

From: vernhepfner <vernhepfner@aol.com>

To: selectboard.vp <selectboard.vp@ne.twcbc.com>; selectboard.td <selectboard.td@ne.twcbc.com>

Subject: Re: Dave Hepfner Selectboard meeting request

Date: Sun, Mar 27, 2016 8:57 pm

Hello Valarie and Tom,

I would like to address the Selectboard at the next meeting about current budget issues as I see many problems with our high mil rate and how the proposed increase will only make things worse. The mil rate has gone from just being a financial inconvenience to a matter of public safety and quality of life.

Look back at the negative effect on the town since we had a 12 percent increase three years ago:

1. A much needed and well planned expansion of the fire station fell through even with an excellent funding option.
2. Mil rate rises to the second highest around.
3. Town debt has increased.
4. Rainy day fund is lower.
5. Town services reduced or delayed.
6. Same year conversation started on changes needed in town government that led to leadership change.
7. No town truck for 1 year.

Another issue is the continued closing or downsizing of businesses in town not only lowering our commercial tax base but more importantly, making it harder for emergency responders to live and work close by. This is a growing state-wide problem.

The first issue to address is the school budget. In recent years the municipal budget has gone down, the school budget has gone up, enrollment has gone down but there has been no significant decrease in the number of teachers, by far the biggest annual expense. This year, of the \$452,000 increase currently proposed, \$230,000 is in contracted salary and benefit increases without hiring any new staff. That increase happens every year. Also, school districts all over the state are closing schools with low enrollment so like Wayne, some two in one year. Also, currently there are almost three million dollars in repairs to be done over coming years, none funded.

I'd like to see the Town Manager and Selectboard put some facts on the web site, TV station, Messenger, and bulletin boards because that is what it took three years ago when Readfield voters decisively voted down the RSU budget increase. No opinions or instructions, just facts.

The next thing to do is eliminate funding for non-essentials that benefit only a very small percentage of the overall town population, particularly those doing no significant fund raising, ie: trails and Heritage Days.

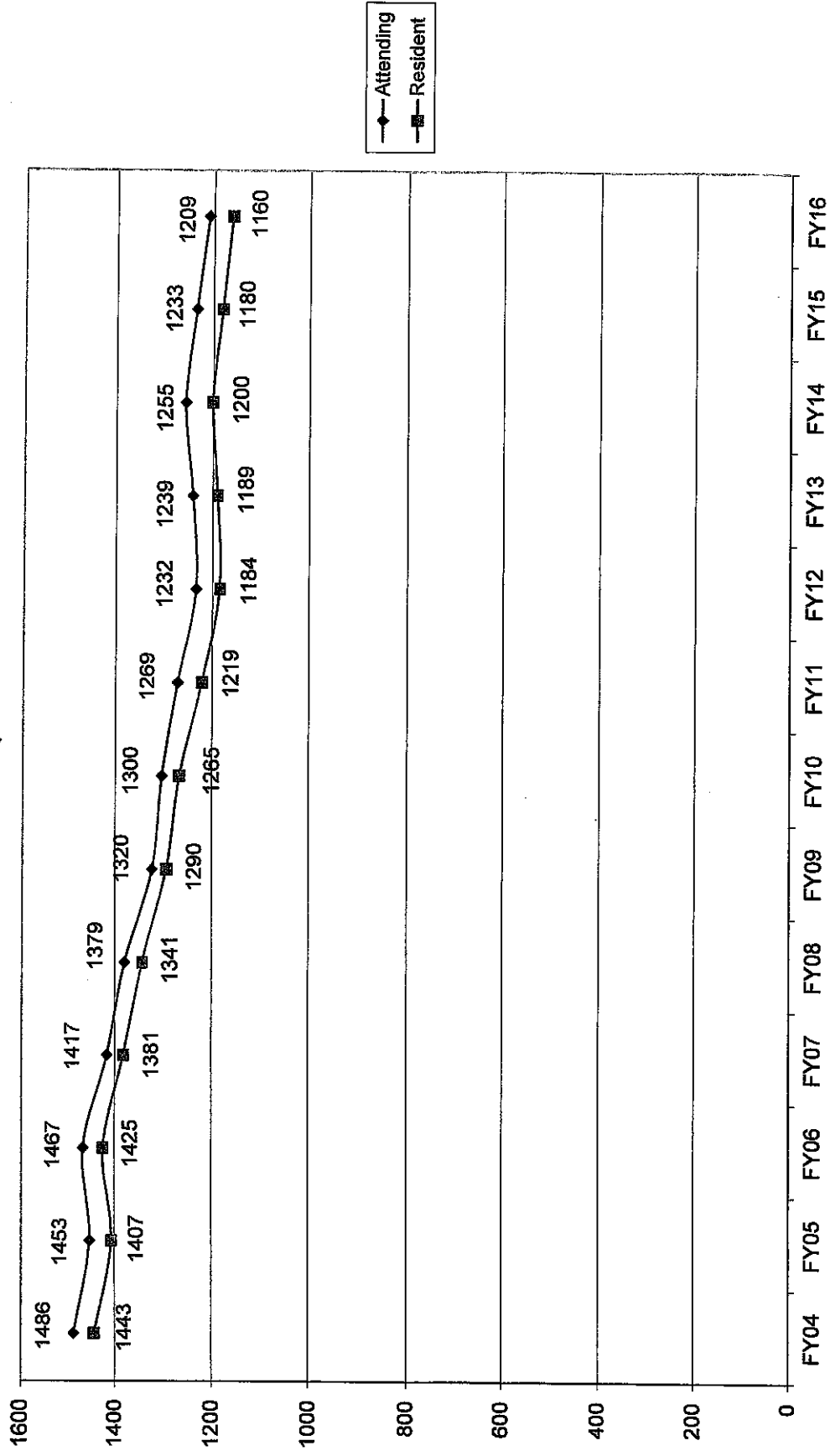
I also feel it is time to close the Swap Shop at the Transfer station and use that building for storage of town equipment, tooling, and equipment repairs and maintenance which seems to be lacking. It would also free up the staff to better monitor proper disposal of trash, debris, and recycling. Anyone disagreeing should go to the new Goodwill building in Augusta and see the excellent job they are doing.

