

Readfield Board of Assessors
March 14, 2022, Meeting Agenda
Meeting starts: 6:00 PM
Meeting ends: 6:30 PM

Tax Abatements
Supplemental Tax Assessments
Other Business
Adjournment

Readfield Select Board
March 14, 2022, Meeting Agenda
Select Board Meeting starts: 6:30 PM
Select Board Meeting ends (unless extended) at 8:30 PM

Pledge of Allegiance

Regular Meeting Items - 5 min.

- 22-104 - Minutes: Select Board meeting minutes of February 15, 2022.
- 22-105 - Warrants: #36-37

Communications - 25 min.

- Select Board communications. - 5 min.
- Town Staff Reports - 10 min.

- Treasurer's Report - February 2022
- Town manager's Report

- Boards, Committees, Commissions & Departments - 5 min.

- Board and Committee Minutes (see reverse for full listing)

- Public Communication - Members of the public may address the Select Board - 5 min.

Appointments, Reappointments, & Resignations - 5 min

- 22-106 - Consider the appointment of Elaine Katz to the Age Friendly Committee
- 22-107 - Consider the appointment of Elaine Katz to the Comprehensive Plan Committee (as the representative of the Age Friendly Committee)
- 22-108 - Consider the appointment of Ed Sims to the Age Friendly Committee
- 22-109 - Consider the re-appointment of Jerry Bley to the Conservation Commission

Old Business -55 min.

- 22-022 - Consider COVID-19 protocols and meeting policy - 5 min.
- 22-101 - Consider pending real estate foreclosures - 5 min.
- 22-062 - Discuss the Fairgrounds Multi-use Enhancement Project status and next steps - 10 min.
- 21-068 - Hear an update and consider next steps for broadband internet - 10 min.
- 22-103 - Consider a revised Town Manager Contract - 5 min.
- 22-089 - Discuss the Fiscal Year 2023 Budget - 20 min.

New Business - 25 min.

- 22-110 - Consider a draft Town Meeting Warrant - 25 min.

Other Business, Upcoming Meetings, and Future Agenda Items - 5 min.

Adjournment

Board and Committee Minutes:

- Appeals Board minutes of January 13 and February 3, 2022
- Broadband Internet Committee minutes of January 26 and February 16 & 21, 2022
- Budget Committee minutes of February 3, 2022
- Cemetery Committee minutes of December 20, 2021
- Comprehensive Plan Committee minutes of December 15, 2021
- Conservation Commission minutes of December 14, 2021, and January 11 & February 8, 2022
- Library Board minutes of February 2, 2022
- Recreation Board minutes of November 16 & December 21, 2021 and January 6, 2022
- Trails Committee minutes of October 27 and December 7, 2021
- Solid Waste and Recycling Committee minutes of January 12, 2022

REGULAR MEETING

- **MINUTES**
- **WARRANTS**

Readfield Select Board
Regular Meeting Minutes – Tuesday, February 15, 2022 – *Unapproved*

Select Board Members Present: Carol Doorenbos, Ralph Eno, Sean Keegan, Dennis Price and Kathryn Woodsum

Others Attending: William Starrett (Channel 7), Sarah Miller (Channel 7), Eric Dyer (Town Manager), Anjelica Pittman (Board Secretary), Hannah Flannery

Executive Session (6:00 pm):

Dennis called the Select Board meeting to order at 6:35 pm followed by the Pledge of Allegiance

Regular Meeting Items:

- **22-098 - Minutes: Select Board Meeting minutes of January 31, 2022**
 - **Motion** made by Dennis to approve the Select Board meeting minutes of January 31, 2022 as presented, **second** by Kathryn. **Vote 5-0** in favor.
- **22-099 – Warrants: #33-35 (FY22)**
 - Carol reviewed Warrants #33-35
 - **Motion** made by Kathryn to approve warrants #34 & 35 in the amount of \$75,145, **second** by Dennis. **Vote 5-0** in favor.
 - **Motion** made by Kathryn to approve warrants #33 in the amount of \$32,000.50, **second** by Dennis. **Vote 5-0** in favor.

Communications (30 min)

- **Select Board Communications (5 min)**

Kathryn: Presented a Brown Tail Moth Brochure from Waterville with information regarding mitigation and minimization of BTM, suggested we make the brochure available for Readfield residents as well.

Sean: Reported a great winter fun day had by all who attended. Maranacook Ice Fishing Derby coming up March 5, 2022, tickets are available to purchase, ticket holders not required to fish.

Ralph: Pleased with pothole work in town that was completed by maintenance

Kathryn: mentioned a great job with snow removal on sidewalks from last snow storm

Dennis: Reminded the public that sand buckets are available to those in need
- **Town Staff Reports (10 min)**
 - **Treasurers Report – February 2022**

Finances in balance, working on accounts for John Hancock, representative scheduled to visit the Town Office February 17, 2022 and the budget is underway and the full draft is available.
 - **Town Manager’s Report**

Email is up and running. Many town vacancies filled, welcome Stephen Kingston, Transportation and Maintenance and Sarah Miller, AV Assistant. Town office closed for President’s Day Monday February 21, 2022, also Eric will be out February 24th and 25th 2022. Comprehensive plan has been pushed out 7 months from November 2022 to June 2023. Ralph suggested comprehensive plan be sent out as a mailed survey. CMP is working on the groundwork for the 5 new streetlights. Fire department sprinkler system on hold until there is more information regarding costs and specific system requirements. Road posting signs going up a couple weeks earlier than usual due to weather. Town cleaning services proving successful. Transfer station staffing stabilized, new employees being trained and the electronic payment

Readfield Select Board
Regular Meeting Minutes – Tuesday, February 15, 2022 – *Unapproved*

system is installed and training for that will be done by the end of February. Watershed management discussion in the beginning phases, however Winthrop not interested in interlocal approach. Katherine suggested a 15-20 minute slot be added into future meetings to discuss ongoing projects.

- **Board, Committees, Commissions & Departments (10 min)**
 - Fairgrounds Recreation Improvements Update
Hannah Flannery attended to provide an update, stated wants & needs completed by all 3 committees, next step is a group review of original plan and revision, seeking public input once working group in agreeance, permits are in work, everyone is getting prepared and a placeholder is in the budget if approved by June.
 - Budget Committee Minutes of January 27, 2022
 - Planning Board minutes of September 28 and November 3, 2021
 - Library Board minutes of January 5, 2022
 - Broadband Internet Committee of November 10, 2021

- **Public Communications - Members of the public may address the Select Board (5 min)**
 - none

Appointments, Reappointments & Resignations:

- **22-100 – Consider the appointment of Megan Lachapelle to the Trails Committee**
 - **Motion** made by Katherine to appoint Megan Lachapelle to the Trails Committee, Ralph **seconded**, 5-0 **vote** in favor.

Old Business – 30 min

- **21-068 – Consider next steps for investigating broadband internet – 10 min**
 - Wayne, Mt. Vernon and Readfield have cable, may work together to provide broadband, committee awaiting next scheduled meeting on February 16, 2022 for an update with more information.

- **22-089 – Discuss Fiscal year 2023 Budget – 20 min**
 - Budget is complex in part due to the pandemic. Capital and labor costs are raising, much investment going into the community, property values are increasing quickly. The budget is considering large projects such as the new Ballfield at the Fairgrounds, a new firetruck and broadband. School budget increased 6-10% but because of the last budget process, there is a reserve account for RSU that is being used to offset increases in the school budget. Mil rate increase could help offset capital costs. Budget workshop is March 3, 2022; information will be given as it becomes available.

New Business – 15 min

- **22-101 - Consider pending real estate foreclosures – 5 min**
 - Had 8, now 7 possible foreclosures, which are 3 years past due, however, this is the smallest number of foreclosures in 6 years, and we are seeing an increase in monthly payments. Two

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weeks remain to reach out to homeowners and rectify their accounts, once foreclosed owners will begin 30 day redemption period.

- **22-102 – Consider the financial warrant policy - 5 min**

Kathryn **motioned** to extend meeting by 5 minutes to handle regular business and finish executive session, and invite Eric to attend, **seconded** by Sean, 5-0 **vote**.

- Same day warrants are difficult due to available time for review, Eric proposed an entire overhaul/review of the disbursement and municipal warrants to allow extra time for board members to sign for warrants between Monday and Wednesday and report thereafter, the warrants would be publically available at the Town Hall. Kathryn motioned in favor of Eric reviewing and revising the warrant policy by July 2022, Carol seconded, 5-0 vote.

- **22-103 – Consider a revised Town Manager Contract – 5 min**

- Done in Executive Session

- **Other Business, Upcoming meetings, and Future Agenda Items – 5 mins**

- none

Adjournment

Meeting adjourned at approximately 8:03pm; **Vote:** Unanimous

Minutes submitted by Anjelica Pittman, Board Secretary

Feb 28, 2022 Warrant Summay

Warrant #:	Journal #:	Amount	Warrant Type:	SB Reviewer:	Signatures Required:	Approval Date:
36	380	\$ 366,999.60	Warrant		Three	
A	380	\$ 5,400.84	State Fees	C. Doorenbos	One	2/18/2022
B	380	\$ 4,548.19	State Fees	R. Eno	One	2/24/2022
37	389	\$ 21,005.20	Payroll		One	

SUM \$ 388,004.80

- Indicates public review is required following prior approval
- Indicates public review and approval are both required

Treasurer's Warrant

Warrant # 36 & 37

\$388,004.80

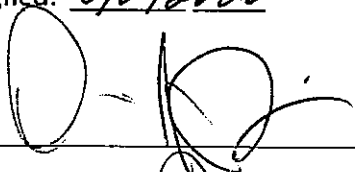
Dates: 2/17/2022

To the Treasurer of Readfield:

This is to certify that there is due and chargeable to the accounts listed below the sums indicated, and you are directed to pay the amounts listed to the payees named herein.

Payee	Account	Amount	Check #'s
EMPLOYEES	Payroll	\$21,005.20	70955-70967 170955-170969
VARIOUS VENDORS	Accounts Payable	\$366,999.60	70919-70954
	Total	\$388,004.80	

Date Signed: 3/2/2022



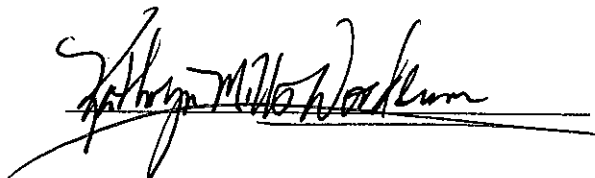
Dennis Price



Carol Doorenbos

Ralph Eno

Sean Keegan



Kathryn Woodsum

A / P Check Register

Bank: Androscoggin Bank

Type	Check	Amount	Date	Wrnt	Payee
P	999	50.16	03/03/22	36	0031 Central Maine Power Co
P	70918	5,400.84	02/17/22	36	0086 SECRETARY OF STATE (MOTOR VEH)
P	70919	4,548.19	02/24/22	36	0086 SECRETARY OF STATE (MOTOR VEH)
R	70920	132.10	03/03/22	36	0022 Audette's Hardware
V	70921	0.00	03/03/22	36	0024 Baker & Taylor, Inc
R	70922	685.02	03/03/22	36	0024 Baker & Taylor, Inc
R	70923	357.20	03/03/22	36	0603 C.N. Brown Company
R	70924	166.35	03/03/22	36	0072 Consolidated Communications
R	70925	48,454.27	03/03/22	36	0453 Cushing Construction, LLC
R	70926	29.98	03/03/22	36	0810 Eric Dyer
R	70927	878.93	03/03/22	36	0704 Fabian Oil
R	70928	271.70	03/03/22	36	0484 Gettysburg Flag Works, Inc
R	70929	366.36	03/03/22	36	0206 Grainger
R	70930	24.00	03/03/22	36	0791 Group Dynamic Inc
R	70931	271.49	03/03/22	36	0408 Jordan Equipment Co.
R	70932	207.69	03/03/22	36	0152 Lowe's
R	70933	6.00	03/03/22	36	0657 Maine Information Network
R	70934	105.46	03/03/22	36	0066 Maine Municipal Association
R	70935	8,268.00	03/03/22	36	0065 MAINE MUNICIPAL EMP. HEALTH
R	70936	3,000.00	03/03/22	36	0424 Main-Land Dev. Consultants, Inc
R	70937	18.36	03/03/22	36	0229 Melissa A Small
R	70938	1,697.54	03/03/22	36	0621 New England Salt Company, LLC
R	70939	21.00	03/03/22	36	0138 On Scene Tags
R	70940	348.68	03/03/22	36	0823 OTELCO
R	70941	575.85	03/03/22	36	0806 Overhead Door Company of Portland
R	70942	7.18	03/03/22	36	0075 PARIS FARMERS UNION
R	70943	21.10	03/03/22	36	0320 Patricia Clark
R	70944	31.63	03/03/22	36	0858 PETTY CASH
R	70945	300.00	03/03/22	36	0069 Regional School Unit#38
R	70946	288,602.91	03/03/22	36	0069 Regional School Unit#38
R	70947	20.00	03/03/22	36	0561 Shredding on Site
R	70948	13.17	03/03/22	36	0696 Spectrum
R	70949	444.27	03/03/22	36	0313 Toshiba Financial Services
R	70950	104.96	03/03/22	36	0495 United AG & Turf NE
R	70951	871.00	03/03/22	36	0664 US BANK CORPORATE TRUST BOSTON
R	70952	45.55	03/03/22	36	0765 W.B. Mason Co., Inc
R	70953	634.19	03/03/22	36	0094 WHITE SIGN
R	70954	18.47	03/03/22	36	0273 WINTHROP AUTO SUPPLY
Total		366,999.60			

Count

Checks	37
Voids	1

Warrant Recap

Warrant 36

Vendor-----	Amount	Account-----
00022 Audette's Hardware	19.99	SOLID WASTE / TRANSFER STA - EQUIP REPLAC / TOOLS
00022 Audette's Hardware	31.98	SOLID WASTE / TRANSFER STA - EQUIP REPLAC / TOOLS
00022 Audette's Hardware	35.14	Maintenance / Bldg Maint - BUILDING O&M / MAINTENANCE
00022 Audette's Hardware	44.99	SOLID WASTE / BACKHOE - EQUIP O,R &M / Backhoe
00024 Baker & Taylor, Inc	128.25	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	20.39	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	20.39	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	29.06	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	43.92	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	212.39	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	53.11	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	102.75	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	54.37	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00024 Baker & Taylor, Inc	20.39	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00603 C.N. Brown Company	357.20	GENERAL GOVT / Heating Ast - UTILITIES / HEATING
00031 Central Maine Power Co	50.16	PROTECTION / Tower Sites - UTILITIES / ELECTRIC
00072 Consolidated Communications	52.69	SOLID WASTE / TRANSFER STA - UTILITIES / TELEPHONE
00072 Consolidated Communications	53.84	PROTECTION / FIRE DEPART - UTILITIES / TELEPHONE
00072 Consolidated Communications	59.82	GENERAL GOVT / Admin - UTILITIES / TELEPHONE
00453 Cushing Construction, LLC	32,000.50	Rds & Drain / Winter Maint - PUBLIC WAYS / CONTRACT SVC
00453 Cushing Construction, LLC	16,453.77	Rds & Drain / Winter Maint - PUBLIC WAYS / CONTRACT SVC
00810 Eric Dyer	29.98	GENERAL GOVT / Admin - ADMIN / OFFICE SUP
00704 Fabian Oil	878.93	Maintenance / Bldg Maint - UTILITIES / HEATING
00484 Gettysburg Flag Works, Inc	271.70	CEMETERIES / CEMETERIES - COMMUNITY SV / Vet Memorial
00206 Grainger	84.98	SOLID WASTE / TRANSFER STA - EQUIP O,R &M / PPG
00206 Grainger	92.54	Maintenance / Bldg Maint - BUILDING O&M / SUPPLIES
00206 Grainger	188.84	Maintenance / Gen Maint - EQUIP O,R &M / PPG
00791 Group Dynamic Inc	16.00	GENERAL GOVT / Insurance - INSURANCE / HRA
00791 Group Dynamic Inc	8.00	SOLID WASTE / TRANSFER STA - INSURANCE / HRA
00408 Jordan Equipment Co.	271.49	Maintenance / Veh/Eq Maint - EQUIP O,R &M / Bobcat Skid
00152 Lowe's	199.20	Rds & Drain / Road Maint - PUBLIC WAYS / PATCHING
00152 Lowe's	8.49	Maintenance / Veh/Eq Maint - EQUIP O,R &M / EQUIP MAINT
00657 Maine Information Network	6.00	GENERAL GOVT / Admin - ADMIN / MISC.
00066 Maine Municipal Association	105.46	GENERAL GOVT / Insurance - INSURANCE / UNEMPLOYMENT
00065 MAINE MUNICIPAL EMP. HEALTH	2,384.72	SOLID WASTE / TRANSFER STA - INSURANCE / HEALTH INS
00065 MAINE MUNICIPAL EMP. HEALTH	5,608.13	GENERAL GOVT / Insurance - INSURANCE / HEALTH INS
00065 MAINE MUNICIPAL EMP. HEALTH	132.31	GENERAL FUND / HEALTH INSUR
00065 MAINE MUNICIPAL EMP. HEALTH	123.76	GENERAL FUND / IPP
00065 MAINE MUNICIPAL EMP. HEALTH	19.08	GENERAL FUND / VSP Vision
00424 Main-Land Dev. Consultants, Inc	3,000.00	CAPITAL IMPR / Sidewalks - PUBLIC WAYS / CONTRACT SVC
00229 Melissa A Small	18.36	COMM SERVICE / Library - ADMIN / MISC.
00621 New England Salt Company, LLC	1,697.54	Rds & Drain / Winter Maint - PUBLIC WAYS / Erosion/Salt
00138 On Scene Tags	21.00	PROTECTION / FIRE DEPART - EQUIP O,R &M / PPG
00823 OTELCO	21.03	COMM SERVICE / Library - UTILITIES / TELEPHONE

Warrant Recap

Warrant 36

Vendor-----	Amount	Account-----
00823 OTELCO	327.65	GENERAL GOVT / Admin - UTILITIES / TELEPHONE
00806 Overhead Door Company of Portland	575.85	Maintenance / Bldg Maint - BUILDING O&M / MAINTENANCE
00075 PARIS FARMERS UNION	7.18	SOLID WASTE / TRANSFER STA - EQUIP REPLAC / TOOLS
00320 Patricia Clark	21.10	COMM SERVICE / Library - COMMUNITY SV / LIBRARY COLL
00858 PETTY CASH	26.64	GENERAL GOVT / Admin - ADMIN / POSTAGE
00858 PETTY CASH	4.99	SOLID WASTE / TRANSFER STA - ADMIN / OFFICE SUP
00069 Regional School Unit#38	288,602.91	EDUCATION / RSU#38 - ASSESSMENTS / RSU#38 PYMT
00069 Regional School Unit#38	300.00	COMM SERVICE / Library - EQUIP REPLAC / CAPITAL EQP
00086 SECRETARY OF STATE (MOTOR VEH)	5,400.84	GENERAL FUND / Motor Veh Fe
00086 SECRETARY OF STATE (MOTOR VEH)	4,548.19	GENERAL FUND / Motor Veh Fe
00561 Shredding on Site	20.00	GENERAL GOVT / Admin - ADMIN / OFFICE SUP
00696 Spectrum	13.17	COMM SERVICE / Readfield TV - UTILITIES / ELEC COMM
00313 Toshiba Financial Services	444.27	GENERAL GOVT / Office Equip - EQUIP O,R &M / OFFICE LEASE
00495 United AG & Turf NE	104.96	Maintenance / Veh/Eq Maint - EQUIP O,R &M / JD Mower
00664 US BANK CORPORATE TRUST BOSTON	871.00	DEBT SERVICE / Fire Truck - FINANCIAL / BOND INT
00765 W.B. Mason Co., Inc	31.76	GENERAL GOVT / Admin - ADMIN / OFFICE SUP
00765 W.B. Mason Co., Inc	13.79	GENERAL GOVT / Admin - ADMIN / OFFICE SUP
00094 WHITE SIGN	634.19	Rds & Drain / Road Maint - PUBLIC WAYS / SIGNS/SUPPLY
00273 WINTHROP AUTO SUPPLY	18.47	Maintenance / Veh/Eq Maint - EQUIP O,R &M / Dump Truck

Prepaid Total-- 9,999.19

Current Total-- 357,000.41

Warrant Total-- 366,999.60

COMMUNICATIONS

- **SELECT BOARD**
- **STAFF REPORTS**
- **BOARDS & COMMITTEES**
- **PUBLIC COMMUNICATIONS**

Appeals Board Organization Meeting

January 13, 2022

Members present: Peter Bickerman (Chair), William Gagne Holmes (Vice Chair), Holly Rahmlow (Secretary), John Blouin, Clif Buuck, Henry Whittemore and Francis Zambella

Also in attendance: Chip Stephens (CEO), Town Manager Eric Dyer, Leah Hayes for SSMH, Paula Clark (Planning Board Chair), Jack Comart (Planning Board Vice Chair)

Peter called the meeting to order at 7:07 via Zoom.

