will vote to raise and appropriate a sum of \$321,888.00 for **Debt Services?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 19

To see if the Town will vote to raise and appropriate a sum of \$2,014,913.00 for **Public Works?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 20

To see if the Town will vote to raise and appropriate a sum of \$350,000.00 for **Paving Capital Reserve?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 21

To see if the Town will vote to raise and appropriate a sum of \$200,000.00 for **Curbside Collection** of trash only? (Service to be provided by Riverside Disposal. Recycling will not be provided curbside unless Article 21A is also approved.)

SELECT BOARD RECOMMENDS: YES VOTE 3-2-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 7-2-0

ARTICLE 21A

To see if the Town will vote to raise and appropriate a sum of \$10,000.00 for **Curbside Collection** of recyclables? (In addition to and contingent upon the passage of Article 21.)

SELECT BOARD RECOMMENDS: YES VOTE 4-1-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 5-4-0

ARTICLE 22

To see if the Town will vote to raise and appropriate a sum of \$316,834.00 for the **Jay-Niles Memorial Library?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0
BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 23

To see if the Town will vote to raise and appropriate a sum of \$78,882.00 for **Ambulance Service?**

SELECT BOARD RECOMMENDS: YES VOTE 4-1-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 8-1-0

ARTICLE 24

To see if the Town will vote to raise and appropriate a sum of \$417,750.00 for **Hydrants / Street Lights?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 25

To see if the Town will vote to raise and appropriate a sum of \$21,926.00 for **Summer Recreation?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 26

To see if the Town will vote to raise and appropriate a sum of \$14,043.00 for **Spruce Mountain Insurance?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 27

To see if the Town will vote to raise and appropriate a sum of \$2,887.50 for the **July 4th Fireworks?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 28

To see if the Town will vote to raise and appropriate a sum of \$3,000.00 for the **Jay, Livermore & Livermore Falls Food Cupboard?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 29

To see if the Town will vote to raise and appropriate a sum of \$600.00 for the **North Jay Grange?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 8-0-1

ARTICLE 30

To see if the Town will vote to raise and appropriate a sum of \$2,750.00 for **AYS Insurance?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 31

To see if the Town will vote to raise and appropriate a sum of \$2,500.00 for **AYS Heat?**

SELECT BOARD RECOMMENDS: YES VOTE 4-1-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 5-4-0

ARTICLE 32

To see if the Town will vote to transfer a sum of \$300.00 from the Tower Fund for the **July 3rd Parade?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 33

To see if the Town will vote to transfer a sum of \$250.00 from the Tower Fund for the **Memorial Day Parade?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 34

To see if the Town will vote to transfer a sum of \$1,000.00 from the Tower Fund for the **Spruce Mountain Ski Club?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 35

Shall the Town vote to appropriate all **Revenues** received, that are not dedicated or otherwise appropriated for other expenses, to reduce the tax commitment? Estimated \$3,790,175.00

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 36

To see if the Town will vote to appropriate to **Andy Valley Riders Snowmobile Club** the payment received annually by the Town of Jay from the Maine Department of Inland Fisheries and Wildlife from snowmobile registrations paid by Jay citizens?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 37

To see if the Town will vote to appropriate \$1.00 for each ATV that is registered in the Town of Jay to the **Western Maine ATV Club?**

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 38

To see if the Town will vote to appropriate the Cable TV Franchise Fees received annually by the Town of Jay from our Cable TV Company for the support and operation of **Public Access TV**?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

BUDGET COMMITTEE RECOMMENDS: YES VOTE 9-0-0

ARTICLE 39

To see if the Town will vote to authorize the Town Tax Collector to enter into a standard agreement with taxpayers establishing a **TAX CLUB** payment plan for property taxes on their primary and legal residence, whereby: (1) the taxpayer agrees to pay specified monthly payments to the Town based on his/her tax obligation for the current years property taxes; (2) the Town agrees not to charge interest on timely payments made pursuant to the tax club agreement; (3) the agreement is automatically terminated if the taxpayer misses two scheduled payments, the taxpayer then becomes subject to the same due dates and interest dates and rates as other taxpayers who are not participating in a tax club (4) only taxpayers who do not have any outstanding tax obligations for prior tax years are eligible to participate in the tax club program; and (5) taxpayers wishing to participate in a tax club for a particular property tax year shall enter into an agreement with the Town?

ARTICLE 40

To see if the Town will vote to transfer \$183,000 from the Undesignated Fund Balance to the Fire Department to replace air packs and a heating system at Station 2?

SELECT BOARD RECOMMENDS: YES VOTE 5-0-0

ARTICLE 41

Shall an Ordinance entitled "Town of Jay Ordinance Establishing a Moratorium on Mobile Home Park Lot Rent Increases" be enacted?

ARTICLE 42

To see if the Town will vote by **secret ballot** on all warrant articles at the 2027 annual Town Meeting?

**TOWN OF JAY
ORDINANCE ESTABLISHING A MORATORIUM ON
MOBILE HOME PARK LOT RENT INCREASES**

SECTION 1. TITLE; AUTHORITY.

The Town of Jay Ordinance Establishing a Moratorium on Mobile Home Park Lot Rent Increases, Ordinance, duly enacted by the legislative body of the Town of Jay, Maine (the “Town”), is referred to herein as the “Ordinance.” This Ordinance is enacted pursuant to Article VIII, Part Second, of the Maine Constitution; 30-A M.R.S.A. § 3001; PL 1995, c. 194, § 2; and any other enabling statutes.