Readfield's future economic security cannot be sustained without major changes in policies, priorities,
+ funding.

Dave Hepfner

3/29/2016

RSU #38 Enrollment History



REGIONAL SCHOOL UNIT NO. 38
VERSION 2 DRAFT BUDGET/PRELIMINARY ED279 w/ADD'L SUBSIDY
LOCAL DOLLAR CALCULATION
2016-2017
3/16/2016

DESCRIPTION	DISTRICT	MANCHESTER	MT. VERNON	READFIELD	WAYNE
2015 Property Revenue Services Valuation	1,003,450,000	310,050,000	245,000,000	260,950,000	187,450,000
2014 Property Revenue Services Valuation	994,550,000	301,450,000	240,650,000	264,850,000	187,600,000
\$ Inc/Dec in Valuation	8,900,000	8,600,000	4,350,000	(3,900,000)	(150,000)
% Inc/Dec in Valuation	0.89%	2.85%	1.81%	-1.47%	-0.08%
2016-2017 Required Local Contribution	8,156,483	2,525,137	2,017,453	2,197,702	1,416,191
2016-2017 Required Mill Expectation		8.30	8.30	8.30	7.47
Amount required by the State of Maine to be raised by towns based on valuation within each town and required mills for education (these amounts change each year). If the required amount is not raised by the towns, the State EPS Allocation will be reduced.					
2015-2016 Required Local Contribution*	8,234,496	2,556,861	2,071,240	2,259,920	1,346,475
2015-2016 Required Mill Expectation*		8.48	8.48	8.48	6.94
\$ Inc/Dec in Required Local Contribution	(78,013)	(31,724)	(53,787)	(62,218)	69,716
% Inc/Dec in Required Local Contribution	-0.95%	-1.24%	-2.60%	-2.75%	5.18%
Add'l Local x 50% @ 3 Yr Enroll Avg %	100.00%	32.17%	20.49%	35.54%	11.80%
Add'l Local x 50% @ 3 Yr Val Avg %	100.00%	30.37%	24.27%	26.43%	18.93%
Net Additional Local \$	4,025,312				
Add'l Local x 50% @ 3 Yr Enroll Avg %		647,471	412,393	715,298	237,493
Add'l Local x 50% @ 3 Yr Val Avg %		611,244	488,472	531,945	380,996
Total Additional Local \$	4,025,312	1,258,715	900,865	1,247,243	618,489
Local Only Adult Ed. Contribution					
Add'l Local x 50% @ 3 Yr Enroll Avg %	63,000	10,134	6,454	11,195	3,717
Add'l Local x 50% @ 3 Yr Val Avg %		9,567	7,645	8,325	5,963
2016-2017 Total Local Contribution	12,244,795	3,803,552	2,932,417	3,464,465	2,044,360
2015-2016 Total Local Contribution	11,648,643	3,616,100	2,837,033	3,324,451	1,871,059
Local \$ Increase/Decrease 2016-2017	596,152	187,452	95,384	140,014	173,301
Local % Increase/Decrease 2016-2017	5.12%	5.18%	3.36%	4.21%	9.26%
Local \$ Increase for 2015-2016	554,653	169,231	128,107	160,910	96,405
Local % Increase for 2015-2016	5.00%	4.91%	4.73%	5.09%	5.43%
October 1, 2015 Enrollment by Town	1,165	386	237	397	145
Local \$ Contributed per Student	10,511	9,854	12,373	8,727	14,099