The first order of business was the election of officers. Peter said he has been chair for 10 years and would prefer to step back. Henry thanked Peter for his able service and suggested it would be best to have an attorney at the helm. Holly suggested that Will, also an attorney who has served as vice chair, and Peter switch roles, and both members were agreeable to that solution.

John nominated Will to be chair; Clif seconded. Unanimous vote.

Will nominated Peter to be vice chair; John seconded. Unanimous vote.

Holly said she was willing to continue as secretary. Henry nominated her to be secretary; Peter seconded. Unanimous vote. Members of the board thanked Holly for her continuing good work as secretary.

The second order of business was to discuss and approve the minutes from the Morash hearing last October. Clif had a couple of corrections. Henry moved to approve the minutes as amended; Clif seconded. All voted in favor except for John, who was absent from that hearing and thus abstained.

The third order of business was discussion in preparation for the hearing on the Safe Space Meeting House appeal scheduled for Thursday, January 27, 2022. This discussion was limited to procedures about the coming appeal; there was no debate about the substance of the appeal itself.

Peter explained that the upcoming hearing will be limited to issues discussed and decided by the Planning Board, following the Board's appellate standard of review, as set forth in Section 6(B) of the Board of Appeals Ordinance. This means that it will be strictly an appellate proceeding and no new information will be considered.

The board discussed the upcoming hearing at length and what criteria we will consider based on the Planning Board's decision. We will not consider the variance request in SSMH's appeal because the board has no power to grant variances for proposed changes in uses of property.

Clif asked about the applicant's failure to fill in "No. 7: What specific section(s) of the Ordinance applies to the relief you are seeking?" Peter said we could go back to the appellants for more details. Whether or not we should return the application to them for more detail was considered. Will noted that the appellant was given

two opportunities to clarify and did not. Peter said he was reluctant to hold up the hearing further. Applicant Leah Hayes said she would provide such a statement in writing at least seven days before the hearing.

Henry asked if we needed to respond to the email from Leah asking board members who made a public statement about their feelings on the Mill Stream project to recuse themselves. Peter said it's up to the applicant to object to anyone they feel has a conflict of interest. If they do, that request will be dealt with at the hearing. Such a statement should be submitted in writing at least a week before the hearing. Leah said she would do that.

Will noted that this kind of appeal is not necessarily difficult or complicated, but is straightforward, as the board is bound by the limit of deciding whether what the Planning Board decided fits the applicable ordinance and whether it was decided correctly. We will not consider any peripheral issues, such as whether or not we think the project is a good one for the town. No de novo (new) information will be considered.

Peter said the hearing will be hybrid, and anyone who attends in person must be masked regardless of vaccination status. Zoom attendance is permitted.

Holly asked if she will be taking the minutes. Eric said he would arrange for a town employee to do that so Holly can focus on the issues.

Clif moved to adjourn; John seconded. Meeting adjourned at 8:09 p.m.

Minutes prepared and submitted by Holly Rahmlow

Board of Appeals
Public Hearing
Meeting Minutes of February 3, 2022
(Meeting held in person at Readfield Town Hall & via ZOOM)

Board of Appeals Members: William (Will) Gagne-Holmes (Chair), Peter Bickerman (Vice Chair), Clif Buuck, Holly Rahmlow, John Blouin, Fran Zambella, Henry Whittemore

Others Attending: Eric Dyer (Town Manager), Chip Stephens (CEO), Kristin Parks (Town Clerk), Kristin Collins (Planning Board Attorney), Matt Nazar, Bob Zeurker, Greg Durgin, Jackie Drouin, Milton Wright, Robert Bittar, Leah Hayes, William Buck, Roland Cote, Phyllis Cote, Jack Comart, Paula Clark, Karen Bickerman, Karen ?

Meeting called to order at 6:00 pm by Will. Tonight's meeting to consist of approval of January 13, 2022 meeting minutes and holding a public hearing with respect to the Administrative Appeal of Safe Space Meeting House (SSMH) from the November 3, 2021 Decision of the Planning Board denying the SSMH land use application concerning 26 Mill Stream Road.

Motion made by Henry to approve the minutes of January 13, 2022 as presented, **second** by Clif.
Vote unanimous

Will went over the order of the hearing and explained that because the Board of Appeals was acting in an appellate capacity those speaking were limited to argument based on the law or the evidence that was considered by the Planning Board. No new evidence could be presented at the appeal hearing.

Robert Bittar stated he was speaking on behalf of Leah Hayes of SSMH (*connection with Bittar/Hayes was in and out so hard to understand all that was spoken at times*). He feels there are a lot of areas up for discussion and wants to consolidate them for discussion. His biggest issue is with the Resource Protection Act; stated that it was already approved when the Town's Dam Project was done years ago and says there are documents to back this up. Robert also stated that the parking has been approved; again stated there are documents to back this up, but if he has to he will eliminate parking spaces if cutting down trees is an issue.

Leah Hayes of SSMH stated that there is a 10 page report from the Department of Environmental Protection (DEP) that approves some use of the property but stated that it's not included in the hearing record. Will Gagne-Holmes stated that the Appeals Board is unable to accept this document if not included in submitted documents. Peter Bickerman stated that they do have the easement agreement in the record.

Mr. Bittar next spoke disputing the need for a sidewalk adjacent to Mill Stream Road. Concerns on the way information was received regarding the sidewalk. He stated he received a statement

regarding 26 Mill Stream Road from Fire Chief Lee Mank that said the sidewalk was not an issue and then said that Lee Mank later submitted a revision that nullified the decision. Peter Bickerman stated that the December 04, 2021 letter from Lee Mank was included in the packet but not the revision that was mentioned.

Robert Bittar responded to issues of concern of the parking lot and stormwater runoff, wetland protection criteria and water quality management. He now proposes 35 parking spaces instead of 65 in his statement. He argued that the Readfield Union Meeting House has spaces for 12 cars with no issues.

Next Robert Bittar spoke regarding the proposed activities and the Land Use Ordinance (LUO) issues. He stated that there is a document in the record from Town Manager Dyer that identified the many uses that were possible but never discussed the impossible. Robert feels Town Manager Dyer is a representative/agent for the Planning Board and has delayed the process (abuse of process) in various ways. Board Chair Gagne Holmes stated that this argument was not relevant to the issues under consideration in this appeal.

Will Gagne-Holmes asked if anyone on the Board of Appeals feels they should be recused from tonight's discussion/progress – Unanimous response of no. SSMH party feels Clif Buuck should recuse himself as he was the CEO at one point and feels that it is unfair; an argument was made when filing the appeal. Peter Bickerman sees no conflict of interest between Clif's previous role as Interim CEO and his ability to fulfill his current role on the Board of Appeals. Clif doesn't know the applicants; Leah Hayes involvement with 26 Mill Stream Road. Clif stated there was a stop work order prior to 2010. As the Interim CEO from December 2020 to May 2021 he reviewed most recent SSMH application for completeness with a copy of his findings placed in the Planning Board records as an FYI. Clif doesn't feel he is partial/personal in this process. Henry Whittemore sees no conflict.

Motion made by Will Gagne-Holmes that the Board of Appeals vote down any recusal of Clif Buuck, **second** by Fran Zambella. **Vote:** Unanimous, abstained by Clif Buuck.

No one else in attendance see's any other recusals to be mentioned.

No more arguments/comments from Robert Bittar and Leah Hayes of SSMH.

No abutters or public arguments/comments.

Next: Questions for Planning Board on their views of the laws. Paula Clark (Planning Board Chair), Jack Comart (Planning Board Vice-Chair) and Kristin Collins (Planning Board Attorney) all present at meeting.

In response to questions from Peter Bickerman, Planning Board Chair Paula Clark confirmed that 26 Mill Stream Road contains a legal but non-conforming structure which has been approved for use as a single-family dwelling. A portion of the structure is in the Resource Protection Zone near the stream and for setback reasons, makes it non-conforming. A Community Center/Club is not a permitted use in the Resource Protection Zone per the LUO. In reference to Fact & Findings document; Page4, B.1; reviewed by Peter.

Paula Clark stated that the proposed change of use would have a greater impact and that each site review criterion must be met for Planning Board approval. She stated that there are three (3) broad categories for Planning Board Types of Standard; 1) Change of use of non-conforming structure, 2) set of site review criteria and 3) standards of review and performance.

Robert Bittar asked Paula to clarify; spoke about the non-conforming barn from years ago and that it was destroyed as it was too close to the stream. He feels that the house is not in any way invasive to the Resource Protections Area.

Leah Hayes argued how the space was approved for the town's use of a park but not approved for SSMH for such use.

Oral argument closed at 7:20 pm by William Gagne-Holmes. No public comment input.

Board of Appeals Deliberations:

- #4: Section V(C)(4); Financial Burden on Town: Clif spoke that the Planning Board stated the road/sidewalk would be a financial burden on the Town; they didn't receive any evidence of cost, any input from the Road Commissioner or Committee, or offer the applicant an option to pay. In conclusion he feels it was assumed by the Planning Board to be a financial burden without providing further evidence. Peter stated that the sidewalk/pad information from Fire Chief lacked substantial evidence in the record to get to this conclusion. Holly feels that the lack of specifically from SSMH; left things hanging and not enough detail in planning. Henry spoke that the email exchange with the Fire Chief made it very clear and provides evidence on emergency evacuation concerns down the road during certain times of the year; make it hard for emergency personal/vehicles to pass safely. William Gagne-Holmes stated that there was a lot of email exchange from the Fire Chief and abutters/neighbors on the increase of foot/vehicle traffic and being a big concern. Clif Buuck still feels it doesn't prove financial burden to the town although a reasonable person could probably reach that conclusion. Peter Bickerman feels that the town traffic and life/fire issues show substantial evidence.
- #3: Section V(C)(2): Site Plan Review Criteria: Henry Whittemore feels there are issues of vagueness and nuance. C.5 & C.6 he feels the applicant may have been able to fill in more of the required information.

- #11: Section V(C)(11): Life and Fire Safety: Clif Buuck spoke that it “may be imposed” – no discussion if it would be.
- Peter Bickerman spoke that the plan as it exists is non-conforming and if changed would make it more non-conforming.
- #1: V(A): Requested Use: Consensus of the Board in conclusion that SSMH is unable to use house as a community center as it is prohibited in the Rural Residential District. Henry Whittemore and William Gagne-Holmes spoke on item A.5 and town mailers: speculative and evidence persuasive.
- #12: A(D)(15): Article 7 Applicable Criteria: Henry Whittemore spoke on issues of lighting and safety concerns mentioned in this section and how they were not addressed.
- #6: V(C)(7): Wetlands: Clif Buuck spoke that the applicant didn’t provide documents from Cobbossee Watershed District or DEP Plans for storm water and that the Planning Board didn’t ask for a Phosphorous Report from the applicant as they could have to better prove the case.

William Gagne-Holmes asked the Appeals Board, if any member felt that the Planning Boards decision was arbitrary, capricious or an abuse of discretions. Consensus of the Board was no.

Appeals Boards to vote on the 14 Findings of the Planning Board:

Four questions to be asked/to be voted on:

- Is there substantial evidence in the record supporting the Planning Board’s decision on this particular issue?
- Do you think the Planning Board made an error of law in its decision on this particular issue?
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion?
- Did the Planning Board correctly decide on the particular issue?

Deliberations closed at 7:51 pm by William Gagne-Holmes.

Voting on the 14 Findings of the Planning Board:

Holly Rahmlow responses asked by William Gagne Holmes:

1. Section V(A):

- Is there substantial evidence in the record supporting the Planning Board’s decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

2. Section V(B):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

3. Section V(C)(2):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

4. Section V(C)(4):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

5. Section V(C)(5):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

6. Section V(C)(7):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No

- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
 - Did the Planning Board correctly decide on the particular issue? Yes
7. Section V(C)(11):
- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
 - Do you think the Planning Board made an error of law in its decision on this particular issue? No
 - Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
 - Did the Planning Board correctly decide on the particular issue? Yes
8. Section V(C)(13):
- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
 - Do you think the Planning Board made an error of law in its decision on this particular issue? No
 - Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
 - Did the Planning Board correctly decide on the particular issue? Yes
9. Section V(C)(15):
- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
 - Do you think the Planning Board made an error of law in its decision on this particular issue? No
 - Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
 - Did the Planning Board correctly decide on the particular issue? Yes
10. Section V(C)(17):
- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
 - Do you think the Planning Board made an error of law in its decision on this particular issue? No
 - Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
 - Did the Planning Board correctly decide on the particular issue? Yes
11. Section (V)(C)(20):
- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
 - Do you think the Planning Board made an error of law in its decision on this particular issue? No

- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

12. Section V(D)(15):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

13. Section V(D)(17):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

14. Section V(D)(19):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? Yes

Fran Zambella, William Gagne-Holmes, John Blouin and Henry Whittemore vote exactly the same as Holly Rahmlow.

Clif Buuck votes the same as Holly Rahmlow except for #7 (vote below):

Section V(C)(11):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? No
- Do you think the Planning Board made an error of law in its decision on this particular issue? Error of Process
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? A bit arbitrary, not enough factual support/proof.

- Did the Planning Board correctly decide on the particular issue? The particular issue was not correctly decided.

Peter Bickerman votes the same as Holly Rahmlow except for #4 & #13 (votes below):

Section V(C)(4):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? No, substantial evidence problem.
- Do you think the Planning Board made an error of law in its decision on this particular issue? No
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? No
- Did the Planning Board correctly decide on the particular issue? The particular issue was not correctly decided.

Section (V)(D)(15):

- Is there substantial evidence in the record supporting the Planning Board's decision on this particular issue? Yes
- Do you think the Planning Board made an error of law in its decision on this particular issue? Yes, error in law.
- Was the Planning Boards decision on this particular issue arbitrary, capricious or an abuse of discretion? Yes
- Did the Planning Board correctly decide on the particular issue? The particular issue was not correctly decided.

William Gagne-Holmes asked each Appeals Member for their overall decision from the Planning Board findings Decision on page 7: "Based on the above findings of fact and conclusions of law, the Planning Board finds that the relevant approval standards have not each been satisfied, and hereby denies the application by motion and vote 7 to 0".

Motion made by John Blouin that each member votes on SSMH's appeal from the Planning Boards decision, **second** by William Gagne-Holmes. **Discussion:** Each member either approving or denying SSMH appeal. **Vote:** Approve: 0. Deny: 7 (All Appeals Board members); SSMH appeal denied by unanimous vote.

Next steps: William Gagne-Holmes to draft a written decision and Appeals Board to meet on February 17, 2022 for formal vote on the written decision and public notice to be posted.

Motion made by John Blouin that the Board of Appeals will meet as soon as possible to consider to adopt a written decision which the chair will be authorized to sign, **second** by Fran Zambella. **Vote** unanimous.

Peter Bickerman mentioned that under state law if anyone has grounds and standing to appeal they must do so to Superior Court within forty-five (45) days from tonight's meeting regardless of when the written decision is issued.

Motion made by Clif Buuck to adjourn the meeting at 8:12 pm, **second** by Holly. **Vote:** Unanimous.

Minutes submitted by Kristin Parks, Town Clerk.

Minutes approved 02/17/2022

**TOWN OF READFIELD
BUDGET COMMITTEE**

**Meeting of February 3, 2022
Minutes**

The Budget Committee of the Town of Readfield held a regularly scheduled meeting on February 3, 2022. The meeting was conducted as a hybrid session with some participants attending in person at Gile Hall, and others participating via Zoom. Committee members attending included: Andrews Tolman, Chairperson; Rebecca Lambert; Ed Sims; Martin Hanish; and Ellen Schneider. Eric Dyer, Town Manager, and Teresa Shaw, Readfield's Finance Director, were also in attendance. Several members of the public were also present: Bruce Hunter, Matt Lajoie, Jackie Druin, Hannah Flannery and Greg Durgin.

Tolman called the meeting to order at 6:35 pm ET. The first order of business was consideration of the draft minutes for the group's previous meeting.

Motion to approve draft minutes as presented offered by Sims; second provided by Tolman. There being no objections, the minutes as presented are adopted as final.

Ms. Flannery was then invited to present an overview of the proposed FY23 budget for the Recreation department, 30-10. She reported that the Recreation Committee recommends keeping the budget for the department largely the same as it has been in years past, adding that the pandemic has dampened the community's use of recreational opportunities over the past two years. The beach facilities are not self-supporting. The personnel budget proposed for the coming year reflects a decline in wages and associated FICA expense of about 16%. This is due to a reduction in staffing from 3 FTEs to 2 FTEs, reflecting anticipated lower volume of use of the facilities.

The budget for this department's utilities expense has been adjusted to align more closely with actual experience. Although this generates an increase of more than 42%, the dollar value of the increase is only \$150. Dyer noted that we are expecting an increase in the cost of electricity due to rate hikes, and also due to the fact that the outbuilding at the beach is now electrified.

The budget for fuel and maintenance in the recreation department reflect downward adjustments totaling \$250, to align the budget more closely to actual experience.

Building Operations and Maintenance for the department, however, is proposed to increase in the coming fiscal year. This increase is related to the need for building maintenance including repairs to the roofs for the picnic shelters (originally scheduled for the current year but not accomplished) and needed repairs to the outbuilding (addressing rot and installing new doors).

The budget includes \$4k to address building repairs to “hold things together” per Dyer, until the building can be replaced in 1-2 years.

Department 30-20: Recreation, Parks and Activities – The proposed budget for this department includes adjustments to better align the budget with historical experience. Dyer cautioned, however, that many of these figures remain estimates.

30-55, Swim Instruction has a FY23 budget proposed at a level 30% higher than the current year, \$1500. The instruction expense is minimum wage labor; that labor force has been hit hard by the pandemic. Dyer noted that it is likely that overall, swim instruction will run at a loss in the coming fiscal year, as fees for classes will not bring in revenue sufficient to cover expenses.

30-60, Other Events, includes activities like the annual ice fishing derby, winter fun day, as well as movie-permit fees for movie nights. This is proposed at a \$300 budget, which is 150% higher than the current year line item.

70-40, O/M Grounds, Recreation, Parks, Activities – The proposed FY23 budget remains flat. Dyer informed the group that the Town does need to invest in a new float system for the beach, which is likely to cost approximately \$2k; he feels the current system poses a liability for the Town. The “goose fence” also needs to be replaced. He added that these improvements were slated for the current year, but may not be addressed this year.

30-25, Heritage Days – The FY23 budget shows a 32% increase year over year, with a figure of \$6600. This reflects an increase in the planned entertainment budget, as well as an increase in the budget for lavatories for the event.