SECTION 2. LEGISLATIVE FINDINGS.

The legislative body of the Town makes the following findings:

- A. Mobile home parks have long served as an affordable housing option for lower-income residents and seniors on fixed incomes within the Town.
- B. Residents of mobile home parks are often low-income families or seniors on a fixed income who typically own their mobile homes and rent the land they sit on.
- C. Mobile home parks in Maine, including in the Town, are increasingly being purchased by out-of-state investors who raise mobile home lot rents.
- D. In recent months, residents of certain mobile home parks located in the Town have been subject to material mobile home lot rent increases.
- E. The Town reasonably anticipates that residents of mobile home parks located in the Town are or may be facing increases in mobile home lot rents, including to levels that could account for more than 30% of the residents’ total household income, thereby making such lot rents unaffordable by commonly accepted definitions.
- F. Most residents of mobile home parks do not have the financial means to move their mobile homes to alternative locations.
- G. The Town does not presently regulate mobile home park lot rents so as to ensure that such rents remain affordable.
- H. Consequently, without immediate local action, there exists a serious risk that some residents of mobile home parks within the Town could become unhoused.
- I. The Maine Legislature recently enacted statewide standards intended to prevent excessive rent and fee increases in mobile home parks, *see* PL 2025, c. 399, § 2, codified at 10 M.R.S. § 9093-B, and directed the Governor’s Office of Policy Innovation and the Future (“GOPIF”) to draft a model rent stabilization ordinance for municipal review and use, *see* L.D. 1765, *An Act to Ensure Affordability and Stability in Residential Housing and in Manufactured Housing Communities*, enacted into law as PL 2025, c. 365, § 2.

- J. The Town needs a reasonable amount of time to study the implications of rapidly escalating mobile home park lot rents, evaluate the GOPIF model rent stabilization ordinance, and draft and adopt a Town-specific permanent rent stabilization ordinance as necessary to address the foregoing issues.
- K. It is anticipated that such study and development of reasonable procedures and standards will not take more than 365 days from the Date of Applicability of this Ordinance.
- L. The Town possesses the authority to regulate rents charged within its municipal boundaries by way of rent stabilization and similar measures pursuant to, *inter alia*, Article VIII, Part Second of the Maine Constitution and 30-A M.R.S. § 3001; reference is also made to PL 1995, c. 194, § 2, wherein the Maine Legislature has stated that municipalities are permitted “to continue to adopt and enforce rent control ordinances under home rule authority.”
- M. The foregoing findings create a necessity for a moratorium on the increase in lot rents for mobile home park lots located within the Town.

SECTION 3. DEFINITIONS.

- A. “Lot rent” means any and all rents, fees, and charges demanded of, or paid by, a resident of a mobile home located on a mobile home park lot, including any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rents, fees, or charges.
- B. “Mobile home park” means any parcel of land under unified ownership or control which contains, or is designed, laid out, or adapted to accommodate, three or more mobile homes.
- C. “Mobile home park lot” means the area of land on which an individual mobile home is situated within a mobile home park and which is reserved for use by occupants of that mobile home.

SECTION 4. MORATORIUM.

The Town does hereby declare a moratorium on any increase in lot rent for any mobile home park lot located within the Town that goes into effect, or is scheduled to go into effect, on or after the Date of Applicability. Any such increase in lot rent may be subject to regulation pursuant to any rent stabilization ordinance later adopted by the Town.

This moratorium does not apply to any mobile home park owned by a cooperative or other entity in which membership is restricted to residents of the mobile home park.

SECTION 5. EFFECTIVE DATE AND DURATION.

This Ordinance takes effect upon its adoption by the voters of the Town (the “Effective Date”) and shall remain in full force and effect for a period of 365 days from the Date of Applicability, unless earlier repealed or extended in duration pursuant to applicable law.

SECTION 6. RETROACTIVE APPLICATION; DATE OF APPLICABILITY.

This Ordinance is expressly intended to and shall have retroactive effect. Notwithstanding 1 M.R.S.A. § 302 or any other law to the contrary, and regardless of the Effective Date, this Ordinance shall govern and apply to all pending proceedings, including without limitation any increase in lot rent that is demanded or paid at any time on or after December 8, 2025 (the “Date of Applicability”).

SECTION 7. ENFORCEMENT; VIOLATIONS AND PENALTIES.

This Ordinance shall be enforced by the Town Manager or the Town Manager’s designee(s). Any person or entity who violates a provision of this Ordinance shall be subject to a fine of \$100 for the first offense and \$200 for a second or subsequent offense occurring within the period of this moratorium, and may further be subject to civil penalties enforcement action brought by the Town, which enforcement action shall entitle the Town to all available rights and remedies including, without limitation, fines and penalties, injunctive relief, and reasonable attorneys’ fees and costs in prosecuting any such violation. Each mobile home park lot that is subject to a lot rent increase during the pendency of this moratorium shall constitute a separate violation.

SECTION 8. CONFLICTS; SAVINGS CLAUSE.

Any provisions of the Town’s ordinances or regulations that are inconsistent with or conflict with the provisions of this Ordinance are hereby repealed to the extent applicable for the duration of the moratorium. If any section or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

A true copy, attest:

Ronda L. Palmer, Town Clerk
Town of Jay