

# Special Town Meeting Warrant/Secret Ballot

## Tuesday, November 2, 2021 Polls Open 8am – 8pm

To: Lee Mank, resident of the Town of Readfield, in the County of Kennebec, 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 Readfield in said county and state, qualified by law to vote in town affairs, to meet at the **Kents Hill School - Alfond Athletic Center, 1617 Main St** in said Town on Tuesday, the 2<sup>nd</sup> day of November, A.D. 2021, at eight o'clock in the forenoon, then and there to act upon Article 1 and by secret ballot on Articles 2 through 10 as set out below, the polling hours therefor to be from 8 o'clock in the forenoon until 8 o'clock in the afternoon, said articles being the following:

Article 1: Elect a moderator by written ballot to preside at said meeting.

Article 2: Shall the Select Board of the Town be authorized to negotiate one or more agreements for the provision of high-speed internet service to all Readfield residents through one or more third party service providers, with any final agreement(s) and funding requiring voter approval?

Article 3: Shall the Select Board of the Town be authorized to enter into one or more agreements, at one time or from time to time, and apply for, accept and expend revenues from Federal, State, and private grant sources, either on behalf of the Town of Readfield or the Western Kennebec Lakes Community Broadband Association to offset the cost design, acquisition, construction and equipping of a broadband fiber optic network to be owned by the Town of Readfield and operated by a third party to serve all of the residents of the Town of Readfield?

Article 4: Shall the Select Board of the Town be authorized to (a) enter into, at one time or from time to time, one or more agreements providing for the design, acquisition, construction and equipping of a broadband fiber optic network to be owned by the Town of Readfield and operated by a third party to serve all of the residents of the Town of Readfield, (b) appropriate a sum not to exceed **\$5,000,000** for the foregoing, and (c) fund the foregoing appropriation by borrowing, on behalf of the Town, a sum not to exceed **\$5,000,000** on such terms as the Select Board determines are necessary and proper pursuant to 30-A M.R.S.A. §5772 and other applicable Maine law, including the issuance, at one time or from time to time, of general obligation bonds (and notes in anticipation thereof) of the Town of Readfield in a sum not to exceed **\$5,000,000**, including fixing the dates, maturities, denominations, interest rates, places of payment, premiums, calls for redemption with or without premium, forms and other details of said bonds and notes, and to provide for the sale thereof, for the purpose of paying all or a portion of the costs of the foregoing broadband fiber optic network?

*Select Board recommends:*

*Budget Committee recommends:*

### MUNICIPAL TREASURER'S FINANCIAL STATEMENT

#### 1. Town Indebtedness

A. Bonds outstanding and unpaid:	\$826,728.19
B. Bonds authorized and unissued:	\$395,000.00
C. Bonds to be issued if Article 4 is approved:	\$5,000,000.00
Total:	\$6,221,728.19

#### Costs- Warrant Article 4 Municipal Fiber Network

At an estimated interest rate of two point one nine five percent (2.195%) for a term of twenty (20) years, the estimated cost of this bond issue will be:

A. Total Bond Principal:	\$5,000,000.00
B. Total Estimated Interest:	\$1,203,913.41
C. Total Estimated Debt Service:	\$6,203,913.41

2. **Validity-** The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

3. **Debt Limit-** In accordance with 30-A M.R.S.A. §5701 & §5702, a municipality may not borrow funds if the borrowing would cause the municipality to exceed its debt limit.

A. 2021 State Valuation:	\$301,400,000
B. Limit Factor:	x 7.5%
C. Debt Limit:	\$22,605,000.00

Eric W. Dyer, Treasurer

Article 5: Shall an ordinance entitled 2021 Non-Conforming Structure Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Article 6: Shall an ordinance entitled 2021 Commercial and Industrial District Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Article 7: Shall an ordinance entitled 2021 Land Use Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Article 8: Shall an ordinance entitled 2021 Service Business Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Article 9: Shall an ordinance entitled 2021 Solar Ordinance Reference Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Article 10: Shall an ordinance entitled 2021 Standard Conditions Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Voted & Approved on \_\_\_\_\_, 2021 by:

\_\_\_\_\_  
Dennis Price, Chair

\_\_\_\_\_  
Kathryn Mills Woodsum, Vice Chair

\_\_\_\_\_  
Ralph Eno

\_\_\_\_\_  
Carol Doorenbos

\_\_\_\_\_  
Sean Keegan

A true copy of the warrant,

Attest: \_\_\_\_\_  
Sherene Gilman, Town Clerk  
Town of Readfield