30-30, Conservation Board – Bruce Hunter was invited to present the Board’s recommended budget to the Committee. Hunter reported that the planned forest harvest was currently underway, which will bring in revenue. He updated the group on the status of the mapping of vernal pools, which has been a project that is on-going for several years. Hunter noted that the Board hoped to complete the project next year; the FY23 budget retains a flat \$700 for this effort (10-40, Publications).

10-85, Volunteers, Conservation Board – The Board is recommending a 50% increase (which amounts to \$50) to this line item, used to fund a multi-town conservation volunteer BBQ. This event is intended to thank the volunteers and to honor their value.

80-40, Materials, Conservation Board – The Board recommends this item be budgeted at a level of \$3500 in FY23. This is a 17% - or \$500 – increase, year over year. The resulting \$3500 budget would be used to fund the purchase of crushed stone for the fairground trails and for the production of additional trail signs.

55-60, Town Forest, Community Services, Conservation Board – The proposed budget reflects no year over year change. Hunter noted that a priority for the coming year is the cleaning up of

invasive plants (honeysuckle and raspberries), as well as the conduct of a feasibility study related to the elimination of blackthorn at the Torsey Pond Preserve.

30-50, Open Space Plan, Recreation, Parks and Activities – Dyer advised the Committee that this budget issue is reflected in the capital budget, as it involves purchasing of land, as opposed to operating costs.

40-70, Lavatory, Recreation, Parks, Activities – this budget is proposed by Dyer to be zeroed out, as these lavatories were not used. This generates a savings of \$750.

75-40, Materials, Town Property – The FY23 budget is proposed to be reduced by \$2k, zeroing out the line. Dyer noted that the Town does not anticipate any expenses in this category in the coming year.

30-70, Trails, Recreation, Parks, Activities – Jackie Druin and Greg Durgin were invited to present the Trails Committee's proposed budget. They reported that the Carlton Pond Trail needs a kiosk and sign. The Trails Committee also anticipates a need for additional bluestone for trails, including the fairground trails (the Trails budget along with some assistance from the Conservation Board supports these trails). Additional maps will need to be printed and geotek fabric will need to be purchased for trail maintenance. The trails budget also includes an expense provision (Misc) for Trails Day.

The most significant expense item for this budget division is expense related to a trails contractor, \$1950 – 80-10, Contract Services. This cost is shared with the Conservation Board and has previously been offset by a grant awarded to Readfield's Age Friendly Committee. Durgin and Druin advised that it is challenging to project trail maintenance needs for the coming year. Use of the trails has increased markedly during the pandemic.

There followed a brief discussion regarding the balance of funds available to the Trails Committee for its work. Dyer informed Durgin and Druin that the Trails Committee has spent down its carryover funds for gravel. He added that he supported the Trails Committee to maintain a \$5k-\$10k reserve and invited the Trails Committee to request funding for such a reserve.

The next budget item considered was 30-80, Town Parks. There is no year over year change proposed for this item.

Overall, the Recreation, Parks and Activities departmental budget is proposed to increase by almost \$5400, or 10.7%.

The Budget Committee next considered 60-10, Roads and Drainage, Road Maintenance. Dyer informed the members that there is a persistent need for engineering services (50-50, Engineering) in this division. The current fiscal year budget for this line is \$10k, that is intended to meet the engineering and design expense for the Readfield Corners project, as well as a

project involving the intersection of P Ridge and Nickerson Hill Roads. To date, only \$2k of the \$20k budget has been spent.

80-10, Contract Services, Public Ways Operation and Maintenance – This budget covers ditching, culvert work, striping, brush clearing and tree cutting and is budgeted \$2200 lower for FY23 than it is for FY22. The total budget, however, for this item is \$105k. Dyer believes this to be a relatively solid estimate of costs, *if* the Town is able to quickly issue RFPs for these services and *if* reasonable bids are received. He added that this work remains very important to attend to, as it impacts road surfaces.

Dyer also told the members that there has been a dramatic increase in the cost of winter services across the board. The current plow contractor recently raised the price of services by 25% with little justification provided. That contractor has also notified the Town that they will not provide plow services next year, so this contract will have to be bid out again. The challenge is that it will be bid out at a higher base price, given the current contractor's recent price hike.

80-20, Salt, Public Ways – Dyer noted that he is recommending the addition of \$10k to this line item, to reflect recent increases in actual costs. This is a 25% or \$10k increase.

80-70, Patching, Public Ways Operation and Maintenance – The current year budget is \$500; current year expenses are almost double what was budgeted. This is attributable to a steep increase in the prices for cold patching. The FY23 budget, as a result, is recommended to be \$1000, to align with actual cost experience.

Overall, the road maintenance budget proposal reflects a \$77k increase – about 18% - year over year.

The next department reviewed was 65-01, Capital Improvements, Technology. 65-10, Computer Hardware, remains zeroed out. 65-30, Capital Equipment, Admin Tech, is proposed to increase from \$0 in the current year to \$9k in FY23. Per Dyer, this budget is intended to meet the cost of completing a conversion of the Town TV system to full digital service.

55-55, Broadband, Capital Improvements – This is a new budget line and is proposed for FY23 at the level of \$1.135 million. Dyer told members that of this total, \$135k would be funded using the Town's ARPA allocation. The remaining \$1m would be raised through a bond issue. Dyer added that this was very much an estimate of potential cost, but that the Western Kennebec Lakes Association working group was focused on narrowing down costs. The \$1.135m is, as a consequence, very much a placeholder. Dyer suggested that the Town would likely require some type of BAN (bond anticipation note) or bridge financing due to timing differences between anticipated project activities and the bond issuance cycle.

60-73, Fire Equipment, Capital Improvements – This line item is budgeted at \$500k, which is the expected cost of a new fire truck. Dyer would plan to include this item in an overall \$2m bond package that would be financed with a 20-year term.

50-26, 65-12, Fire Station Addition, Contract Services, Capital Improvements – Dyer reported that the work on this project has been completed. Thus, the budget for this line – currently at \$200k – is zeroed out for FY23.

Dyer informed the group that the RFP for the installation of the sprinkler system for the station has been issued; the current budgeted cost of \$200k – the current year budget – is expected to hold.

70-60, Maintenance, Building Operations and Maintenance – The budget for this line item is proposed to increase \$10k or 100%, bringing this item to \$20k. This represents a step toward building a reserve to fund projects needed for Gile Hall in the future, as needs arise.

65-25, Contract Services, Capital Improvements/Parks & Recreation – The FY23 budget proposes to zero out 50-50, Engineering for the coming year, which is a reduction of \$30k. The money included in the current year budget is for engineering work at the ballfields; that project will be completed in the current year.

80-10, Contract Services, Public Ways Operation and Maintenance – The current fiscal year budget for this line is \$45k. The proposed FY23 budget increases this line by more than 1000% or \$455k, to \$500k. This is the high end of the cost projections provided by the engineers for the cost of planned improvements to the ballfields at the fairgrounds. Dyer noted that this would be part of the proposed \$2m bond package.

Hanish expressed his concern the process used to guide the engineering estimates for this project have not be carried out in an efficient manner, as not all stakeholders seem to have been actively involved. He is concerned that once the estimates are “finalized” by the engineers, others will want to chime in, conceivably leading to the specs needing to be revamped, resulting in additional engineering costs.

50-26, Library Improvements, Capital Improvements, Library – The proposed FY23 budget reflects a zeroing out of this line, which is a reduction of \$50k. Dyer told the members that while the work on installing/constructing the required second floor egress has not been done, the funds to pay for that expense are in reserve. Dyer clarified that the cost of the project (\$50k) includes the construction of a handicapped accessible ramp for the main library entrance.

80-10/65-30, Contract Services, Public Ways Operation and Maintenance, Library – This line is budgeted at \$15k for the coming year, with a current year budget of \$0. This budget value reflects the anticipated cost of paving the library parking lot.

65-35, Capital Improvements, Open Space – In the current year, this budget is \$10k. In FY23, this budget line is proposed to be \$50k, which represents an increase of 400%. Dyer explained that the preservation of open space is a Town priority. As such, the Town needs to build a reserve that may be used to purchase space to preserve its openness, lest it be developed. This item led to some discussion with Committee members, with some members expressing concern that in order to truly be meaningful, this Reserve fund would need to be much larger. At the current rate – even adding \$50k each year – it would take a very long time to accrue enough monies to purchase land to put it into protection. Those members encouraged Dyer to consider a substantially larger budget figure for this line item.

65-40, Cemetery, Capital Improvements – Line 50-50, Engineering, is zeroed out for FY23, resulting in a reduction of \$5k.

80-10, Contract Services, Cemetery – This line item is proposed to increase from \$0 to \$10k, building a maintenance reserve. Tolman – who serves as a member of the Cemetery Committee – noted that these reserves are needed to meet expenses that will be incurred when a current wall that is in tenuous shape, needs repairs.

65-50, Sidewalks, Capital Improvements – The FY23 budget for 80-10, Contract Services, is budgeted to be zeroed out, resulting in a reduction of \$45k. The current budget of \$45k is for engineering services and will be spent in FY22.

65-55, Roads, Capital Improvements – 70-60, Sand Shed Maintenance – This has been an item for consideration for several years. The current FY budget is \$50k; no expenses have been incurred year to date and, per Dyer, none are expected to be incurred. He has been working on alternate plans to accommodate the Town's need for a storage facility and believes he has developed a sound approach. This plan involves the installation of a pad and landing area in a plot in the Transfer Station property that is ready to accept such a facility, constructed primarily using a tube housing on concrete. This unit could be ready to store sand when the current shed fails. In the meantime, it could be used to store equipment for the new plow contractor. The cost of implementing this plan, budgeted for FY23, is \$150k.

80-10, Contract Services, Public Ways – This line item is currently budgeted at \$0, but in FY23 is budgeted at a cost of \$50k. Dyer explained that \$25k of this cost is for contracted services for the improvements at Readfield Corner; the other \$25k is for the project planned for the P Ridge and Nickerson Hill Roads intersection.

80-90, Paving – Dyer told the Committee that there are no paving projects currently planned for FY23. Still, it is important to maintain our contributions to the reserves for this purpose, albeit at a lower rate. As a result, this line item is proposed to be budgeted at \$200k in FY23, which is a reduction of \$172k or 46%, year over year.

65-70, Transfer Station, Capital Improvements – 10-50, Miscellaneous – This budget item shows a slight increase (7.4% or \$1827) year over year. This adjustment is needed to keep our current reserve commitment at required levels.

70-60, Maintenance, Capital Improvements, Transfer Station – The budget document shared with the Committee shows an increase in this line from \$0 to \$46.5k. Dyer indicated that this line needs to be researched, as he thinks it may be an error.

85-40, Debt Service – The budget for this Department reflects several on-going borrowings. This includes interest payments on a fire truck bond, which continues to decline slightly each year; this bond will be retired in November 2023. Dyer expressed his preference that the purchase of a new truck be delayed for one additional year until the current truck bond is retired, but understands the need to get the purchase underway.

85-23, Debt Service 2023 Municipal Projects Bond – This is the debt service budget for the proposed \$2m bond package referenced elsewhere in the budget document. The total amount of the borrowing would be \$2m over a 20 year term at an estimated interest rate of 2.5%. In FY23, only the first interest payment would be due, as the bond – if approved by the voters – would be issued in Spring 2023. That amount would be \$14k, assuming the terms described above.

Dyer reviewed the FY23 payments on other extant bond issuances, on which the Town continues to make both principal and interest payments in the coming fiscal year.

The review of the debt service portion of the budget document having been completed, Dyer quickly reviewed the graphic representations he is preparing to accompany the budget, specifically as they relate to debt.

The group then considered 90-10, Unclassified. Dyer told the group that the budget request for overlays is proposed to decline by \$173k from \$223k to \$50k. Last year, the school district returned monies to the Town, which have been placed in reserve and used to offset future mil increases. Dyer reported the Town has not seen increasing needs for overlay/abatements during the pandemic, contrary to what had been expected, thus the reduction in this line item.

10-50, Nonprofit Agencies – The FY23 budget includes \$15k for this line item. Dyer noted, however, that the various agencies ordinarily funded have not yet submitted their requests, so this is a placeholder. He does not expect, however, that actual requests will materially differ from this amount.

90-40, Contingency – The FY23 contingency budget is held flat at \$25k.

90-50, Snowmobiling – This budget is being adjusted upwards slightly to better align with actual revenue experience.

90-60, Enterprise Fund – Dyer noted that while the budget document shared with the Committee shows a budget of \$1k, which is a \$9k reduction, there is an error in the document. The actual number should remain flat, at \$10k for the coming year.

90-90, Revaluation – Dyer reported that the Town currently has more than \$100k in reserve for the revaluation effort. He indicated that there is no need to save additional funds to cover the cost of a full valuation initiative. Dyer added that the Town has been conducting quarterly assessments in an effort to stay on top of changes in valuation and to minimize the need for marked corrections down the road.

95-10, General Assistance – Dyer reported that there has been very modest use of the General Assistance budget. At the same time, there has been more use of the local heating assistance program. The proposed budget reflects a \$500 decrease in this line item, for a FY23 budget of \$5k.

With the review of the budget document concluded, Dyer cautioned members that the budget itself still requires work. Next step in the budget process is a joint meeting with the Select Board to discuss the Capital Investment plan, which will occur the evening of March 3, 2022.

The Committee expressed their sincere thanks to Dyer and Shaw for their patience and hard work.

There being no other business, the meeting was adjourned at 8:50 pm

Respectfully submitted,
/ejs/

Date: January 26, 2022

Location: Town hall and Zoom

Attendees: Eric Falconer, Marco Graziano; Pat McCormick; Dan Wells, Eric Dyer, Kathryn Woodsum

At 1834 Wells called the meeting to order.

1836 On a motion by Woodsum, seconded by Tarbuck the minutes of the previous meeting were approved unanimously.

1837 Woodsum provided an update regarding the WKLCBA group. Efforts to create an interlocal agreement are being abandoned as the group's members are moving in their own directions. The group is waiting for a spreadsheet comparison including the RedZone proposal. By the end of March WKLCBA will make a selection. The cost to Readfield for the wireless RedZone option was \$1.5M. If each town puts in \$2,000 RedZone will conduct a radio path study to figure out which locations wouldn't be served. RedZone has to pay Tarana (the wireless provider) to do the path study.

Lippold (Casco Bay Advisors) is moving forward w/ RedZone w/ individual town pricing. He is also moving to push Axiom to get Readfield and Wayne pricing. Axiom provided interesting proposals to some other towns so we're eager to hear from Axiom likely by the end of February.

WKLCBA - interlocal agreement process is on hold right now if the group dissolves before the agreement is complete.

In terms of timeline considerations, the end of March is the deadline for Readfield due to need to prepare secret ballot language.

Vienna has a town meeting in two weeks. Vienna is putting a warrant article on their town meeting agenda as they will need approval to negotiate and pursue broadband services. They are authorizing a special town meeting to specifically mention broadband at their regular town meeting.

Readfield could similarly add a special town meeting to ensure that people know it is coming with the goal of increasing participation in the process.

The group had a question regarding RedZonerop's proposal. They are citing 500 mbps down / 100 mbps up for \$99 per month. This offer was deemed expensive though RedZone offered lifetime pricing to anyone who signs up. They said when it is upgraded, you'll not pay any additional fees when their software is updated.

RedZone has had conversations w/ Mt Vernon and Fayette. RedZone wouldn't provide a guaranteed time frame for installation. RedZone is a good option if you don't have any existing wired options.

Spectrum has not been very communicative regarding the bulk agreement option that was presented to the group at a prior meeting.

The county is not planning to provide any ARPA funds for Broadband.

The committee reviewed proposals received from Spectrum, Matrix (had two models), RedZone and Axiom.

Looking to the future, the industry is improving a DOCSIS protocol that will allow for much higher speeds to end users over existing cable infrastructure. As applications develop they will demand more bandwidth (envision higher quality video or audio which will push more data).

If the town constructs a fiber network the fiber itself won't change over time. It's the other devices that move the data that require frequent upgrades. Even coaxial cable will be able to move a lot of data with newer technologies that can compress and route that data.

If the town builds its own fiber network a lot of care needs to be placed into how we build out the hardware that backs up the fiber itself. For example, it may cost \$400 per customer to get the equipment at each house. It would be wise to install the highest speed systems up front so the equipment will not have to be replaced as often. You can assume that most home devices have a useful life of about 5 years.

The town needs to push Spectrum to renew the franchise agreement which has been expired for years. If it is not renewed, it allows Spectrum to 'coast'. Without a franchise agreement, Spectrum technically can't use the town's right of way.

If the town were to construct its own fiber network it might allow the town to revoke the franchise agreement with Spectrum.

For its part, Spectrum offered to install fiber to the few unserved customers now. 84 homes are unserved. Spectrum said if the town pays \$55k, they'd close the gap on those unserved homes.

The next two meetings will be on February 16 and March 16.

At 19:54 Woodsum moved to adjourn. The motion was seconded by Woodsum. The vote to approve the motion was unanimous.

Date: February 16, 2022

Location: Town hall and Zoom

Attendees: Dan Wells, Eric Dyer, Kathryn Woodsum, Brian Tarbuck

At 1841 Wells called the meeting to order.

1845 There was no quorum so the minutes from the last meeting were not approved.

18:46 WKLCBA disbanded last week. The mission was to investigate forming a broadband coalition to a group of towns. Upon receipt of the proposals it was determined that a multi town solution wouldn't achieve the savings originally anticipated. WKLCBA completed the pole study for four towns. The bids went out and were received.

18:49 Dyer explained the next steps for the committee. Despite the dissolution of WKLCBA, Readfield will continue to work with neighboring towns if it is advantageous to do so. The timeline is to have the work done by mid April for solid numbers. Folks on the committee need to dissect the available information and discuss options with Matrix and Axiom and other vendors. Spectrum has become a more viable option than it was when we were considering a larger consolidation w/ the other towns. RedZone is another player to consider. Need to split up this workload.

Readfield rec'd an email from Fayette stating they'll work with Vienna as they are similarly sized and have no existing internet service (unlike Readfield). They asked Readfield and Wayne if we could meet at 17:00 at Starling Hall on Friday, February 18. The wisdom is that a larger regional group may be a better candidate for grants. Vienna is keen on fiber. Fayette is more likely to consider RedZone and fiber and let the voters decide.

We still don't have a franchise agreement from Spectrum. Town attorney Kristen Collins recommended that we get the franchise agreement from one of the towns that has recently negotiated it.

The Matrix PPP is a public private partnership. Readfield contributes money, Matrix contributes money and the fiber to the premise system gets built out.

Woodsum will attend the meeting on Friday, February 18. Dyer may also attend.

19:40 The committee will meet again on Monday, February 21, 6:30 PM to discuss findings from the Friday meeting and any new information available.

Date: February 21, 2022

Location: Town hall and Zoom

Attendees: Dan Wells, Brian Lippold, Patrick McCormick, Kathryn Woodsum, Brian Tarbuck, Stan Davis, Jim Anderberg, Mike Carlson, Joe Young, Ed lawless, Aaron (Town of Wayne)

18:40 Tarbuck joined meeting

Meeting in progress (wrong Zoom links...)

Wayne RedZone option served by 3 towers; Fayette would be served by 4 towers

Readfield has lower take rate for any of the proposed options

Lippold described difference between Matrix and Axiom - Axiom sets the rates in their model and they hand us back a forecasted revenue share to retire the debt; Matrix charges a flat fee, and a fee per subscriber - both models are tied to take rate - if you build and operate, you carry the risk for take rate

Take rate is a very important variable -

The Matrix B&O uses tax and grant dollars to pay for construction.

