From: vernhepfner <vernhepfner@aoi.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 their 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.

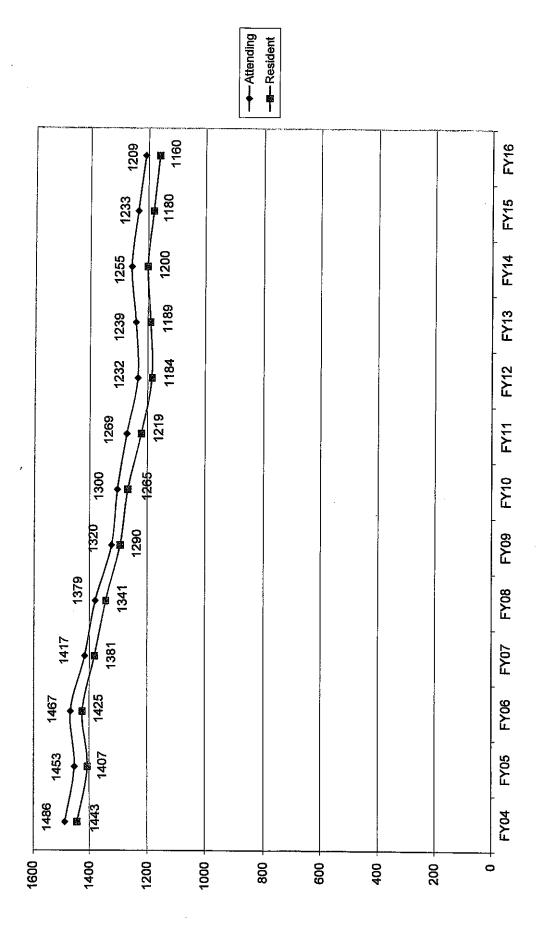
Readfield's future economic security cannot be sustained without major changes in policies, priorities,

+ funding.

Dave Hepther 3/29/2016

https://mail.aol.com/webmail-std/en-us/PrintMessage

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

		3/10/2010			
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	within each town and	d required mills for e	ducation (these
amounts change each year). If the	the required amount	he required amount is not raised by the towns, the State EPS Allocation will be reduced	owns, the State EPS 	Allocation will be re	duced.
**************************************	907 700	2 556 964	070 240	0.00 030 0	1 3AE A7E
2015-2016 Required Local Continuation	0,624,430	2,000,0001	2,011,240	2,233,320	6,4,046,1
\$ Inc/Dec in Required Local Contribution	(78.013)	(31.724)	(53.787)	(62.218)	69.716
% Inc/Dec in Required Local Contribution	%56°0-	-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'i Local x 50% @ 3 Yr Val Avg %	100.00%	30.37%	24.27%	26.43%	18.93%
Net Additional Local \$	4,025,312				
Addil 202 250% @ 3 Vr Enroll Ave %		6A7 A74	A12 202	745 208	227 403
Add'i 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	63,000				
Add'i Local x 50% @ 3 Yr Enroll Avg %		10,134	6,454	11,195	3,717
Add'i 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%	2.09%	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% AddI 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.	Annua	lized 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	\$5.5	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
Constitution of the consti			SUM	\$	14,917
Readfield	i	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.

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 Urguhart



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.

	Tax		Interest		7			
2015					Lien Cost		Total	
				3.82	\$	-	\$	528.14
2014	\$	536.50	\$	25.11	\$	47.40		
2013	\$	527.80	¢				2	609.10
	`	027.00	Ψ	45.78	\$	60.23	\$	633.81
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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

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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 Cos	t	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
	F							
TOTAL	\$.	3,116.98	\$	146,57	\$	107.72		s by by