17 REVENUES.local.xls/Local \$ Cal 3.16.16% Add'l Sub

Notes from the 3/21/16 Readfield Select Board Meeting and Follow-up**Eric Dyer, Town Manager, 3/22/16**

The Readfield Select Board was interested in Option 2 in the longer term but wanted to see it supplemented to include capital costs as well as operating costs. We do not have a fine understanding of the capital costs currently and this will take a few months to develop. A preliminary estimate is around \$15,000 per year for the facility as a whole, including some projected improvements. The Board wasn't ready to commit to bringing a new partner into the facility in June without more work and a better understanding of what the costs and impacts would be.

They are interested in working with Fayette and suggested a third option be developed and presented in which we set a multiple year agreement to provide waste disposal services under Option 1 in the first year, with a commitment to work towards a modified Option 2 (to include capital and operating costs of the facility) during that time with implementation for the following year.

Estimated capital costs for the facility are as follows:

Capital Asset	Cost Estimate	Life Exp.	Annualized Expense
MSW (trash) Compactor	\$ 30,000	20	\$ 1,500
Recycling Compactor	\$ 30,000	20	\$ 1,500
Recycling Cans (own 2)	\$ 14,000	20	\$ 700
Backhoe (1/2 of cost)	\$ 50,000	20	\$ 2,500
Transfer Station Scale 40' PROPOSED	\$ 45,000	20	\$ 2,250
Roof System over MSW/Recycling PROPOSED	\$ 20,000	25	\$ 800
Security cameras, Computer system	\$ 5,000	5	\$ 1,000
Transfer Station Buildings	\$ 100,000	50	\$ 2,000
Septic Holding Tank	\$ 5,000	30	\$ 167
Paving (main access loop)	\$ 30,000	20	\$ 1,500
Paving (lot)	\$ 20,000	20	\$ 1,000
SUM			\$ 14,917
Readfield	0.43		\$ 6,414
Wayne	0.31		\$ 4,624
Fayette	0.26		\$ 3,878

"Option 3" would therefore look identical to Option 1 for the first year, and be substantially similar to Option 2 with the addition of \$15,000 to the total facility cost in the second year. Financially, the second year (and presumably subsequent years) would look something like the table below:

Town	Units	Operating Cost	Total Cost
Readfield	43% of total valuation	\$268,841	\$115,602
Wayne	31% of total valuation	\$268,841	\$83,341
Fayette	26% of total valuation	\$268,841	\$69,869
		TOTAL	\$268,841

Administratively, there are many details that would need to be considered in a revised Interlocal agreement in the second year of the process.

To whom it may concern

March 21, 2015

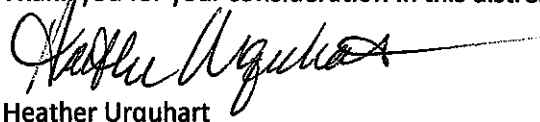
My mother Margaret (Webb) Pierce passed away on February 16, 2016. She had been hospitalized over the Christmas holidays with COPD complications that turned to pneumonia. She slowly recovered with nursing care and was released back home on New Years eve. She never fully got her strength back though, and passed away peacefully in her sleep. My mother had lived with me in my home in Monmouth since her husband Patrick Pierce passed away in 2008. She refused to deal with any issues regarding his estate, she was very depressed and had some signs of mild dementia. In the fall of 2000, my brother became suddenly ill and died unexpectedly while in Texas, I believe that the shock of this affected her greatly. I did the best I could to care for her.