RedZone would cover Fayette, Readfield, Vienne, Wayne, Leeds, Mt Vernon total is \$5.2M

	Redzone PPP						
	Fayette	Readfield	Vienna	Wayne	Leeds	Mt Vernon	Total
Capital Contribution if built only in the individual community	\$385,275	\$917,466	\$814,705	\$666,191	\$1,183,491	\$1,289,591	\$5,256,719
Capital Contribution if all towns select Redzone	\$4,156,445						

RedZone is saying that at 100% predicted coverage, they can hit their plotted speeds.

WKLCA Predicted Coverage Summary							
Predicted Coverage Summary		Cautionary - Small Cell Required				100Mbps Min	
		100% Predicted Coverage		<25% Predicted Coverage		≥25% Predicted Coverage	
WKLCA	e911 Locations	#	% In Range	#	% In Range	#	% In Range
Fayette	894	772	86.4%	0	0.00%	894	100.00%
Leeds	1,106	655	59.2%	67	6.06%	1,039	93.94%
Mount Vernon	1,295	922	71.2%	39	3.01%	1,256	96.99%
Readfield	1,322	971	73.4%	22	1.66%	1,300	98.34%
Vienna	362	312	86.2%	1	0.28%	361	99.72%
Wayne	904	712	78.8%	1	0.11%	903	99.89%
Total	5,883	4,344	73.8%	130	2.21%	5,753	97.79%

RedZone offering 500 / 100.

Fiber is XGS PON 10 GB capable - RedZone doesn't have a roadmap to get to 10 GB

Capital Costs by Town								
Potential Subscriber Locations	AXIOM B&O				MATRIX B&O			
	926	1,525	472	905	926	1,525	472	905
	Fayette	Readfield	Vienna	Wayne	Fayette	Readfield	Vienna	Wayne
Pole licensing (CBA estimate)	\$77,206	\$78,358	\$46,600	\$70,523	\$77,206	\$78,358	\$46,600	\$70,523
Make-ready (CBA estimate)	\$646,272	\$683,640	\$374,220	\$586,872	\$646,272	\$683,640	\$374,220	\$586,872
Central Office	n/a	n/a	n/a	n/a	\$120,000	\$120,000	\$120,000	\$120,000
Central Office & CO equipment	\$250,000	\$250,000	\$250,000	\$250,000	n/a	n/a	n/a	n/a
Backbone, CO equip, drops, CPE for 60% take rate	n/a	n/a	n/a	n/a	\$3,162,868	\$4,577,475	\$2,475,171	\$2,803,740
Backbone/Drop Materials & Labor (60%)	\$2,629,778	\$3,170,558	\$1,501,375	\$2,245,903	n/a	n/a	n/a	n/a
CPE/Subscriber Installs 60%	\$195,300	\$320,950	\$97,300	\$159,250	n/a	n/a	n/a	n/a
Transport Vienna to Fayette	n/a	n/a	\$184,260	n/a	n/a	n/a	incl. in Backbone	n/a
Transport Fayette to Readfield	\$184,260	n/a	n/a	n/a	incl. in Backbone	n/a	n/a	n/a
Contingency 10%	\$262,977	\$301,856	\$150,137	\$219,490	n/a	n/a	n/a	n/a
Project Management 5%	\$130,000	\$150,927	\$75,000	\$107,745	n/a	n/a	n/a	n/a
Total Capital Cost	\$4,375,793	\$4,956,289	\$2,678,892	\$3,639,783	\$4,006,346	\$5,459,473	\$3,015,991	\$3,581,135
	\$15,650,757				\$16,062,945			
Potential Subscriber Locations	MATRIX PPP				Charter (Spectrum) PPP			
	Fayette	Readfield	Vienna	Wayne	Fayette	Readfield	Vienna	Wayne
	Fayette	Readfield	Vienna	Wayne	Fayette	Readfield	Vienna	Wayne
Pole licensing (CBA estimate)	\$77,206	\$78,358	\$46,600	\$70,523	n/a	n/a	n/a	n/a
Make-ready (CBA estimate)	\$646,272	\$683,640	\$374,220	\$586,872	n/a	n/a	n/a	n/a
Central Office	\$120,000	\$120,000	\$120,000	\$120,000	n/a	n/a	n/a	n/a
Capital Contribution	\$0	\$1,768,065	\$0	\$1,138,540	\$589,262	\$52,684	\$635,730	\$374,319
Transport Vienna to Fayette	n/a	n/a	\$121,550	n/a	n/a	n/a	n/a	n/a
Transport Fayette to Readfield	\$44,200	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Capital Cost	\$887,678	\$2,650,063	\$662,370	\$1,915,935	\$589,262	\$52,684	\$635,730	\$374,319
	\$6,116,046				\$1,651,995			
Purchase price after 5-years	\$2,421,510	\$1,768,065	\$1,292,070	\$1,138,540				
Total invested if purchased after 5-years	\$12,736,231							

Service Pricing						
Mbps/Mbps	symmetry	Axiom	Matrix B&O	Matrix PPP	Charter	Redzone
100/10	Asymmetrical				\$74.99	\$50.00
400/20					\$94.99	
500/100						\$99.00
1000/500					\$199.99	
50/50	Symmetrical	\$59.99				
100/100		\$64.99		\$95.00		\$75.00
200/200				\$135.00		
250/250		\$109.99				
500/500				\$165.00		
1g/1g				\$55.00*	\$199.00	
Affordability Programs						
30/4					\$17.99	
FCC EBB/ACP*		Yes	Yes	Yes + \$10 credit in addition to the ACP \$30 credit	Yes	Yes

* \$30 monthly credit for qualifying locations

Date: March 2, 2022

Location: Town hall and Zoom

Attendees: Dan Wells, Kathryn Woodsum, Brian Tarbuck, Patrick McCormick, Eric Dyer

18:40 meeting called to order

Note that Keegan is no longer on the Broadband Committee

Tarbuck will get draft minutes to town clerk soon

Vienna, Fayette and Mount Vernon are leaning toward Axiom. Wayne will do RedZone.

Current cost estimates:

	Axiom B&O (100/100)	Matrix B&O (1g/1g)	Matrix PPP (100/100)	RedZone (100/100)	Spectrum (400/20)
Gross Capital Expense	\$ 4,956,289	\$ 5,459,473	\$ 2,650,063	\$ 917,466	\$ 167,354
Annualized Debt Service (20yr, 2.5%)	\$ 316,424	\$ 348,548	\$ 169,188	\$ 58,574	\$ 10,685
Taxable Property Valuation (Fiscal Year 2023 Estimate)	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556
Mil Rate to Cover Debt Service	0.000971942	0.001070615	0.000519685	0.000179918	3.28205E-05
Monthly Operating (Subscription Fee) ^	\$ 34.99	\$ 55.00	\$ 95.00	\$ 75.00	\$ 94.99
Monthly Capital (Tax Impact for Select Property Values)					
\$ 50,000	\$ 4.05	\$ 4.46	\$ 2.17	\$ 0.75	\$ 0.14
\$ 150,000	\$ 12.15	\$ 13.38	\$ 6.50	\$ 2.25	\$ 0.41
\$ 250,000	\$ 20.25	\$ 22.30	\$ 10.83	\$ 3.75	\$ 0.68
\$ 350,000	\$ 28.35	\$ 31.23	\$ 15.16	\$ 5.25	\$ 0.96
\$ 450,000	\$ 36.45	\$ 40.15	\$ 19.49	\$ 6.75	\$ 1.23
Monthly Cost (Sum of Tax Impact and Service Fees)					
\$ 50,000	\$ 39.04	\$ 59.46	\$ 97.17	\$ 75.75	\$ 95.13
\$ 150,000	\$ 47.14	\$ 68.38	\$ 101.50	\$ 77.25	\$ 95.40
\$ 250,000	\$ 55.24	\$ 77.30	\$ 105.83	\$ 78.75	\$ 95.67
\$ 350,000	\$ 63.34	\$ 86.23	\$ 110.16	\$ 80.25	\$ 95.95
\$ 450,000	\$ 71.44	\$ 95.15	\$ 114.49	\$ 81.75	\$ 96.22

^ Lowest service level exceeding 100/100

		Axiom B&O (100/100)
Gross Capital Expense		\$ 4,956,289
Annualized Debt Service (20yr, 2.5%)		\$ 316,424
Taxable Property Valuation (Fiscal Year 2023 Estimate)		\$325,558,556
Mil Rate to Cover Debt Service		0.000971942
Monthly Operating (Subscription Fee) *		\$ 39.99
Monthly Capital (Tax Impact for Select Property Values)		
\$	50,000	\$ 4.05
\$	150,000	\$ 12.15
\$	250,000	\$ 20.25
\$	350,000	\$ 28.35
\$	450,000	\$ 36.45
Monthly Cost (Sum of Tax Impact and Service Fees)		
\$	50,000	\$ 44.04
\$	150,000	\$ 52.14
\$	250,000	\$ 60.24
\$	350,000	\$ 68.34
\$	450,000	\$ 76.44

* Includes \$5 cost for insurance and reserve

Average tax valuation in Readfield: about \$250k

Readfield now eligible for grants to some degree. Grant money can be received only for money you haven't already spent.

The timing of the project was reviewed. The "make ready" portion of the project can take many months to complete. Axiom claims a buildout to all residents in 12 months. Committee will ask Axiom how they've completed other projects of similar size.

Tables presented regarding estimated costs are just that - estimates. More information is needed to ensure a normalized cost comparison.

Questions remain regarding the cost of insurance. Insurance costs would be paid by subscribers, not all taxpayers.

75% of customers take the lowest rate offered.

PON = "passive optical network" - gets signal from point A to point B without electricity

Capacity is increased in a fiber network by changing the multiplexers.

32:1 multiplexing would handily support 32 customers at 1GB for a number of years. 8:1 is overkill.

Zoom uses about 1 MB in and 750k out.

Upload speed is much less an issue to customers than download.

Need to confirm take rates and insurance costs for each proposal.

Need to confirm depreciation rates for each technology proposed by each vendor. Equipment depreciates much faster than the fiber on the poles. Customer premise, head end, CO and routers all have about a 5 year life span.

Suggest meeting again next week to determine whether the town pursues Axiom or Matrix proposals.

Does the town need to identify a vendor at this point?

Dyer suggests we need to have the fiber option presented to voters. If fiber to the premise option doesn't pass at the ballot box we're left with working with improving the existing agreement with Spectrum.

Motion: Committee recommends a build and operate fiber to the premise network and further discovery and negotiations with vendors. Moved by: McCormick Seconded by Tarbuck The motion was approved unanimously.

1957 motion to adjourn by Woodsum, 2nd by Wells. Motion was approved unanimously.

Cemetery Committee Meeting Minutes

December 20th, 2021

Present: Andy Tolman, Grace Keene, Marianne Perry, Warren Norris, Ben Rodriguez, Tom Molokie, Brenda Lake, Karen Peterson. Pam Osborn excused.

Meeting Minutes for Prior Meeting: Minutes for November were reviewed. Tom made motion to accept minutes with approved changes, Brenda seconded, no further discussion and there was unanimous approval of October minutes with prior changes. Approved minutes will be submitted to Town Clerk.

Sexton's Report by Ben Rodriguez

Ben reported that Eric and Eunice have been very helpful in helping the town in achieving the town's work goals for fall and winter clean up. The annual leaf clean up is ended with completion of East Readfield and Dudley. Kents Hill and Readfield Corner are mostly completed.

Ben remarked that he received a call from Tom Jacobs, the living relative of Marjorie Jacobs. Mr. Jacobs noted some damage on Marjorie's flat stone. Ben remarked it was likely he damaged the stone during summer mowing season. Forthrightly, Ben accepted the responsibility for the damage. After discussion the committee will support him with his endeavor to repair the damage. He will contact Hugh to initiate repairs when weather allows. It is estimated that the repair should be \$450 for stone. Ben will perform the stone replacement himself.

Eric Dyer, Town Manager, has hired a replacement maintenance position to replace Anna who has accepted a new position elsewhere. The new manager is Matt Seems. Eric envisions collaboration between the sexton and the new manager to achieve the town's maintenance objectives.

Old Business

Ben will complete the ordering of new flags and markers for the coming seasons.

Ben is continuing to look at costs to install a tank for sourcing water near the Readfield Corner cemetery. Earlier committee-persons reviewed the needs with a well driller who recommended that a new well wouldn't make financial sense. A possible avenue would be placement of a 250 to 500 gallon tank and fill it locally with the town's firetruck pumping equipment.

There has been little response from a solicitation from contractors to provide rock wall repair. Ben will redouble efforts to get a positive response. Discussion followed about the funds for the drainage. It was agreed that there were sufficient funds in the current budget to support the drainage repairs at Readfield Corner. Ben and Karen have noted the drainage must be addressed prior to a wall repair. This is per the Limited Structural Evaluation prepared by Helen C. Watts, P.E. in 2015 for the town. New observations by the sexton and the committee reveal the wall is canting severely which will stress the rocks.

Discussion occurred re: the budget. Last meeting, we agreed that the budget fulfilled the needs of the committee and the sexton and the committee was asked by Andy to review for any further additions or subtractions. Tom moved that the committee accept the budget and present it to the Town's budget committee. Grace seconded. Minor questions were posited but no changes were made. The budget was approved and the motion passed. Andy will submit the budget to the budget committee.

New Business

Ben recommended that chains be extended across cemetery road entries due to the potential of damage after closing hours and when traffic should be discouraged during off season months. In past there have been near misses that could have resulted in damage.

Grace made a motion that the chains be put up during these times by the Sexton. Tom seconded the motion and discussion ensued:

- It was noted that during the off season this will enhance enjoyment of our cemeteries by encouraging walking
- Liability issues would be avoided
- Damage likelihood would be reduced
- Stuck cars would be avoided
- There would be adherence to the already established rules found on the Town's website
- Chains are used elsewhere and are available

The committee agreed unanimously. Andy instructed Ben to immediately use the chains at the appropriate times.

During the last meeting the Cemetery Committee recommended the removal of Sandra O'Rourke from serving on the committee. This was submitted to the Select Board who approved the dismissal. With the dismissal there is an opening on the committee. Andy asked the committee members for recommendations for Sandra's replacement. Tom came forward with a name of an interested neighbor. Andy encouraged him to reach out to the neighbor and to have him complete an application for the opening. Tom will do so.

Updates and Projects for Consideration

- Considering approaching Wreaths Across America for laying wreaths on our veterans' gravesites.
- Getting more information about our veterans from their families.
- Collaborating with Readfield Historical Society to gather information for information database
- Assisting sexton with planning additional plantings or replacing trees, plants and flowers according to this plan.
- Dale Potter and Readfield Historical Society meeting next month to discuss Cemetery Committee request for additional information

Warren made motion to skip January meeting. Next meeting will be February 14, 2022. Marianne seconded. Motion passed unanimously with no discussion.

Chair moved for adjournment. Unanimously agreed. Merry Christmas and Happy Holidays all.

Respectfully submitted,

Warren Norris
Cemetery Committee

Comprehensive Planning Committee Minutes

December 15, 2021

Present: Jeffrey Carlson, Chris Cheney, Eric Dyer, Jessica Gorton, Joel Greenwood (KVCOG), Greg Leimbach, Matt Nazar, Dennis Price,

Absent: Alanna Bachelder, Paula Clark, Henry Clauson, David Trunnell

Jessica called the meeting to order at 6:01 p.m. in person at the Town Office and via Zoom.

MINUTES

Dennis moved to approve the September minutes; Jessica seconded. All approved with two abstentions.

Dennis moved to approve the November minutes, Greg seconded. All approved.

NEW BUSINESS

Eric reviewed the revised chapter schedule. He and Jess met to discuss it and decided that the schedule is behind by about a month or a month and a half. Eric noted that some chapters (Capital Investment, Land Use Maps, Public Facilities) have been worked on over the years and may only need one review. He put the schedule through October 22 on the town website and SharePoint.

Greg has done some work on the Agriculture chapter, which will be presented with the Transportation chapter in January. Jess asked committee members to review what Greg has done before the meeting.

Eric said he will update the document to reflect this change and add the responsible parties to the document both on the town website and on the share drive.

NEW BUSINESS

Eric and Dennis reviewed the Public Facilities and Services chapter.

Changes since the 2009 plan include the fact that the town no longer owns the Readfield Elementary School, which was merged with RSU 38.

Eric discussed the improvements to Gile Hall and to the library, two of the three buildings the town owns, along with the fire station.

He reviewed the town-owned lands, including a couple that hold possibilities for conservation or a small park.

There was a discussion about the schools and the numbers of students from each town (Readfield and Wayne) and how that should be reflected in the document. Eric asked Chris about whether Kents Hill School numbers

should be included as well. Chris said he'd be happy to provide the numbers for students enrolled now, in 2010 and 2000, including day, international, etc., and projections for the future.

The Fire and Rescue section needs quite a bit of updating and some additional information from the chief. Mutual aid in particular has changed. The fire station building has been expanded and renovated and is fully compliant if we ever need to go to a paid service. It also includes a warming center.

Chris suggested we might look at synergies with the camps, which have extensive medical facilities. Ambulance service, which currently comes from Winthrop, should also be included.

Eric reviewed the trucks and other equipment at the fire station. He said we are in good shape for the next 10 to 20 years, other than periodic replacement of aging fire trucks.

Emergency management comes via a countywide service.

Chris noted that one of the biggest risks in town is the KHS hockey rink, due to the ammonia used to create the ice. This should be noted in emergency services.

There have been major changes in handling solid waste, including adding Fayette, and adding compost.

Greg suggested the Age Friendly Committee might be consulted for the section on Public Health, as the town population leans older.

Changes in utility services include town efforts to provide better broadband internet. Greg asked about solar, which the town looked into previously but state regulations have made it unprofitable, so it has been abandoned.

The committee discussed paring back the inclusion of discussion of valuations, which tend to become outdated and irrelevant.

Readfield is a residential community and as such real estate taxes make up a big portion of town revenue. While that has downsides, Eric said he'd like to own the fact that Readfield is a bedroom community.

Greg suggested turning the narrative about revenue numbers into tables.

The town has very little debt. Possible future borrowing might include funds to provide broadband internet, and there was some discussion about how that might be done. A general statement on providing services was agreed on. The committee also agreed on goals encouraging more community involvement and recreation,

OLD BUSINESS

Joel said he was able to get some housing data together, which he put in the shared folder, to help with the Housing chapter since the 2020 Census data will not be available for some time.

He also put in a Maps folder.

NEXT MEETING ACTION ITEMS

The next meeting will be January 19, 2022, at 6 p.m.

Eric asked that the SharePoint link be included in every agenda and the minutes so everyone will have constant access to them.

Transportation will be the next new chapter to be reviewed. Agriculture and Public Facilities will also be reviewed.

Joel is to make sure the Transportation chapter is on the Share drive.

Greg is going to try and upload the farm stand map. He asked for help setting up his SharePoint account.

David and Chris can continue working on the Housing chapter now that they have some data.

Committee members are to review Greg's updates to Agriculture chapter.

Greg moved for adjournment; Dennis seconded. Meeting adjourned at 7:49 p.m.

Minutes prepared and submitted by Holly Rahmlow

Readfield Conservation Commission Meeting Minutes – Approved
Tuesday, December 14, 2021, Readfield

Present: Bruce Hunter, Jerry Bley, Greg Durgin, Marty Hanish, Stephanie Donaldson, Andy Walsh

Guest: Tim Sniffen

Excused: Brent West

RCC Meeting Minutes – Greg D. motioned to approve the November 9, 2021 RCC meeting minutes with revisions; seconded by Jerry B.; all approved with exception of Andy W. (abstained).

Old Business

Fairgrounds Ballfield Proposal – Bruce H. attended the Selectboard (SB) meeting on December 13 and provided a brief summary of the Recreation Committee’s presentation and follow-up discussion. RCC members also discussed the Joint Committees meeting (Conservation, Recreation, and Trails Cmte’s) on December 7, 2021 regarding the Recreation Committee’s ballfield proposal. Discussion during tonight’s meeting included some concerns regarding the process for reaching a decision on the proposed ballfield. It was suggested that alternative uses of the Fairgrounds be evaluated using the Fairgrounds Management Plan as a guide. It was proposed that RCC submit a letter to the SB recommending the above, as well as the development of a plan outlining how the property will be managed and by whom, the estimated construction and management costs, etc.