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 102-042 Account	1295	Location		WILSON WAY			ප	Card 1	Of 1		1/07/2016
Webb (Pierce) Margaret H		d .	Property Data	ata			Assessm	Assessment Record	ord		
		Neighborhood	21 SUB NBD 21	21	Year	Land		Buildings		Exempt	Total
C/O Heather Urguhart			Ì		2004	7	25,500		0	0	25,500
25 Koute 126 Monmoith MF 04259		X Coordinate	Year O	-	2002	26	56,900		0	0	56,900
B4290P145		Y Coordinate		0	2006	E	56,900		0	0	26,900
17 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Zone/Land Use	e 11 Residential		2002	25	56,900		0	0	56,900
		Secondary Zone	9		2008	26	56,900		0	0	26,900
Shere to Sent to to.		,			2009	56	56,900		0	0	56,900
Sattle of the Colon		Topography	ø	G 1	2010	95	26,900		0	0	56,900
)		1,Level	4.Below St	ĸ	2011	56	26,900		0	0	56,900
		2.Ralling 3.Above St	5.Low 6.Swampy	ത് ന്	2012	95	26,900		0	0	56,900
シュートラつ		6		9 None	2013	25	56,900		0	0	56,900
•		1	. A Dr. Molfe	7 Continue	2014	95	56,900		0	0	56,900
		Z.Water	5.Dug Well	8.Lake Water	2015	25	56,900		0	0	26,900
		3.Sewer	6.Septic	9.None							
100 Col C		3							_		
		1.Paved	4.Praposed	~ ~			Fal	Land Data	_		
		3.Gravel	nius,	e. 9.None	Front Foot	Telego	Effective	ive	Influence	ence	Influence
		FLOOD PLAIN	MAP		11 WATERFROMT FRO		Frontage	Depth	Factor	Code	Codes
Inspection Witnessed By:		Open 2		0	12.Delta Triangle				%		2.Excess Frta
			Sale Data	ł	13.Nabla Triangle				%		3.Topography
Cate		Sale Date			14.WATER EXCESS F				%		4.Size/Shape
		Příce Sirve							%		S.Restriction
No./Date Description	Date Insp.	Sale Type						•	%		7.Comer Infl
		1.Land	4.Mobile	7.	Square Foot		Square Feet	Feet			8.Environment
		2.L&B	5.0ther	zi ı	16.Regular Lot	1			8 8		Stract Share
		3.Building	ó	กำ	17.Secondary Lot 18.Excess Land				8		30.Rear Land 3
		Financing			19.Condominium				%		31,Tillable 1
Nofes:		1.Convent	4.Seller		20.Miscellaneous				8		32.7Illable 2 33 I and Bank
		2.rHA/VA	5.Private 6.Cash	S. O. I Inteneum					8 8		34.PASTURE LAND
		Pallegaria			Fract Acre		Arresto / Citor	/Citor			35.CROP LAND
		Validity			21.BASE LOT-DEC	23	Range	990	-]	36.ORCHARD/HORT L
		1.valid	4.5pllt	7.Changes	22,BASE LOT-VAL(0	N N		197	8 8		37.Softwood
		Z.Weiaten	S.Paraal	A.O.C.ner	23.BASE WATER-DEC	ш			%		39.Handword
			arintar in	miles article	ACres				%	i.	40.WASTELAND
		Verified		•	25.REAR (1-10 ACR				% %		41,Gravel Pit
		1.Buyer	4.Agent	7.Family	26.REAR (10-20 AC				%		42.Mobile Home Si
		2.Seller 3.Lender	S.PUD WEC 6.MLS	6.Order 9.	27.REAR (20+ ACRE			┨			44,COMMERCIAL-BAS
					26.KEAK WALEK (J-		Total Acreage		0,69		45.COMMERCIAL-BAS
Keaatiela		_				•					46.COMMERCIAL EXC

1/07/2016

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Card 1

WILSON WAY			ൻ ര	กำ					_		9.Моле	ľ	ta 7 mehilis h							9.Same		%		7.	8.Other	9.None				r H	Daped	7	. e.	oi j				ň	1.One Story Fram	3.Three Story FF	4.1 & 1/2 Story	5.1 & 3/4 Story	6,2 & 1/2 Story	21.Open Frame Por	22.End Frame Por	23. Нате Garage	24.Frame Shed	25.Frame Bay Wind	26.1SFr Overhang	28,Unfinished Att	29.Finished Attic	1
cation	•		2.Inadeq 5.	밑	AUGC V			insulation 0			3.Capped 6.	- 1	Grade & Factor 00% 1 E Grade 4 B Grade			SQFT (Faatprint) 0	5			3	Phys. % Good 0%	- 1	ğ	_		•	Econ. % Good 100%	Economic Code Name	ŧ		믢		2.Refusal 5.Estimate		on Code		2.Relative 5.Estimate	5	\neg	Sound Value	4.1	5.1	6,2	77	T	<u> </u>	24.	KŲ 1		3 8	20	
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	SF Bsmt Living		OPEN-5-CUS	e e	1.HWBB		4.Steam	Caal Type 0%	1.Refrig	2,Evapor	3.H Pump	Atchen Style	1.Modern	2 Old Tuno	Bath(s) Style	1.Modern	2.Typical	3.Old Type	# ROOMS	# Bedrooms	# Full Baths	# Half Baths	# Addin Flxtures	# Fireplaces			_			\ 	 						Data Inchartad	Isperieu	ttbuildings	Units Grade	•		-	_		+						-
102-042		9.Other	10.Cottage	11.Mobile	12.			7.		6		9.Other	:	d :		7.		Đ,							7.	æ	oi.	•		o Granda			7.	œi	6		C sto	מוב זו	litions, Or	Year						1			F	<u> </u>	† †	
	0		6.Spilt	7,Contemp	9.Log	9		4.1.5	5.1.75			5.Stucco	6.Brick	7.Stone	a.concrete	_	5.Wood	6.Other	THE O	VE 0	STOM 0	٥	leled 0	0	4.Wood	5.Slab	6.Piers	0	4.rum BMC		Cara o		4	ທ່	6.				Ado													
Map Lot	Bullding Style	1.Conv.	2.Ranch	3.R Ranch	4.Cape	Dwelling Units U	Strates	1	12	33	Exterior Walls	1.Wood	2.Vin/Al	3.compos.	Porf Sinface	1.Asohalt	2.Slate	3.Metai	SF Masonry Trim 0	WOOD STOVE	OPEN-4-CUSTOM 0	Year Built	Year Remodeled	Foundation	1.Concrete	2C Block	3.Br/Stone	Basement	1.1/4 BMC	2.3/4 Bmt	Bernt Gar # Cara	Wet Basement	1.Dry	2.Damp	3.Wet					Туре												