Now that she has passed, I am trying to settle both his estate and hers. I have submitted to the State of Maine Treasury department for the contents of her safe deposit box, where I believe there to be a will regarding her estate. (After Pat's death, we had looked there for a will for his estate, but there was not one). Being her only remaining child, I would be considered the heir to her estate. She does have some bills to settle up, this tax bill to the Town of Readfield, also back taxes to the town of Sidney where she has a home. She also has assets that would easily settle these past due debts.

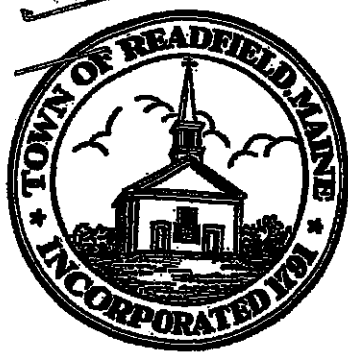
I have set forth to claim her life insurance from the Maine Public Employees Retirement System. I have sent them an additional letter asking them to review if my mom had ever claimed her husband's life insurance after his death. I am awaiting the settlement for her (and possibly Pat's) Life insurance policies to pay off any debts my mother owed upon her passing. I fully intend to take care of all her outstanding issues. There are funds in her estate to cover the debts, I just need time to be able to settle her estate. If the Town of Readfield would be able to grant me a small extension on my mother's overdue bill, I will do my best to pay it as quickly as I can, and I will keep you apprised of any delays in the processing of her estate as soon as I know about them.

As far as my ability to pay this bill in the future, I have been steadily employed at Annabessacook Veterinary Clinic for the past 20 years and I have no intention of changing employment in the future. I may look into selling some of her properties, but I don't know for sure that is what I want to do at this time. I have included documentation to support my claims of this letter, showing that there are sufficient funds in her estate to fully cover all her debts.

Thank you for your consideration in this distressing time.



Heather Urquhart



TOWN OF READFIELD

8 OLD KENTS HILL ROAD • READFIELD, MAINE 04355

Tel. (207) 685-4939 • Fax (207) 685-3420

Email: readfield.finance@roadrunner.com

February 24, 2016

Margaret (Pierce) Webb
25 Route 126
Monmouth, ME
04259

Dear Mrs. Webb,

This letter is to inform you that the Town of Readfield has now acquired your property located at Harmony Hills Rd., Map 119, Lot 024, for non-payment of real estate taxes. If you wish to regain ownership of this property, pursuant to our Disposition of Tax Acquired Property Policy, you need to pay all past-due taxes, interest, and costs totaling \$1,771.05 as outlined below. Payment must be received no later than 4:30pm on March 28, 2016. Attached you will find a copy of the referenced policy.

Year	Tax	Interest	Lien Cost	Total
2015	\$ 524.32	\$ 3.82	\$ -	\$ 528.14
2014	\$ 536.50	\$ 25.11	\$ 47.49	\$ 609.10
2013	\$ 527.80	\$ 45.78	\$ 60.23	\$ 633.81
TOTAL	\$ 1,588.62	\$ 74.71	\$ 107.72	\$ 1,771.05

If you have any questions about this procedure, please contact me, Eric Dyer, Town Manager and Treasurer, at the above address or phone number. We look forward to hearing from you soon.

Sincerely,

Eric Dyer, Town of Readfield
Town Manager and Treasurer

Map Lot 119-024

Account 1609

Location HARMONY HILLS ROAD

Card 1 Of 1 1/07/2016

Webb (Pierce) Margaret H

C/O Heather Urquhart

25 Route 126

Morrison ME 04259

B4290P145

1-6-16 Just finding where
she is ~~bed~~ so recent to
daughter

just land

no lien holder

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood 10 NEIGHBORHOOD 10

Tree Growth Year 0

X Coordinate 0

Y Coordinate 0

Zone/Land Use 11 Residential

Secondary Zone

Topography

1. Level 4. Below St 7.

2. Rolling 5. Low 8.

3. Above St 6. Swampy 9.

Utilities

1. Public 4. Dr Well 7. Cesspool

2. Water 5. Dig Well 8. Lake Water

3. Sewer 6. Septic 9. None

Street 1. Paved

1. Paved 4. Proposed 7.

2. Semi Imp 5. 8.

3. Gravel 6. 9. None

FLOOD PLAIN MAP 0

Open 2 0

Sale Date

Sale Data

Price

Sale Type

1. Land 4. Mobile 7.

2. 1 & B 5. Other 8.