Grassland Management, School Property – Greg D. will check with the Maranacook School superintendent (Jay Charette?) to confirm whether the school athletic fields, built with federal funds, are available for recreational use by the community. Bruce H. will research whether mowed fields can be managed for both pollinator habitat and haying. Jerry B. indicated that Maranacook School engages Laura Lecker (Technical Director, Somerset County Soil & Water Conservation District) to work with the farmer who mows the fields (Brendan Fike) to help implement mowing techniques to enhance their value for pollinators. Jerry B. also suggested that we have Ms. Lecker assess grassland/pollinator management opportunities at the old town landfill, the small field at the town forest, or any other fields where owners are interested in protecting/creating habitat.

New Business

FY 2022-23 Budget – RCC members discussed the needs for town conservation lands and their estimated costs for the 2022-2023 budget. A rough draft of the FY 2022-23 budget was completed.

Meeting adjourned at 8:25 p.m.

Submitted by Andy Walsh on January 4, 2022

Readfield Conservation Commission Meeting Minutes
Tuesday, January 11, 2022

Present: Bruce Hunter, Jerry Bley, Greg Durgin, Marty Hanish, Stephanie Donaldson, Andy Walsh

Guest: Tim Sniffen

Excused: Brent West

RCC Meeting Minutes – Bruce H. motioned to approve the December 14, 2021 RCC meeting minutes with revisions; seconded by Marty H.

New Business

Discussion regarding proposed recreational development at the Fairgrounds (Eric D.'s 3 questions)

Marty H. recommended that an annual contribution be made to a conservation fund to mitigate for the loss of habitat at the Fairgrounds property (FG) if the ballfield proposal goes forward. Funds could be used for the management of existing town land (e.g., field at the old town landfill). Jerry B. mentioned the existing Open Space Fund (OSF) which is used for acquisitions/easements only, not for management of land. The OSF is a restricted account used solely for a specific purpose. Marty H. suggested that the OSF's purpose be broadened to include management of conservation land. A \$10K allocation (tax dollars) was made to the account in 2021 and may be repeated in subsequent warrants. Jerry B. indicated that this allocation amount is reasonable with additional funds secured as needed if a viable land conservation project is identified.

Jerry B. also suggested that some of the Recreation Cmte's budget for the project (if tax dollars) could be used to mitigate the ballfield's impact to habitat. The costs of restoring lost pollinator habitat at the old landfill (or other location) needs to be determined possibly through consultation with Laura Lecker (Technical Director, Somerset County Soil & Water Conservation District). In the interim, RCC agreed to see how the ballfield planning process proceeds. Marty H. will inquire about the OSF at the next Budget meeting. Jerry B. will ask Eric D. if open space funding will be included in this year's town warrant.

Eric D. (Town Manager) asked the three committees participating in the December 7, 2021 meeting to discuss the ballfield proposal (Recreation, Trails, and Conservation) to summarize their expectations/programs, preferences, and must have's regarding the proposed project. Marty H. recommended that the town follow the process provided in the Fair Grounds Management Plan for evaluating alternative uses of the FG. Marty H. also recommended that, other than planning and evaluation, no work proceed until a long term, comprehensive plan is adopted, which identifies all facilities to be developed over the next ten years with estimated development, maintenance and management costs, etc. RCC preferences and must

have's regarding any future development at the FG included preserving as much of the field habitat for pollinators (functional habitat not to be disturbed by other uses, such as parking) as well as the scenic view and historic character of the fields from Church Road. Maintaining the current trail system was also deemed important. Jerry B. recommended contracting a landscape architect to assist in preparing a site plan and that RCC take a balanced approach in assessing any future development of the FG.

Jerry B. will summarize RCC's responses to Eric D.'s questions and Marty H. will draft up bullets points for a comprehensive plan.

Meeting adjourned at 8:00 p.m.
Submitted by Andy Walsh on January XX, 2022

Readfield Conservation Commission Meeting Minutes
Tuesday, February 8, 2022

Present: Bruce Hunter, Jerry Bley, Greg Durgin, Marty Hanish, Stephanie Donaldson, Andy Walsh

RCC Meeting Minutes – Greg D. motioned to approve the January 11, 2022 RCC meeting minutes with revisions; seconded by Bruce H.

New Business

On-site Meeting with Landscape Architect re. Proposed Ballfield – Representatives from the Trails, Recreation, Historical, and Conservation Committees met with Regina Leonard (RS Leonard Landscape Architecture) at the Fairgrounds property on Jan. 26 to introduce Regina the site and to discuss the ballfield proposal and associated recreation development. Some rough ideas were preliminarily discussed, including options for shifting the ballfield to conserve more of the grassland. During RCC's meeting, Marty H. suggested that the field be managed to appear like a "pollinator park/garden." Andy W. recommended that RCC take a stronger role in managing the fields for pollinators and providing interpretive information at the kiosk to educate visitors about the ecological value of the field and the pollinators it supports. Siting of the proposed basketball court was discussed. Tentatively, Jerry B. is recommending that it be located adjacent to the northwest corner of the existing ballfield. The Select Board is estimating the cost for ballfield development at \$500,000. Funds for site evaluation and feasibility studies will likely be made available this year.

Open Space Fund – The Open Space fund currently has a balance of \$10,000. Eric D. (town manager) is recommending that \$50,000 be added this year and every year going forward until the account has \$500,000. Marty H. indicated that Eric D. is aware of several undeveloped properties in town that could be purchased in fee or easement for conservation.

Vernal Pool Project – Bruce H. spoke with Aram Calhoun (UMaine Professor of Wetland Ecology) regarding RCC's vernal pool data. Aram C. informed Bruce H. of the Maine vernal pool Special Area Management Plan (SAMP), which is an alternative mitigation tool approved by US Army Corps and ME DEP. SAMP streamlines development in growth areas, compensates rural land owners for vernal pool protection, provides increased predictability for developers, supports municipal goals for growth and rural areas, and allows strategic conservation of vernal pools at the landscape scale. Bruce H. will see if Aram C. can attend our next meeting.

DEP Map of Sludge Spreading Sites – Bruce H. presented a preliminary DEP map showing sites where leftover sludge (contaminated with PFAS chemicals) from wastewater plants may have been spread in Readfield and elsewhere in Maine.

Nearby sites where PFAS contaminated sludge may be present include the Hewitt property south of Rt. 17 and a field on the Jacobs Farm property on North Road.

Town Forest Harvest Update – Jerry B. indicated that tree harvesting was suspended for a week while a skidder was repaired. There's a couple more weeks of cutting to be done before the operation is complete.

Open Space Plan – Bruce H. deferred discussion except to say that Aram Calhoun (UMaine) suggested that the vernal pool map be included in the Comprehensive Plan.

Long Range Plan – hold discussion

Grassland Management – Bruce H. will contact both Laura Lecker and Brendan Fike regarding field mowing and frequency to enhance pollinator habitat.

Meeting adjourned at 8:10 p.m.

Submitted by Andy Walsh on February 20, 2022

READFIELD COMMUNITY LIBRARY
BOARD OF TRUSTEES MEETING
FEBRUARY 2, 2022

The meeting was called to order at 6:30 pm by Chair, Pam Mitchell. Meeting was held by Zoom. Pam Mitchell, Jen Bonnefond, Brenda Lake, Deb Peale, Maureen Kinder, Pat Clark, Jackie Drouin, Betty Peterson and Melissa Small, Librarian were present. Excused was Sonya Clark.

Secretary's Report: January minutes were approved.

Treasurer's Report: Treasurer's report was approved.

Old Business:

- COVID Update: We will continue as we are doing. Masks required and no indoor programs. Will assess the situation each month.
- WiFi Update: Project Connect has been working on the WiFi issues. WiFi is working and the project will be finished shortly.
- Cake Pans: We will be having a cake decorating presentation on Zoom on March 21 at 6:30 pm. We will take pictures of the donated pans and do a little write up on each for a binder for patrons to choose pans to check out. Due to space issues, pans will be stored upstairs.

New Business:

- State Park Pass and Botanical Park Pass: A patron has donated a park pass to the Library. We will look into details for a Coastal Maine Botanical Gardens Pass and discuss this at a later date.
- Van Driver Appreciation Gift: The Board approved the purchase of a \$15.00/\$20.00 gift from the Apple Shed for the van driver who delivers our Inter Library Loans books each week.

Librarian's Report:

- We have two returning volunteers and a new volunteer who are helping out.
- ALA: Melissa is participating in an American Library Association course called "Public Library Director Crash Course: Getting the Skills you Need".
- Summer Reading: The theme for this year is "Oceans of Possibilities." We will likely participate through the Maine State Library Beanstack site, but also have a paper version of logs.
- AARP Community Grant: The lawn furniture for the library has arrived.
- Story Walk Updates: Plan a date for Readfield Elementary site opening.
- General Updates: Town emails continue to be an issue. The Town IT consultant is working to address the issues for all town staff email accounts.
- Upcoming Programming and Events:

1. Patrons can sign up at maine.beanstack.org to start a new account. The next challenge will be "IditaREAD" with an Iditarod theme and will begin in March.
 2. Tuesday, February 1st, 9:30 am - Group Story Walk & Story Time.
 3. Saturday, February 5th, 3:00 pm - Group Story Walk & Story Time.
 4. Wednesday, February 16th, 6:30 pm – Full Moon Snowshoe/Hike.
 5. Wednesday, February 23rd, 2:00 pm – Better Business Bureau Info Table.
 6. Monday, February 28th, 6:30 pm– Library Book Group.
- Programming/Event Statistics for February 2022:
 1. Winter Reading Challenge: Online/Beanstack program – 13 participated.
 2. January StoryWalk: Book: "Learning to Ski with Mr. Magee" 1 attended.
 3. Writers Group Meeting: 2 attended.
 4. Full Moon Snowshoe/Hike: Postponed due to weather.
 5. Better Business Bureau Info Table: 1 attended.
 6. Robert Burns Event: 7 attended.
 7. January Story Walk: 3 attended.
 8. January Book Group: 14 attended.
 9. New Library Cards for January: 4
 10. Curbside Service: 4
 11. Home Deliveries: 2
 12. Facebook Followers: At the end of January, we had 499 followers.

The meeting was adjourned at 7:45 pm.

Next meeting will be held on March 2, 2022 at 6:30 pm by Zoom.

Respectfully submitted,
Betty Peterson, Secretary

Recreation Committee Meeting Notes

11-16-2021

Attendees

Hannah Flannery

Matt L

Amy C

Amy T

Kevin Kelliher

Jeff Carlson

Tom Labrie (via zoom)

Agenda

Covered outstanding soccer equipment

Trunk-r-treat

- Maine lakeside cabins responded too late, but suggested we contact business manager Jen(JReese@maincabinmasters.com) Or fill out a donation request on their website(<https://kennebeccabincompany.com/contact/>)
- The movie went well. Discussed options for next year, to move the movie potentially a week earlier.
- Movie attendance was a topic. How do we drive more traffic?

Ice Rink

- What should we do?

Meeting minutes approved.

- Discussed the outcome from the november 1st select board meeting regarding the church road field project.
 - Hannah read email from conservation committee.
 - Need to discuss with: Trails committee(Rob Peale) and conservation committee(Jerry Bly) meeting and proposed november 30 or dec 7th. Open to full committees. 11/30 being the preferred choice.
- Basketball
 - Met with Jay last week for formal use to use the gyms.
 - Gym access has been granted.
 - Determine how many teams we have. Meaning the number of towns being involved.
 - 12/4 is skills and evals. Season ends on 2/12/22!
 - Will be start sign ups with a cut off for the 11/30.
 - Starting the program, schedule below:
 - Boys+Girls Pre-k: 8-9 am

- Boys+Girls 1st/2nd: 9-10 am
 - Boys 3-4: 10 - 11 am
 - Boys 5- 6th: 11-12pm
 - Girls 3-4: 2-3 pm
 - Girls 5- 6th: 3-4pm
- Coaches (all sports) have a pre-season meeting coaches meeting with background check.
- Covid considerations: Follow high school middle school rules
- T-shirt order, to be a generic order.
- Sponsors - discussed ideas around
 - Advanced notifications to drive sponsorships
 - Create a form to sign up sponsors to put on the facebook
- (Amy C) if small sponsorships. Below a certain level names on the back of the tshirts over a certain point.
- Kevin K to setup andro pay for basketball, to hold to required field

Ice Fishing Derby

- Date: 3/5/2022
- Need to get permitting for that date.

Rec Board Members

- How do we manage guests? Roles and responsibilities.
- Clear communication by the chair.
- Can we ask to attend Three meetings before signing up?
- Friends of rec - any non-member volunteers in any capacity
 - Create a contact list

We are done

Recreation Committee Meeting Notes
12-21-2021

Attendees:

Amy Therrien
Hannah Flannery
Matt Lajoie
Jeff Carlson
Kevin Kelliher (via zoom)

Discussed

- Rec committee positions
 - Matt L is treasurer voted on and approved
 - Secretary nominated Jeffrey Allan Carlson and approved
- Youth Ice Fishing Derby on 3/6/2021
 - Early January 2022 start reaching out to vendors for sponsorships
 - \$24 for the permit

- Discussed choosing a consistent day of the week.
 - First Thursday of the month, motioned and seconded.
- Soccer
 - Wrap up discussion around outstanding equipment
 - Recommended to have at least 2 people designated to organize per sport.
- Basketball
 - Did andro pay provide the correct information? Tom to validate?
 - What is a sustainable way to get a ball to the littlest kid?
 - Grant we received, purchased reversibles.
- Create a list of coaches by sport as to where they might.
- Inviting and getting new people:
 - Discuss ways to encourage more engagement? Create a friends of rec.
 - Create a flyer
 - Looking for volunteers to be involved with rec committee
 - Opening to the public and if they want to be on the committee

Recreation Committee Meeting Notes
01-06-2022

Attendees

Amy T

Amy C

Kevin K

Hannah F

Jeff C

Agenda:

- Basketball
 - Issues with Jerseys. The last batch of 50 was different. Tom is resolving..
 - We have a ref. Paying 100 per day 3 or more games. (20 per game 2 or less.)
 - Does have basketballs.
- Moving onto the project. Created a collaborative meeting, by using Google docs.
 - We reviewed and worked on:
<https://docs.google.com/document/d/1K8RpzjfKDtQDumOOh92ckRP6ZQToa-Q8MaTUq0X9Q0E/edit?usp=sharing>

Readfield Trails Committee Minutes

October 27, 2021

Present: Paul Bessette, Nancy Buker (via Zoom), Jackie Drouin, Greg Durgin, Steve Hayes, Rob Peale, Holly Rahmlow, Henry Whittemore

Excused: Greg Leimbach

The meeting was called to order at 6:37 p.m.

Jackie agreed to be timekeeper.

Nancy moved the September minutes be approved, and Henry seconded. Minutes approved unanimously.

Jackie reported that we took in \$2 at the kiosk. We spent \$41.59 on maps. Jackie forgot to bring the report with our current total but emailed it later. Our current balance is \$4,838.52, \$752.46 of which is from donations to date.

She also looked into whether the culvert for the Morrill Road trail has been purchased. Teresa and Eric didn't think so, but Eric said he'd look into it. She also asked about whether Trails would pay for it. Teresa said normally the committee that orders the work pays, but Eric said some of it might come out of the town's general or road budget, as the expense is large and would make a big dent in Trails' small budget.

The culvert is not the only cost; the work to install it and add landings on each side of Route 17 could be costly. Eric informed her later via email that our project would be included in the next culvert order placed.

Jackie also asked about the "in-kind volunteer contributions" for those supplying a tractor. Greg had been using \$25. Teresa said the town used to assign the committees cost for tractor work, but they no longer do that.

Paul praised the painting of the kiosks, which Jackie, Greg D. and Tim Sniffen did.

Henry said he would follow up on a sign for the chestnut tree.

Jackie passed around samples of possible signs for the kiosks. We decided to go with "Please support our Readfield Trails. Thank you!" with the Readfield Trails logo. We discussed what style of paper, printing and how we want to attach them to the boxes. One option is to go to a commercial printer and have them printed on adhesive, like a bumper sticker, or print it and laminate at the town office.

The committee reviewed Henry's changes to the strategic plan. The committee worked its way through the document, adding and deleting text and editing wording. We agreed to limit as much as possible naming specific people, groups or entities in the document. Henry said he would implement the suggestions, do some

more editing and come back at a future meeting with the improved document. Rob expressed a desire to make the document as short and concise as reasonably possible.

A discussion on keys revealed that the only key we have is one for the Maranacook kiosk, for which Greg has the only copy. He will make another copy. Nancy said she knew of no keys other than the one for the Trails filing cabinet on the stage in the meeting room. That filing cabinet also contains all Trails books and papers.

Steve reported on his efforts to kill weeds with a solution of vinegar and salt. He said the effects were noticeable, but it is unclear how thorough or permanent. There are areas where the weeds are going through the geotech that may be difficult to attack. He has nothing new to report on his efforts to determine maintenance/ownership of the trails behind Maranacook.

We discussed the plans for the work day tomorrow. Paul was kind enough to blow the leaves off the trails.

The stewards reported that their trails looked good. We discussed additional blazing for the Fogg Farm trail to make the directions clearer in light of heavy leaf cover.

Rob reported that the inner gate at the Carlton Pond has been installed and that once the trail has been completed Brian of GAUD will open the outer gate. Brian said he does not have time to build the kiosk, although he will install a couple of posts, so we will need to take the lead on that. We discussed the size of the kiosk and what might be included. Rob said he will be organizing some trail-building days in November. He has already flagged the trail. Nancy noted that it's the Winthrop snowmobile club that uses that area, not Readfield, and that group might have some useful expertise in building the trail.

On November 1 there will be a forum on future use of the Fairgrounds. Several committees, including Trails, will have ten minutes to offer its views. Rob asked if anyone has anything to offer. Discussions on the Fairgrounds have so far revolved around a possible new ball field, basketball court and concessions stand.

Rob reviewed the revised policies the Selectboard is adopting for boards and committees. They require that the agenda be sent to the town clerk at least three days before the meeting and draft minutes should be submitted within a week after the meeting. Materials for meetings need to be available electronically to allow the public to participate via Zoom.

Rob and Jackie will be working with Eric to discuss next year's budget. Need to include money for blue stone, maps, kiosk materials, signs.

Our next meeting would fall on Thanksgiving eve. We discussed how and when we might meet, as we usually skip December. Rob said he will email potential dates.

At the next meeting we will follow up on Carlton Pond and the budget. We will save further discussion of the strategic plan for January.

Meeting adjourned at 8:32 p.m.

Minutes prepared and submitted by Holly Rahmlow

Readfield Trails Committee Minutes

December 7, 2021

Present: Nancy Buker, Greg Durgin, , Jackie Drouin, Greg Leimbach, Steve Hayes, Rob Peale, Holly Rahmlow, Henry Whittemore

Excused: Paul Bessette

At 6:30 p.m. Rob opened a joint meeting with members of the Recreation Committee and the Conservation Commission to discuss possible alterations to the Fairgrounds property. The Recreation Committee is proposing a complex of ball fields to accommodate all the different ages of children who would like to play softball and other sports. Their concept plan includes softball and soccer fields, a basketball court, additional parking and a snack shack.

The topic was discussed at length. Some Trails members expressed concern about the cost and suggested alternatives, such as the schools. Most members agreed about the need for a softball field, but the addition of other facilities raised questions about where and the costs.

Henry asked whether the plans would affect the Ken Clark memorial bench and sugar maple. Bruce Hunter (?) said he was told that that spot was only a placeholder. Henry said he wanted to be sure that its placement is taken into consideration in future planning.

The portion of the meeting with the other two committees ended after 8 p.m. In view of the late hour, Henry expressed concern about trying to continue with the planned Trails meeting, but Rob said we needed to complete our proposed budget by the end of the month.

Greg D. made a motion to let Jackie and Rob complete the budget for 2022-23 along the lines of what has been discussed so far. Henry seconded. All voted in favor.

Our next meeting will be January 26, 2022.

Meeting adjourned at 8:12 p.m.

Minutes prepared and submitted by Holly Rahmlow

Solid Waste and Recycling Committee (SWRC) Minutes

Wednesday, October 13, 2021

5:30 to 7PM at the Readfield Town Office Eric Dyer is inviting you to a scheduled Zoom meeting.

1. Roll call and determination of quorum

Present: Committee members: Jon Beekman, Amy Black, Aaron Chrostowsky, Eric Dyer, Kellie Hess, Kim King, Karen Peterson, Mark Robinson, Nate Rudy, Kathryn Mills Woodsum

Public: Al Parks, Bunny Parks

2. Accept minutes from April 21, 2021; motion by Amy, Second by Kelli, Vote: Unanimous.

Accept minutes from August 11, 2021; motion by Kathryn, Second by Kim, Vote: Unanimous.

3. Oral and written communications.

a. Readfield Transfer Station Manager report: Eric and Karen

i. General operations

1. We had a fire in the MSW Compactor. Not certain of the cause but may have been hot ashes placed in the bin. We sent out a reminder to Readfield, Fayette and Wayne about proper materials being placed in the bin. We need new covers for the ash cans.
2. Replacing 2 entry doors on the buildings
3. Short staffed all quarter due to illness, vacation, injury. We really need a fulltime seasonal position for our summer season. Labor shortage is hitting home.
4. Summer hours are very popular but should stay only for summer season.
5. HHHW event was veery successful and efficient. Sunday was a much better day for traffic flow.
6. Swap Shop is closed until the spring of 2022. We could do a DEP grant and move to where the compost bin currently is.
7. Brush pile and clean wood pile changes remain in place and are working well. Al Parks noted that Steve McGee will take stumps for a fee.
8. Demo bins: We have 2 now and that is working much better for drop off and for bin change outs.
9. E-Waste fees have been eliminated for lamps and bulbs

ii. Recent changes: Covid-19 operation notes

1. Senior hours remain in place on Thursdays from 10 until 2 with all stalls open.

iii. Quarterly financial review: July - September 2021

1. We are at 33% for recycling, 16% for metal, 24% overall expenses, 39% overall revenue. This is for 25% of the year. We are in good shape financially.
2. Wage update. The Town of Readfield is raising wages \$2/hour for hourly employees effective through June 30, 2022. This is funded with town ARPA funds. The Select Board is asking the Budget Committee to fund this permanently in the next town budget.

4. Members of the public may address the SWRC on issues pertinent to the agenda.
 - a. The Parks asked that we remind employees to address the public appropriately and respectfully. Also, they have been told that Blue Rhino will accept propane tanks at no cost.
5. Unfinished business.
 - a. Electronic payments at the Transfer Station
 - i. We have all the equipment and need to install it and train staff. This will occur in November. There will be a minimum payment amount.
 - b. Composting update
 - i. 200 plastic food scrap buckets given out with pledges
 - ii. 50 wire trap style home bins given out during informational presentations
 - iii. We need to schedule events in Fayette & Wayne. Could do Every Day Direct Mailings. Looking for an increase in participation.
 - iv. Adjuncts needed are manure; we have a good supply of sawdust
 - v. Large collection bin was donated to Farmington (it was purchased with grant funds and could not be sold). We will get a new bin soon.
 - vi. Partnerships: Good with DEP, Mark King is very helpful; not as good with the Mitchell Institute; they had ideas but few products or assistance.
6. New business. (50 min.)
 - a. Elect Chair, Vice-Chair and Secretary for fiscal year 2022
 - i. Chair: Kathryn; Vice-Chair: Jon; Secretary: Kim
 - b. Fayette and Wayne are not ready to host meetings for us yet.
 - c. Consider funding a summer employee for the FY 2022 and beyond.
 - i. Discussed and agreed that we should do this for the 12 weeks from Memorial Day through Labor Day. There could be funding or interns available through the MMA Home Town careers program.
 - d. Consider funding dog treats
 - i. We agreed this will be in the budget. Employees should only hand to owners and not directly to animals.
 - e. Consider the roll-back of Electronic Item fees: no charge to town for disposing of
 - f. Plan for 2022 HHHW event:
 - i. EPI would like to tally units and not have the resident and/or town do that. That way they can provide accurate unit totals and costs by town. They would do this while unloading the materials from vehicles.
 - ii. Need better advertising for the type of materials to bring.
 - iii. Consider having a Business Service Day with set-up costs covered by the towns. Businesses would pay the costs of disposal of their materials but would have a local site to bring materials to and be cost effective for them, which would support collection of materials from sites in towns.
7. Set next agenda.
 - a. Reminder we meet on the second Wednesday of a month now.
 - i. Wednesday January 12, 2021 at Readfield Town Office
 1. Composting update
 2. Electronic Payments update

3. Carry over to a future date a discussion on holding composting events and school visit arrangements with Liza Bitterman from ecomaine, due to Covid-19 pandemic.
 4. Other
- ii. Wednesday April 13, 2021 at Readfield Town Office
 1. Composting update
 2. Other

8. Adjourned at 7PM.

Respectfully submitted by Kathryn Mills Woodsum.
Approved 1/12/2022

Solid Waste and Recycling Committee (SWRC) Minutes
Wednesday, January 12, 2022
5:30 to 6:50PM at the Readfield Town Office and via Zoom

Eric Dyer is inviting you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/88197421195?pwd=bVF6UUFNWct6MDFQeG5NR2xBZlhrQT09>
Meeting ID: 881 9742 1195

Roll Call and Determination of Quorum

Present: Committee members: Amy Black, Aaron Chrostowsky, Eric Dyer, Kellie Hess, Karen Peterson, Nate Rudy, Kathryn Mills Woodsum, Al Parks

Public: No others present

Accept Minutes from October 13, 2021

- Motion by: Al Parks; Second by: Karen Peterson, **Vote: Unanimous**

Readfield Transfer Station Manager Report: Eric gave the following report:

Facility & Equipment

- There was an equipment failure on Dec 24th due to Troiano hitting the compactor.
- Two doors on storage and restroom were replaced.
- Investigating fabrication and installation of metal gates.

Personnel

- There have been struggles due to illness.
- Have recently hired for maintenance.

Operations

- Transitioned from large dump body for food waste container to a smaller mobile one.
- The swap shop remains closed. COVID prevalence will dictate reopening.
- New electronic payment system installed in Qtr 2. The rollout has been delayed due to bugs identified that still need to be resolved.
- Tipping and Hauling – Troiano has been difficult to deal with; they can be unreliable at times and communication challenges. Will be doing a tipping and hauling RFP in Q3.
- Three Hauler permits issued.

Quarterly financial review: October – December 2021

Operating revenues

- Recycling has rebounded and the transfer station is getting paid for recyclable materials rather than paying tipping fees.
- Revenues are on track.
- Payments from partner towns are current.
- Metal is well above estimates. Over 100% halfway through the year.

Operating Expenses

- Expenses for the first 2 Qtrs are just under 50%.
- Wages were increased for all full-time hourly Readfield employees due to availability of ARPA funds.
- Building O & M lines will be used more in second half of the year.
- Backhoe expenses are less than budgeted.

Members of the public may address the SWRC on issues pertinent to the agenda.

- No members present.

Unfinished Business

Electronic payments at the Transfer Station

- Still working out bugs with electronic payments.
- Looking for a template where processing fees are absorbed by customers instead of the municipality.
- Fee schedule should be visible to folks coming to the transfer station as well as any transaction minimums so folks can know about fees up front.

Composting update including meeting grant requirements

- Food composting is going well.
- Have gone to a smaller bin because it works better for the transfer station. It makes it better to churn it.
- Mark King from DEP did a seminar at the Readfield library, and folks have more composting bins to take home.
- Will deliver more household bins to Wayne and Fayette.
- There is a requirement to do reporting to two different entities. The Mitchell Center and DEP.
- Kellie volunteered to do some outreach for composting at the Wayne library. She will connect with Aaron.

HHHW event 2022 update including possible collection event

- Talked about Mt Vernon and Vienna to join HHHW event in 2022.
- There has not been any correspondence with KVCOG about this event yet. Eric will make contact.
- Having Belgrade last year went well; will include them for 2022..
- Sunday was better for traffic flow.
- Having time slots worked well; 6 per 15 minutes from each town.
- Billing based on forms at collection site; tick sheet as stuff comes out of vehicles.

Future of Swap Shop

- Right now the Swap Shop is closed.
- Possible grant through DEP?
- Hard to manage properly at the moment; needs some dedicated volunteers.
- Girl Scouts or Boy Scouts for service badges or high school students to get community service.
- It would be more cost effective to use space that we currently have.
- Important for space to be well lite, organized, and have good signage.
- Give staff the ability to say that the shop is full and/or can't take an item. Can we get the shop up and going by May 1st?
- Kellie & Kathryn will work with Karen to look at May 1st.

New business

FY 2022 budget information

- Administrative changes are expected.
- Labor costs and insurance will show a sizable increase; will have some offsetting revenue.
- Utilities increases expected.

- Contract Services – tipping and hauling services expected to have increases. RFP will give better idea of costs.
- Equipment maintenance – small changes.
- Building O & M, few changes, no big changes expected.
- Hoping to finish spending project funds this year, and just have a maintenance budget for next year. Overall, there is an expectation for about a 3% increase or approximately \$10,260.
- Aaron is interested in a bulky expense line item. Possibly an “at cost” and expense the individual towns directly. Ex. Tires.

Capital projects update

- There was reference to a document from January 2020 that had a schedule for replacement of various capital items.
- Capital needs include:
 - roof replacement, cover for backhoe, roof system over hopper.
- Do we want to wait on these projects or do them sooner? Is there interest in doing a bond?
- Must look carefully at interlocal agreements beforehand.
- A 10-year bond would be better to smooth out expenses.

Next Meeting

February 9th 5:30 – 6:30 to discuss input on budget.

Reminders

Reminder that we meet on the second Wednesday of a month now.

Future Meetings

Next Agenda Items

Wednesday April 13, 2022 at Readfield Town Office

- Composting update
- Electronic Payments update
- Carry over to a future date a discussion on holding composting events and school visit arrangements with Liza Bitterman from ecomaine, due to Covid-19 pandemic.
- Other

Wednesday July 13, 2022 at Readfield Town Office

- Composting update
- Other

Adjourned at 7PM.

Respectfully submitted by Amy Black.

Approved on 2-16-22.

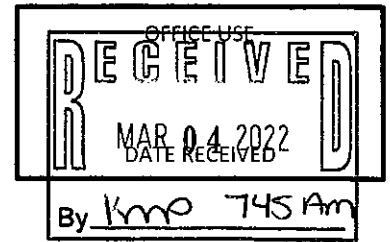
APPOINTMENTS,
REAPPOINTMENTS, &
RESIGNATIONS

Readfield Select Board
March 14, 2022
Item # 22-106

Readfield Select Board
March 14, 2022
Item # 22-107

TOWN OF READFIELD

APPOINTMENT APPLICATION



The Select Board shall not discriminate against an applicant based on religion, age, sex, marital status, race color, ancestry, national origin, sexual orientation or physical or mental disabilities. The Select Board may exclude from consideration any applicant with physical or mental disabilities only when the physical or mental handicap would prevent the applicant from performing the duties of the appointment and reasonable accommodation cannot be made.

The Select Board shall have final authority over the appointment of citizens to Boards, Committees and Commissions that are instruments of Town Government. The Select Board shall not appoint an applicant to a position for which the applicant will likely have a frequent or recurring conflict of interest.

Please check one: 1st time appointment re-appointment

Which Board, Committee or Commission

are you applying for? Term:

Name: Elaine KATZ Phone (H): _____

Street address: 230 STURTEVANT HILL RD Phone (C): 207-557-1530

Mailing address: same

E-Mail: elainekatz03@gmail.com

Below please tell us of any experience and/or training that might be useful in this position.

Currently a member of MCP (Monmouth Comm. Players) Board
Past member of Temple Beth El Board.
Past President of Manchester Elem. P.T.C.O.

Below please tell us the reason you are interested in applying for this position.

My life experience has made me acutely aware of the needs of our
aging population. I think this Committee has already done
wonderful things & I would like to be helpful in pursuing

If you are currently employed, what is your position?

College instructor future projects

APPLICATION FOR APPOINTMENT FOR:

Name: Elaine Katz Position: Age Friendly Comm Term: 6/30/2024

"By signing this application for this position the Applicant understands and agrees that the information contained in this application is required by law to be available for public viewing and agrees to hold the Town of Readfield harmless from any misuse of the application information by anyone viewing it. As a member of this board, committee or commission

Check one!

- I approve the use of my e-mail and phone numbers on the Town's public sites and publications.
I DO NOT approve the use of my e-mail and phone numbers on any of the Town's public sites or publications.

Name: Elaine Katz Date: 2/26/22

CLERK'S USE BEFORE THE APPOINTMENT

Please check one: [X] 1st time Appointment [] Re-Appointment

Was this position advertised? [X] Yes [] No If no, please explain:

Confirmation from Applicant of attendance at Select Board Meeting if required.

March 14, 2022

SELECT BOARD APPROVAL

To Elaine Katz of Readfield, in the County of Kennebec and State of Maine: There being a position on the Age Friendly Comm. we the Select Board of the Municipality of Readfield do, in accordance with the provisions of the laws of the State of Maine, hereby appoint you to said position within and for the Municipality of Readfield, such appointment to be effective:

3/14/2022 thru 6/30/2024. Given under our hand this [] day of [], 20__.

Dennis Price, Ralph F. Eno, Jr., Sean Keegan, Carol Doorenbos, Kathryn Mills Woodsum

CLERK'S USE AFTER THE APPOINTMENT

Chair has been notified of appointment? [] Yes [] No If yes, what date:
Is an Oath appropriate: [] Yes [] No If yes, what date:

TOWN OF READFIELD

OFFICE USE 3/14/2022
DATE RECEIVED

APPOINTMENT APPLICATION

The Select Board shall not discriminate against an applicant based on religion, age, sex, marital status, race color, ancestry, national origin, sexual orientation or physical or mental disabilities. The Select Board may exclude from consideration any applicant with physical or mental disabilities only when the physical or mental handicap would prevent the applicant from performing the duties of the appointment and reasonable accommodation cannot be made.

The Select Board shall have final authority over the appointment of citizens to Boards, Committees and Commissions that are instruments of Town Government. The Select Board shall not appoint an applicant to a position for which the applicant will likely have a frequent or recurring conflict of interest.

Please check one: 1st time appointment re-appointment

Which Board, Committee or Commission

are you applying for?

AGE FRIENDLY COMMITTEE

Term: 6/30/2024

Name: ED SIMS

Phone (H):

Street address: 55 Old Kents Hill

Phone (C): 207-557-5613

Mailing address: ~~2~~ Readfield Maine

E-Mail: edwsims@gmail.com

Below please tell us of any experience and/or training that might be useful in this position.

GERONTOLOGICAL STUDIES / Advanced Degree Boston University
MAINE COMMITTEE ON Aging - LONG TERM CARE OMBUDSMAN
CHIEF of Staff MAINE CARE

Below please tell us the reason you are interested in applying for this position.

Life long interest in helping people and opportunity to expand connections to my community.

If you are currently employed, what is your position?

N/A

APPLICATION FOR APPOINTMENT FOR:

Name: Ed Sims Position: committee member Term: 6/30/2024

"By signing this application for this position the Applicant understands and agrees that the information contained in this application is required by law to be available for public viewing and agrees to hold the Town of Readfield harmless from any misuse of the application information by anyone viewing it. As a member of this board, committee or commission

Check one!

- I approve the use of my e-mail and phone numbers on the Town's public sites and publications.
I DO NOT approve the use of my e-mail and phone numbers on any of the Town's public sites or publications.

Name: Ed Sims Date: 3/10/2022

CLERK'S USE BEFORE THE APPOINTMENT

Please check one: 1st time Appointment Re-Appointment
Was this position advertised? Yes No If no, please explain:

Confirmation from Applicant of attendance at Select Board Meeting if required.
Spoke to Ed - doesn't need to attend

SELECT BOARD APPROVAL

To Ed Sims of Readfield, in the County of Kennebec and State of Maine: There being a position on the Age Friendly we the Select Board of the Municipality of Readfield do, in accordance with the provisions of the laws of the State of Maine, hereby appoint you to said position within and for the Municipality of Readfield, such appointment to be effective:

3/14/2022 thru 6/30/2024 Given under our hand this day of 2022

Dennis Price Ralph F. Eno, Jr. Sean Keegan
Carol Doorenbos Kathryn Mills Woodsum

CLERK'S USE AFTER THE APPOINTMENT

Chair has been notified of appointment? Yes No If yes, what date:
Is an Oath appropriate: Yes No If yes, what date:

Readfield Select Board
March 14, 2022
Item # 22-109

TOWN OF READFIELD
APPOINTMENT APPLICATION

OFFICE USE 2/24/2022 -kmp DATE RECEIVED
--

The Select Board shall not discriminate against an applicant based on religion, age, sex, marital status, race color, ancestry, national origin, sexual orientation or physical or mental disabilities. The Select Board may exclude from consideration any applicant with physical or mental disabilities only when the physical or mental handicap would prevent the applicant from performing the duties of the appointment and reasonable accommodation cannot be made.

The Select Board shall have final authority over the appointment of citizens to Boards, Committees and Commissions that are instruments of Town Government. The Select Board shall not appoint an applicant to a position for which the applicant will likely have a frequent or recurring conflict of interest.

Please check one: 1st time appointment re-appointment

Which Board, Committee or Commission

are you applying for?

Conservation Comm.

Term:

2024

Name: Jerry Bley Phone (H): 685-3872

Street address: 27 Giles Rd. Phone (C):

Mailing address: 27 Giles Rd, Readfield ME 04355

E-Mail: jbley@gwi.net

Below please tell us of any experience and/or training that might be useful in this position.

Have served on Conservation Commission for many years.
Own/operate a land use consulting business.

Below please tell us the reason you are interested in applying for this position.

Have enjoyed serving on RCC for many years and
would like to continue this important work.

If you are currently employed, what is your position?

Own Creative Conservation, LLC, a land use consulting firm

APPLICATION FOR APPOINTMENT FOR:

Name: Jerry Bley Position: Conservation Commission Term: 2024

"By signing this application for this position the Applicant understands and agrees that the information contained in this application is required by law to be available for public viewing and agrees to hold the Town of Readfield harmless from any misuse of the application information by anyone viewing it. As a member of this board, committee or commission

Check one!

[X] I approve the use of my e-mail and phone numbers on the Town's public sites and publications.

[] I DO NOT approve the use of my e-mail and phone numbers on any of the Town's public sites or publications.

Name: J Bley Date: 2/22/22

CLERK'S USE BEFORE THE APPOINTMENT

Please check one: [] 1st time Appointment [X] Re-Appointment

Was this position advertised? [] Yes [X] No If no, please explain: consecutive re-appointment

Confirmation from Applicant of attendance at Select Board Meeting if required.

Re-Appointment - no needed

SELECT BOARD APPROVAL

To Jerry Bley of Readfield, in the County of Kennebec and State of Maine: There being a position on the Conservation Comm we the Select Board of the Municipality of Readfield do, in accordance with the provisions of the laws of the State of Maine, hereby appoint you to said position within and for the Municipality of Readfield, such appointment to be effective:

current thru 6/30/2024. Given under our hand this [] day of [], 20__.

Dennis Price

Ralph F. Eno, Jr.