3. Building 6. 9.

Financing

1. Convent 4. Seller 7.

2. FHA/VA 5. Private 8.

3. Assumed 6. Cash 9. Unknown

Validity

1. Valid 4. Split 7. Changes

2. Related 5. Partial 8. Other

3. Distress 6. Exempt 9. Not Verif

Verified

1. Buyer 4. Agent 7. Family

2. Seller 5. Pub Rec 8. Other

3. Lender 6. M15 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026

2027

2028

2029

2030

2031

2032

2033

2034

2035

2036

2037

2038

2039

2040

2041

2042

Front Foot

11. WATERFRONT PRO

12. Delta Triangle

13. Noble Triangle

14. WATER EXCESS F

15. WATER EXCESS F

16. Regular Lot

17. Secondary Lot

18. Excess Land

19. Condominium

20. Miscellaneous

21. BASE LOT-DEC

22. BASE LOT-VAL(0

23. BASE WATER-DEC

24. BASE WATER-VAL

25. REAR (3-10 ACR

26. REAR (10-20 AC

27. REAR (20+ AC

28. REAR WATER (1-

29. REAR Land 2

Land Data

Type

Effective

Depth

Factor

Influence

Code

Influence

Codes

1. Unimproved

2. Excess Frig

3. Topography

4. Size/Shape

5. Access

6. Restriction

7. Corner Inf

8. Environment

9. Fract Share

Acres

30. Rear Land 3

31. Tillable 1

32. Tillable 2

33. Land Bank

34. PASTURE LAND

35. CROP LAND

36. ORCHARD/HORT L

37. Softwood

38. Mixed Wood

39. Hardwood

40. WASTELAND

41. Gravel Pit

42. Mobile Home SI

43. Condo Site

44. COMMERCIAL-BAS

45. COMMERCIAL-BAS

46. COMMERCIAL-EXC

Total Acreage 10.00

Readfield

TRIO
Software
A Division of Harris Computer Systems



TOWN OF READFIELD

8 OLD KENTS HILL ROAD • READFIELD, MAINE 04355

Tel. (207) 685-4939 • Fax (207) 685-3420

Email: readfield.finance@roadrunner.com

February 24, 2016

Margaret (Pierce) Webb
25 Route 126
Monmouth, ME
04259

Dear Mrs. Webb,

This letter is to inform you that the Town of Readfield has now acquired your property located at Wilson Way, Map 102, Lot 042, for non-payment of real estate taxes. If you wish to regain ownership of this property, pursuant to our Disposition of Tax Acquired Property Policy, you need to pay all past-due taxes, interest, and costs totaling \$3,371.27 as outlined below. Payment must be received no later than 4:30pm on March 28, 2016. Attached you will find a copy of the referenced policy.

Year	Tax	Interest	Lien Cost	Total
2015	\$ 1,028.75	\$ 7.50	\$ -	\$ 1,036.25
2014	\$ 1,052.65	\$ 49.25	\$ 47.49	\$ 1,149.39
2013	\$ 1,035.58	\$ 89.82	\$ 60.23	\$ 1,185.63
TOTAL	\$ 3,116.98	\$ 146.57	\$ 107.72	\$ 3,371.27

If you have any questions about this procedure, please contact me, Eric Dyer, Town Manager and Treasurer, at the above address or phone number. We look forward to hearing from you soon.

Sincerely,

Eric Dyer, Town of Readfield
Town Manager and Treasurer

Webb (Pierce) Margaret H
C/O Heather Urquhart
25 Route 126
Monmouth ME 04259
B4290P145

1-6-16 Just finding
where to send it to.
Sent to daughter.

Just land

no lien holder

Inspection Witnessed By:

Date	
No./Date	Description

Notes:

Property Data

Neighborhood	21 SUB NBD 21
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	

Topography	9
1.Level	4.Below St
2.Rolling	5.Low
3.Above St	6.Swampy
UTILITIES	9 None
1.Public	4.Dr Well
2.Water	5.Dug Well
3.Sewer	6.Sepic
Street	9 None
1.Paved	4.Proposed
2.Sand Imp	5.
3.Gravel	6.
	7.
	8.
	9.None

FLOOD PLAIN MAP	0
Open 2	0
Sale Date	
Price	
Sale Type	
1.Land	4.Mobile
2.L & B	5.Other
3.Building	6.
Financing	
1.Convent	4.Seller
2.FHA/VA	5.Private
3.Assumed	6.Cash
9.Unknown	