Sean Keegan

Carol Doorenbos

Kathryn Mills Woodsum

CLERK'S USE AFTER THE APPOINTMENT

Chair has been notified of appointment? [] Yes [] No If yes, what date: []

Is an Oath appropriate: [] Yes [] No If yes, what date: []

OLD BUSINESS



TOWN OF READFIELD – Town Manager

8 OLD KENTS HILL ROAD, READFIELD, MAINE 04355
Office (207) 685-4939 • Cell (207) 242-5437
Email: manager@readfieldmaine.org

Date: March 13, 2022
To: Town of Readfield Residents, Staff, Volunteers, and Select Board
From: Eric Dyer, Town Manager
Subject: Coronavirus / COVID-19 Response - Update 7

Our first COVID-19 update was issued on March 15, 2020. I want to thank all of our staff and residents for their support of each other over the past two years. Your collective diligence and sacrifices helped to curtail the spread of the Coronavirus, kept important municipal services functioning, and saved lives within our community. Vaccination remains the most effective way to continue this support and I encourage everyone who is able to be vaccinated to do so. We have come a long way and while the pandemic is not over and new variants may emerge, we are able to return to some semblance of normalcy. Some of the changes we've made in response to the pandemic will remain in place because they make sense, like enabling remote participation in meetings, senior hours at the Transfer Station, and an expansion of online services and information. This update summarizes many items that are already in place, and our action plan as we enter the spring of 2022. I truly hope that no more updates or changes will be necessary.

Municipal Staffing / Town Office:

- Regular cleaning of surfaces and devices will continue, with responsibility of workstation cleaning assigned to each employee.
- The Town Office will continue to be open to the public without an appointment during regular business hours.
- Residents may still wish to utilize our many online services as a convenient alternative to coming by the office.
- Face masks are not requested or required at the Town Office unless CDC protocol dictates this for those with COVID-19 close contact or infection.
- Staff must continue to stay home if they are sick, practice recommended hygiene while at the office, and clean their workstations regularly.
- There is no limit on the number of municipal employees or residents allowed in the Town Office.
- There is no modified work schedule for employees at the Town Office.

Transfer Station:

- Face masks are not requested or required at the Transfer Station unless CDC protocol dictates this for those with COVID-19 close contact or infection.
- "Senior Hours" for residents over the age of 65 or with special medical considerations will continue on Thursdays from 10-2.
- Staff may assist residents with unloading of bagged household waste.

Public Meetings and Communication:

- We are actively encouraging a return to in-person board and committee meetings as a primary mode, but virtual participation options will remain available.
- Those interested in attending, listening, or watching public meetings and proceedings remotely should look for web conference and teleconference links and instructions on meeting notices and agendas.
- Public rentals of the 2nd floor of Gile Hall is allowed, with the addition of a non-refundable \$50 use and cleaning fee for all users.
- The Readfield Beach is available for rentals for special events.
- The town website continues to be an excellent resource. It is located at www.readfieldmaine.org. Sign up for E-Alerts to get important news and updates.

Volunteers and Volunteering:

Thank you again to all of those individuals who stepped forward, and in some cases stepped aside, to help their friends and neighbors stay healthy and safe during the last two years of this pandemic. Volunteerism is alive and well in Readfield and I encourage anyone with an interest in giving back to their community to contact the Town Office or visit the website to learn more!



TOWN OF READFIELD – Town Manager

8 OLD KENTS HILL ROAD, READFIELD, MAINE 04355

Office (207) 685-4939 • Cell (207) 242-5437

Email: manager@readfieldmaine.org

Date: March 13, 2022
To: Town of Readfield Select Board
From: Eric Dyer, Town Manager
Subject: Tax Acquired Property

Automatic Foreclosure:

The Town of Readfield automatically foreclosed one uninhabited property containing a few modest structures. This property was not a primary residence and the owner is not a resident of the Town. The property owner now has until April 1 to pay all past due taxes and fees in order to reclaim their property.

Policy Discussion:

The 30 day grace period following foreclosure is a vulnerable time for the former owners of the property and for the Town. Before and during grace periods we receive many inquiries about at-risk or tax acquired properties by prospective buyers / speculators. As a result of these inquiries property the Town may or has foreclosed upon has been purchased for little more than the taxes owed under questionable circumstances. These sales essentially allowed a third party buyer to deprive the former owner of fair market value and deprive taxpayers of a similar benefit by taking advantage of a person with “nothing to lose”. This is a bad situation the Town has little control over and one that could be repeated over and over under our current policy. I recommend that the Select Board consider taking action to address this kind of activity, both in the long-term through a policy change and with respect to the most recently acquired property (a redacted version of my letter to the former owner is attached).

One option would be to prohibit the sale of the property during the grace period and a period of time after (perhaps a year). This might keep the property off the tax rolls for longer and the town may lose some tax revenue, but it gives more time for a thoughtful sale. Another option would be to eliminate the grace period outright. A third option, and the one I am recommending for the most recently acquired property, would allow the Town to return all or part of the net proceeds of a sale to the former owner. This action is currently allowed under Maine law.

These options could protect the interests of the taxpayer and former owners and prevent third party buyers from taking advantage of the Town and its residents. Other options may exist. A change to our policy may be required.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Dyer", is written over a horizontal line.

Eric Dyer, Tax Collector



TOWN OF READFIELD – Town Manager

8 OLD KENTS HILL ROAD, READFIELD, MAINE 04355
Office (207) 685-1818 • Cell (207) 931-7680
Email: manager@readfieldmaine.org

March 7, 2022



Dear [REDACTED]:

This letter is to inform you that the Town of Readfield has now acquired your property located on [REDACTED], Map [REDACTED], Lot [REDACTED], 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, [REDACTED] as outlined below. Payment must be received no later than 3:30pm on April 1, 2022. Attached you will find a copy of the referenced policy.

Please contact me. There are several viable options available to you and the Town wants to help you regain your property, or if that isn't possible to get the most value you can for it. Please do not rush to sell your property for less than fair market value as determined by an appraiser. The Town assessment does not reflect the value of your property and it is almost certainly worth more than the stated \$ [REDACTED]. I will work with the Select Board to help you however we can.

Year	Tax	Interest	Lien Cost	Total
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

If you have any questions about this procedure or your options, please contact me at the above address, email, or phone numbers. We met a few years ago and I look forward to hearing from you soon so we can figure this out.

Sincerely,

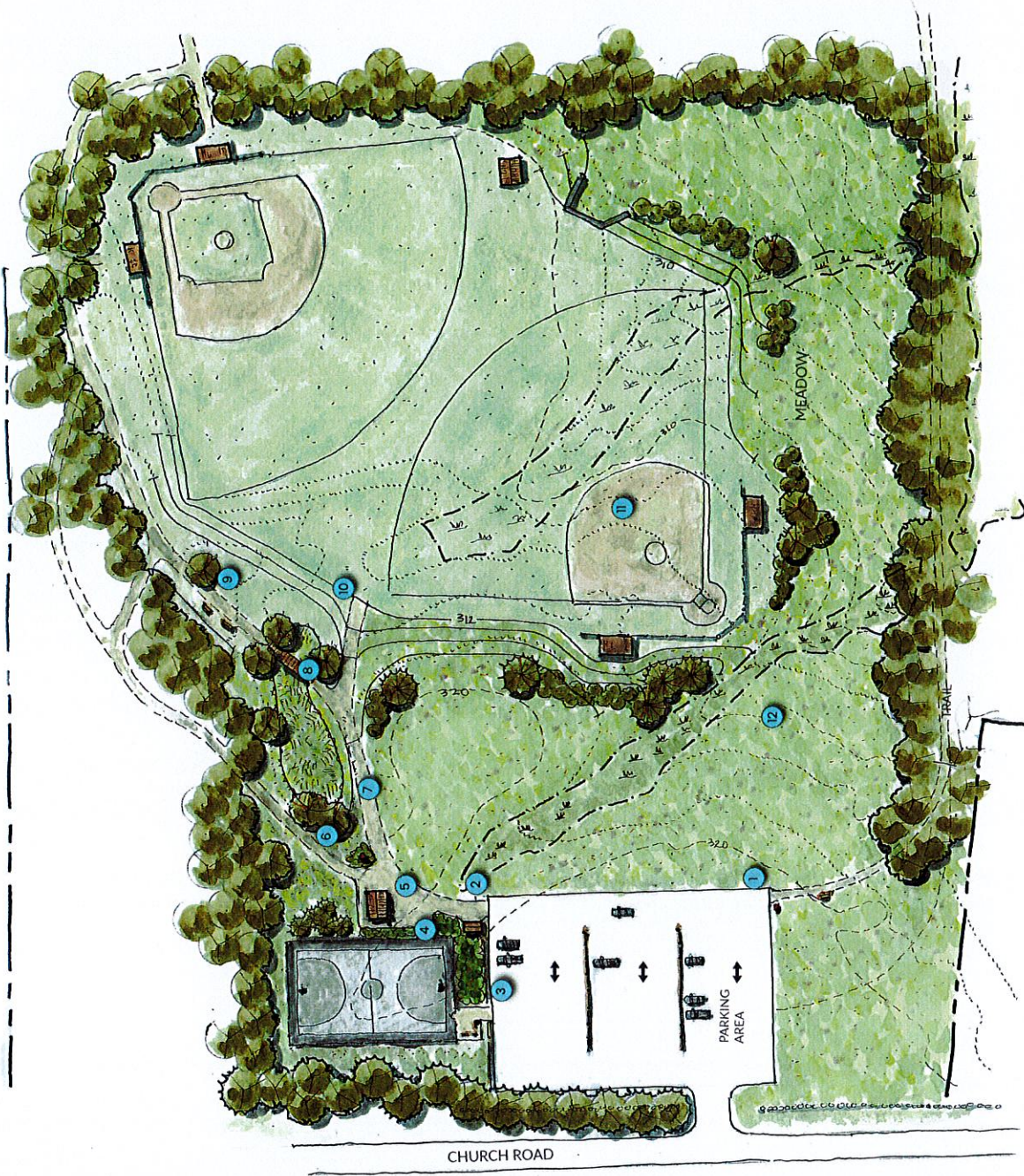
Eric Dyer, Town of Readfield
Town Manager and Treasurer

KEY TO PLAN ELEMENTS:

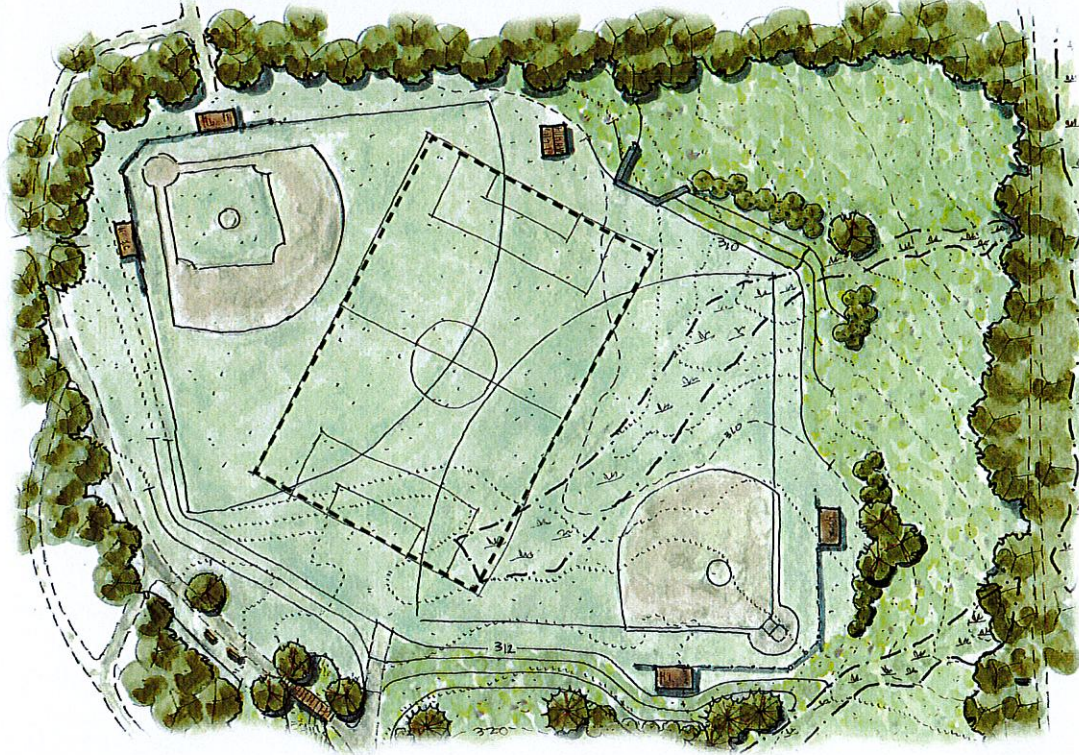
1. Relocated trail entrance to minimize visual impacts to abutter and to align with main trail head
2. Main trail head; Shift kiosk to this location and widen path for service and maintenance access
3. Entrance to basketball court with bench seating area
4. New basketball / pickleball multi-use court; Fenced with black, 6' fence with two access gates
5. Concession area at trail head; Aligned to provide easy service / deliveries access
6. Existing trail connection
7. New ballfields access drive / path, 8+ feet wide for maintenance and field access
8. Planted filter bed, or similar, with native grasses and wildflowers
9. Seating areas adjacent to path for spectators
10. Access path to fields for maintenance
11. Proposed location for new softball field
12. Preserved meadow area; Add groupings of native trees and shrubs to buffer ballfields and to provide habitat / cover for wildlife; Seed all disturbed areas with native pollinator-friendly seed mix

SYMBOLS KEY:

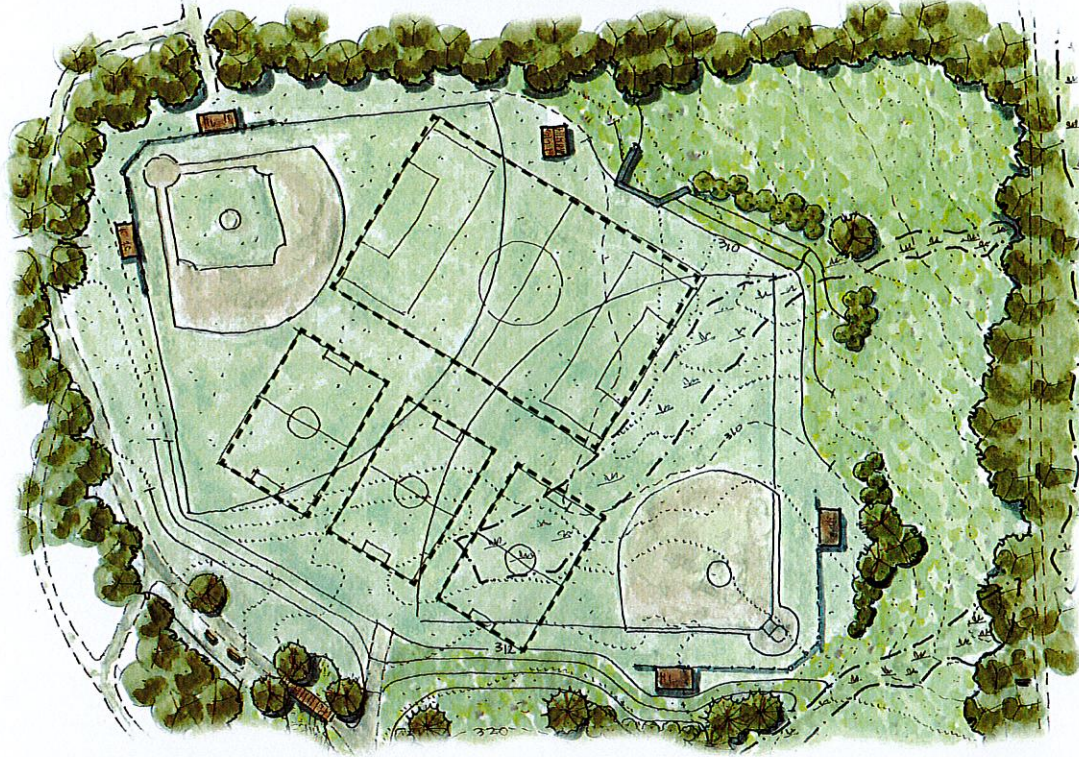
- Sign location
- Shade tree
- Evergreen
- Shrubs
- Herbaceous plants
- Lawn area
- Fence
- Bench



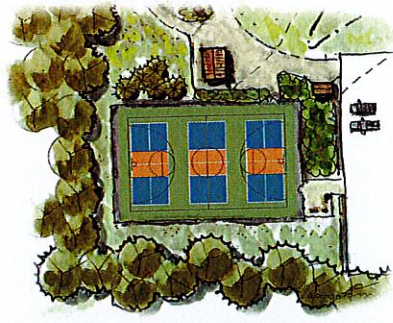
BALLFIELD PROJECT
CONCEPT SKETCH A
 READFIELD FAIRGROUNDS



Multi Use Athletic Fields Layout A
Softball & Baseball with U12 Field



Multi Use Athletic Fields Layout B
Softball & Baseball with (1) U10 & (3) U6-8 Fields



**Multi-Use Court
Layout**
Basketball & Pickleball
Courts

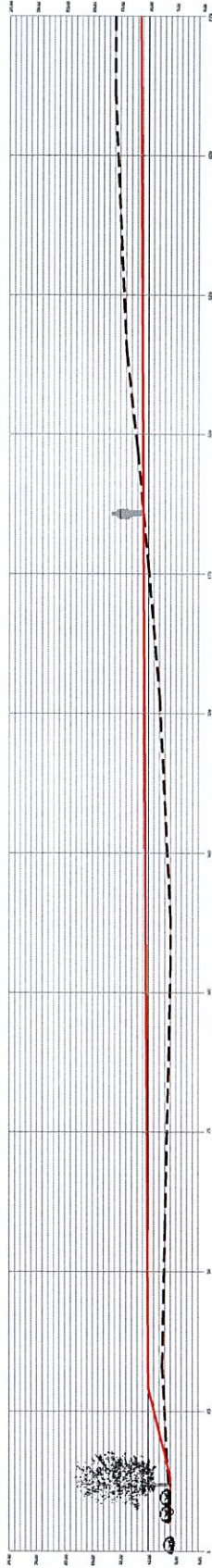
Prepared for:
 Town of Readfield
 8 Old Kents Hill Rd
 Readfield, ME 04955
 Date: 2/24/2022

Project Team:
 **RS LEONARD**
 Landscape Architecture
 Main-Land
 Development
 Consultants