Sale Data

Validity	
1.Valid	4.Split
2.Related	5.Partial
3.Distress	6.Exempt
9.not verifi	
Verified	
1.Buyer	4.Agent
2.Seller	5.Pub Rec
3.Lender	6.MLS
	7.Family
	8.Other
	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2004	25,500	0	0	25,500
2005	56,900	0	0	56,900
2006	56,900	0	0	56,900
2007	56,900	0	0	56,900
2008	56,900	0	0	56,900
2009	56,900	0	0	56,900
2010	56,900	0	0	56,900
2011	56,900	0	0	56,900
2012	56,900	0	0	56,900
2013	56,900	0	0	56,900
2014	56,900	0	0	56,900
2015	56,900	0	0	56,900

Land Data

Front Foot	Type	Effective		Influence	Code	Influence	Codes
		Frontage	Depth	Factor			
11.WATERFRONT PRO							1.Unimproved
12.Delta Triangle							2.Excess Frtg
13.Noble Triangle							3.Topography
14.WATER EXCESS F							4.Size/Shape
15.WATER EXCESS F							5.Access
							6.Restriction
							7.Cornor Tnll
							8.Environment
							9.Fract Share
							30.Rear Land 3
							31.Tillable 1
							32.Tillable 2
							33.Land Bank
							34.PASTURE LAND
							35.CROP LAND
							36.ORCHARD/HORT L
							37.Softwood
							38.Mixed Wood
							39.Hardwood
							40.WASTELAND
							41.Gravel Pit
							42.Mobile Home Si
							43.Condo Site
							44.COMMERCIAL-BAS
							45.COMMERCIAL-BAS
							46.COMMERCIAL BXC
Total Acreage						0.69	

Readfield

Location **WILSON WAY**

TRIO Software A Division of Harris Computer Systems									
Date Inspected									
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound	Value	
1.Conv.	9.0	5	Garrison	0	0	0	0	0	0
2.Ranch	10.0	6	Split	0	0	0	0	0	0
3.Ranch	7.0	7	Contemp	0	0	0	0	0	0
4.Cape	8.0	8	Log	0	0	0	0	0	0
Dwelling Units	0	0	0	0	0	0	0	0	0
Other Units	0	0	0	0	0	0	0	0	0
Stories	0	0	0	0	0	0	0	0	0
1.1	4.1.5	7.	0	0	0	0	0	0	0
2.2	5.1.75	8.	0	0	0	0	0	0	0
3.3	6.2.5	9.	0	0	0	0	0	0	0
Exterior Walls	0	0	0	0	0	0	0	0	0
1.Wood	5.Stucco	9.0	Other	0	0	0	0	0	0
2.Vinyl	6.Brck	10.	0	0	0	0	0	0	0
3.Compos.	7.Stone	11.	0	0	0	0	0	0	0
4.Asbestos	8.Concrete	12.	0	0	0	0	0	0	0
Roof Surface	0	0	0	0	0	0	0	0	0
1.Asphalt	4.Composit	7.	0	0	0	0	0	0	0
2.Slate	5.Wood	8.	0	0	0	0	0	0	0
3.Metal	6.Other	9.	0	0	0	0	0	0	0
SF Masonry Trim	0	0	0	0	0	0	0	0	0
WOOD STOVE	0	0	0	0	0	0	0	0	0
OPEN-4-CUSTOM	0	0	0	0	0	0	0	0	0
Year Built	0	0	0	0	0	0	0	0	0
Year Remodeled	0	0	0	0	0	0	0	0	0
Foundation	0	0	0	0	0	0	0	0	0
1.Concrete	4.Wood	7.	0	0	0	0	0	0	0
2.C Block	5.Slab	8.	0	0	0	0	0	0	0
3.Br/Stone	6.Piers	9.	0	0	0	0	0	0	0
Basement	0	0	0	0	0	0	0	0	0
1.1/4 Bmt	4.Full Bmt	7.	0	0	0	0	0	0	0
2.1/2 Bmt	5.None	8.	0	0	0	0	0	0	0
3.3/4 Bmt	6.	9.	0	0	0	0	0	0	0
Bmt Gar # Cars	0	0	0	0	0	0	0	0	0
Wet Basement	0	0	0	0	0	0	0	0	0
1.Dry	4.	7.	0	0	0	0	0	0	0
2.Damp	5.	8.	0	0	0	0	0	0	0
3.Wet	6.	9.	0	0	0	0	0	0	0