BALLFIELD PROJECT

Multi-Use Recreation Scenarios
 READFIELD FAIRGROUNDS

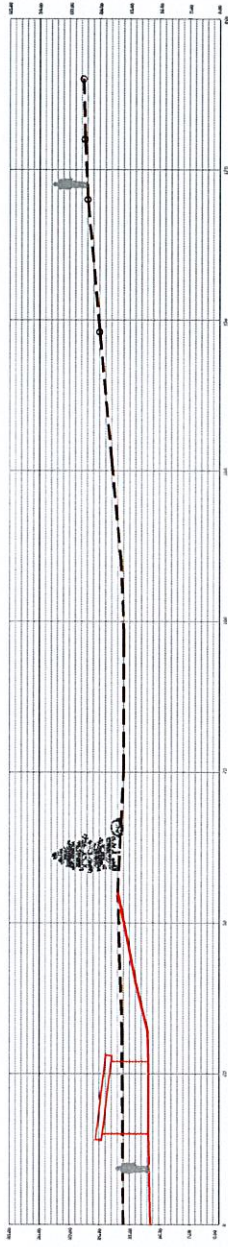




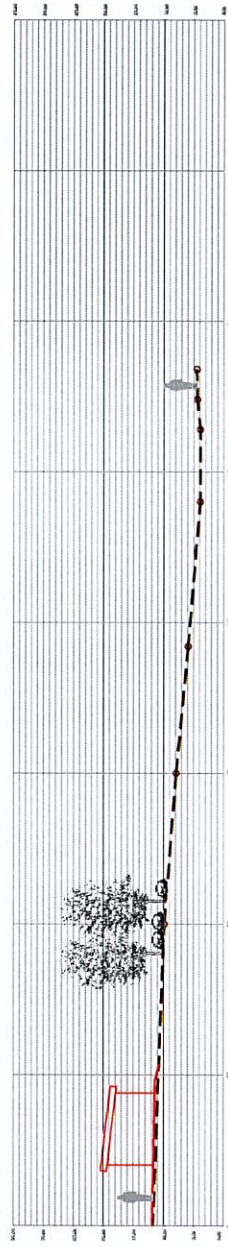
SECTION ELEVATION A-1



SECTION ELEVATIONS KEY



SECTION ELEVATION A-2



SECTION ELEVATION B

Date: March 2, 2022



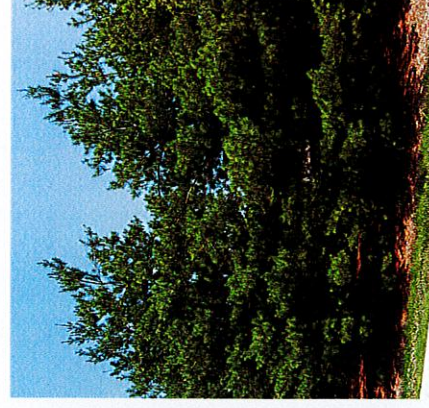
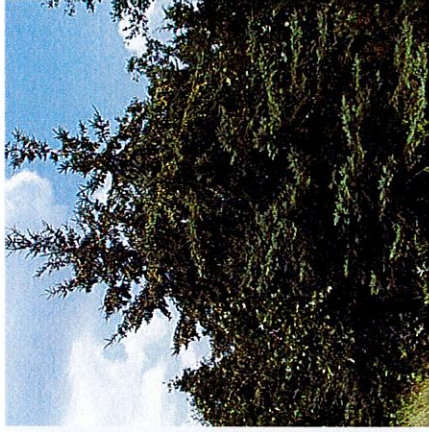
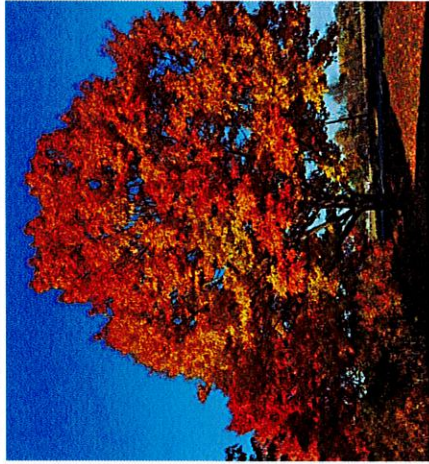
CROSS SECTIONS

FAIRGROUNDS BALL FIELDS CONCEPT

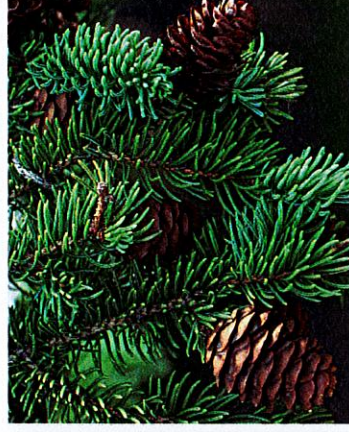


FAIRGROUNDS – PROPOSED PLANT PALETTE

TREES (EXAMPLES)



Red Oak
Quercus rubra



White Spruce
Picea glauca



Flowering Crabapple
Malus sp. 'Profusion'



Eastern White Pine
Pinus strobus

FAIRGROUNDS – PROPOSED PLANT PALETTE

SHRUBS (EXAMPLES)



Serviceberry
Amelanchier canadensis



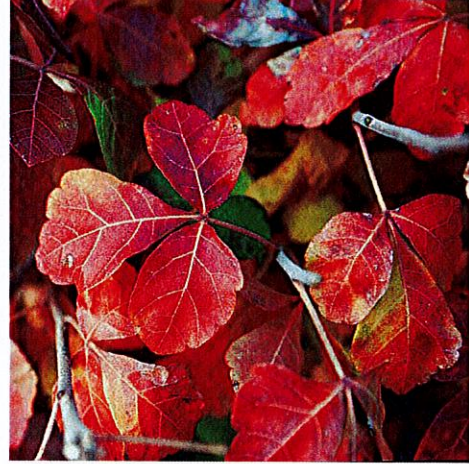
Redosier Dogwood
Cornus sericea



Arrowwood Viburnum
Viburnum dentatum



Black Chokeberry
Aronia melanocarpa



Fragrant Sumac
Rhus aromatica



Winterberry
Ilex verticillata

FAIRGROUNDS – PROPOSED PLANT PALETTE

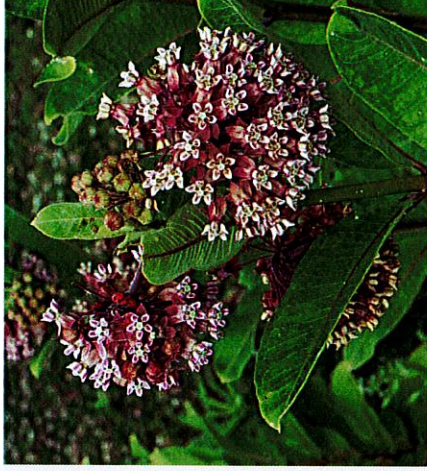
GRASSES & HERBACEOUS (POLLINATOR-FRIENDLY SEED MIX)



Wild Bergamot
Monarda fistulosa



New England Aster
Aster novae-angliae



Common Milkweed
Asclepias syriaca



Little Bluestem
Sisyrinchium angustifolium



Black Eyed Susan
Rudbeckia hirta



Gray Goldenrod
Solidago nemoralis



Hairy Beardtongue
Penstemon hirsutus



Mountain Mint
Pycnanthemum tenuifolium



TOWN OF READFIELD

8 OLD KENTS HILL ROAD, READFIELD, MAINE 04355
Office (207) 685-4939 • Fax (207) 685-43420
Website: www.readfieldmaine.org

SELECT BOARD RESOLUTION:

WHEREAS, broadband internet services in Readfield are poor and many areas of town do not have access to the FCC recommended minimum speeds of 25 megabits download and 3 megabits upload capacity, and;

WHEREAS, it is increasing likely that our residents will need to work from home and require broadband internet service speeds greater than the FCC minimum speeds, and;

WHEREAS, not having reliable high-speed access in our community will negatively affect our property values, and;

WHEREAS, we have completed an inventory and mapped locations of unserved, underserved and claimed to be served by existing service providers, and;

WHEREAS, our town is part of a six-town partnership called the Western Kennebec Lakes Community Broadband Association seeking to improve broadband internet services which includes the towns of Fayette, Vienna, Readfield, Wayne, Leeds and Mount Vernon, and;

WHEREAS, there are numerous opportunities for grants to help pay for increasing the reliability and connectivity speeds to broadband services, and;

WHEREAS, there are many companies interested in providing those services,

NOW THEREFORE, the Readfield Board of Selectmen resolve to participate in a joint effort led by the Western Kennebec Lakes Community Broadband Association to provide uniform reliable high speed broadband internet services to all of our commercial and residential property owners. The goals of this effort is:

1. If the solution is hybrid fiber/coax infrastructure, it must deliver minimum speeds of 100 Mbps download and 10 Mbps upload, with optional speeds of up to 940 Mbps download and 35 Mbps upload.
2. If the solution is Fiber-to-the-Home (FTTH) infrastructure, it must deliver minimum symmetrical speeds of 100 Mbps, with options to increase to 1 Gbps symmetrical.
3. Reliability of service provided must meet a standard of 99% availability during any 24-hour period.
4. Availability of service provided must be provided to 100% of the potential subscribers within each community.
5. Discounted service must be available for low-income households with demonstrated need.

Adopted by Vote of the Readfield Select Board on August 17, 2020

November 2, 2021 Special Town Meeting/Secret Ballot Vote Warrant Articles and Notes

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

Articles 2-4 relate to Broadband Internet. They help to establish a set of administrative options and tools to pursue an economic development and quality of life investment that the voters have expressed an interest in and may be willing to pay for.

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?

While a municipally owned and privately operated fiber optic network is the current preferred service option for many reasons, pursuing a privately owned commercial network with the possibility of town investment and/or incentives should be looked at. Article 2 authorizes the Select Board to actively consider this option and helps to gauge public interest in this alternative.

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?

We are currently estimating that 5-10% of potential project costs could be covered by grant funding. That number could be higher or lower. Partnering with other municipalities in applying for grant funds will likely improve our chances and the amount of funds we receive.

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: Yes

Budget Committee recommends: Yes

While Article 4 necessarily authorizes borrowing it does not commit the Board to taking that action. The Select Board is planning on either a second Special Town Meeting this coming spring or putting forward articles at the upcoming June meeting to approve any final broadband infrastructure program. The Budget Committee and public will have additional opportunity to consider future costs and a final proposal. Here are a few other reasons this article is being proposed now:

- The Select Board and Broadband Committee want to know if residents are truly interested in fiber optic Broadband Internet for all residents and are willing to support the project financially. The advisory vote in June received about 75% support but had no associated cost.*
- We don't have all the details but we do have a reliable cost estimate developed by a reputable consultant that we have been working with for two years. The estimated monthly cost to the average homeowner of building a municipally owned fiber optic network would be about \$20 paid through taxes. Depending on the number of subscribers the total cost of the network and monthly service fees could be comparable to the current cost of internet for our residents and would be faster and more reliable while maintaining local ownership, equity, and control over service which also have significant value.*
- Having a vote on potential financing demonstrates to prospective vendors and grant making agencies that there is public support for the project, which is critically important.*

- *The lead time on borrowing is several months and town meeting authorization is needed in order to even be considered for borrowing.*
- *If approved and pursued Article 4 will have no impact on this year's budget or mil rate as the borrowing would result in a Fall of 2022 bond payment.*
- *No grant funds were considered in the \$5,000,000 borrowing estimate and our current actual cost estimate is \$4,400,000 including a 10% contingency. The amount borrowed and true tax impact will likely be less than shown, but we are taking a conservative approach and planning for the worst case scenario.*
- *The infrastructure would be owned by the Town and we would contract with a service provider for maintenance and repair of the infrastructure and with an Internet Service Provider (ISP) for the internet. The Town will not manage the system directly but through oversight of contractors.*

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

Articles 6-10 relate to changes to the Land Use Ordinance. These changes were originally proposed in June as a single article but are being presented again as six separate articles, and without any clarification or changes relating to community center/clubs. That issue will likely be addressed at a later date. Where referenced below "A copy of the said Ordinance" can be found at www.readfieldmaine.org or by contacting the Readfield Town office.

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.)

Non-Conforming Structures (structures that do not meet current setbacks and other requirements). Current rules allow for some expansion, reconstruction or relocation. Proposed Changes to Non-Conforming Structures: Article 3, Section 4 of Land Use Ordinance

- *A number of grammatical and reorganizing changes are proposed to current rules regarding expansions, relocations or reconstruction of non-conforming structures, in order to improve readability and clarity.*
- *Clarifies that if any portion of a non-conforming structure is located within the 100 foot setback, or less, than the entire structure may not be expanded beyond the limits allowed in the most restrictive set back area.*
 - *For example, if the structure straddles both the 25-75 foot waterbody/wetland set back, where total floor area of the structure may not be expanded beyond 1,000 square feet and the structure is also within the 75-100 foot set back zone where the total floor area limit is 1,500 square feet, then the entire structure is limited to the 1,000 square foot limit.*
- *Allows for up to a 50% reduction in side and rear setbacks for non-conforming structures and expansions if this reduction would increase the distance that the structure is from the waterbody. This can only be done if the abutter does not object and if otherwise consistent with the LUO.*

For Example: Required setbacks are: 100 feet from water, 20 feet from side property lines, and 50 feet from roads.

Internet "Level of Service" Monthly Cost Estimates

	Axiom B&O ~	Matrix B&O	Matrix PPP	RedZone	Spectrum *
Level of Service (in Mb/s)	100/100	1000/1000	100/100	100/100	100/10
Year-1 Take Rate	35%	35%	60%	N/A	N/A
Subscribers	534	534	915		
Gross Capital Expense	\$ 4,956,289	\$ 5,111,923	\$ 4,418,128	\$ 917,466	\$ 167,354
Annualized Debt Service (20yr, 2.5%)	\$ 316,424	\$ 348,548	\$ 169,188	\$ 58,574	\$ 10,685
Taxable Property Valuation (Fiscal Year 2023 Estimate)	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556
Mill Rate to Cover Debt Service	0.000971942	0.001070615	0.0000519685	0.0000179918	3.28205E-05
Monthly Operating (Subscription Fee) ^	\$ 34.99	\$ 55.00	\$ 95.00	\$ 75.00	\$ 74.99
Monthly Insurance Fees (based on \$25,000/yr & take rate)	\$ 3.90	\$ -	\$ -	\$ -	\$ -
One-Time Installation Fee	\$ -	\$ -	\$ 400.00	\$?	\$ 49.99
Wifi / Router Fee	\$ 7.50	\$ 10.00	\$ 10.00	\$ -	\$ -
Monthly Taxes and Fees (Federal, State, etc.)	\$ -	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00
Monthly Capital (Tax Impact for Select Property Values)					
\$ 50,000	\$ 4.05	\$ 4.46	\$ 2.17	\$ 0.75	\$ 0.14
\$ 150,000	\$ 12.15	\$ 13.38	\$ 6.50	\$ 2.25	\$ 0.41
\$ 250,000	\$ 20.25	\$ 22.30	\$ 10.83	\$ 3.75	\$ 0.68
\$ 350,000	\$ 28.35	\$ 31.23	\$ 15.16	\$ 5.25	\$ 0.96
\$ 450,000	\$ 36.45	\$ 40.15	\$ 19.49	\$ 6.75	\$ 1.23
Monthly Cost (Sum of Tax Impact and Service Fees + Insurance)					
\$ 50,000	\$ 42.94	\$ 63.46	\$ 101.17	\$ 79.75	\$ 79.13
\$ 150,000	\$ 51.04	\$ 72.38	\$ 105.50	\$ 81.25	\$ 79.40
\$ 250,000	\$ 59.14	\$ 81.30	\$ 109.83	\$ 82.75	\$ 79.67
\$ 350,000	\$ 67.24	\$ 90.23	\$ 114.16	\$ 84.25	\$ 79.95
\$ 450,000	\$ 75.34	\$ 99.15	\$ 118.49	\$ 85.75	\$ 80.22
TOTAL Monthly Cost with Router					
\$ 50,000	\$ 50.44	\$ 73.46	\$ 111.17	\$ 79.75	\$ 79.13
\$ 150,000	\$ 58.54	\$ 82.38	\$ 115.50	\$ 81.25	\$ 79.40
\$ 250,000	\$ 66.64	\$ 91.30	\$ 119.83	\$ 82.75	\$ 79.67
\$ 350,000	\$ 74.74	\$ 100.23	\$ 124.16	\$ 84.25	\$ 79.95
\$ 450,000	\$ 82.84	\$ 109.15	\$ 128.49	\$ 85.75	\$ 80.22

* Spectrum CapEx based upon RFP costs and contribution ratios

^ Lowest service level exceeding 100Mb/s Download

~ Axiom pricing reflects \$30 "refund" to town being applied to subscriber bills

Residual Network Value Estimate	\$ 2,000,000	\$ 2,000,000	\$ 250,000	\$ -	\$ -
Taxable Property Valuation (Fiscal Year 2023 Estimate)	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556	\$ 325,558,556
Mill Rate to Accrue Value	0.006143288	0.006143288	0.0000767911	0	0
Residual Monthly Network Value (for Select Property Values)					
\$ 50,000	\$ 1.28	\$ 1.28	\$ 0.16	\$ -	\$ -
\$ 150,000	\$ 3.84	\$ 3.84	\$ 0.48	\$ -	\$ -
\$ 250,000	\$ 6.40	\$ 6.40	\$ 0.80	\$ -	\$ -
\$ 350,000	\$ 8.96	\$ 8.96	\$ 1.12	\$ -	\$ -
\$ 450,000	\$ 11.52	\$ 11.52	\$ 1.44	\$ -	\$ -

**EMPLOYMENT AGREEMENT & CONTRACT
TOWN OF READFIELD AND ERIC W. DYER**

Readfield Select Board
March 14, 2022
Item # 22-103

This Employment Agreement & Contract outlines the terms and conditions of employment for the position of Town Manager by and through the Select Board of the Town of Readfield, Maine and Eric W. Dyer. The effective date of this agreement is March 1, 2022.

Duties and Appointments

Mr. Eric W. Dyer agrees to perform faithfully and diligently the duties of Town Manager, fulfilling all statutory obligations for Town Manager as described in Maine law, together with obligations as described in Town Manager's Roles and Responsibilities as approved on February 10, 2014 and as modified by the Select Board from time to time, attached hereto as Exhibit A.

It is expected that the Town Manager will also serve the following annual administrative appointments: Tax Collector, Treasurer, Road Commissioner, Freedom of Access Act (FOAA) Information Officer, and Welfare Administrator as prescribed by the Town of Readfield's ordinances and procedures, including any other municipal positions to which appointed by the Select Board.

Salary

Annual salary shall be payable in accordance with the payroll procedures in place for all Town employees. Base salary as of July 1, 2022 shall be \$82,000. Annually at the anniversary of this contract, beginning on July 1, 2023, a minimum salary change of the Northeast Regional Consumer Price Index for all goods and services for the 12-month period ending in April of the current year will be implemented. The Select Board reserves the right to supplement the CPI adjustment with additional merit pay, as deemed appropriate at the sole discretion of the Select Board. The Town Manager shall receive a \$3,000 merit pay bonus in Fiscal Year 2022, paid in March of 2022.

Performance Evaluations

A Performance Evaluation will be conducted annually by the anniversary of employment, which may include a full 360 degree review component, including comments developed in advance by the Town Manager. Results, including any plans for improvement, will be jointly developed and signed by the Select Board and by the Town Manager and included in the Town Manager's personnel file. Less formal semi-annual reviews may be held to determine progress and any resources or support necessary to help achieve or adjust to evolving priorities. The evaluation tools and documents to be used in the annual and semi-annual evaluations are attached to and incorporated as part of this contract. These documents may be amended by mutual agreement.

Personal Time Off

PTO will be granted at 23 days per year. PTO will be cumulative and any unused balance may be carried forward to subsequent years. Total PTO accrual, at the end of the Fiscal Year, will not exceed 120 hours. Upon separation, the Town will compensate the Town Manager for 100% of all accrued PTO-based upon the Town Manager's salary as of the date of separation.

Health and Dental and Vision Insurance

The Town shall pay 100% of the cost of the health insurance through the MMEHT POS 200 plan for the Town Manager, and 100% of the dental and vision insurance premium for the Town Manager. If the Town Manager elects any additional dependent insurance premiums, the Town Manager shall pay for such

cost. Any consideration of a plan change during the contract period will be negotiated jointly by the Select Board and Town Manager. Town will establish an employee account in the amount equal to the maximum out of pocket requirements for the POS 200 plan to be paid towards the out of pocket maximum associated with the POS 200 plan.

Retirement

The Town participates in the Social Security System. Both the Town and the Town Manager shall make the required respective contribution to the System, the amounts of the contributions to be determined in accordance with federal law. The Town shall also contribute to the Town Manager's retirement plan. Contributions and payment shall be made in accordance with the plan in place for the Town of Readfield.

Travel Allowance

At his discretion, the Town Manager shall use private transportation on Town business. He will be paid for all actual and necessary use of private transportation on Town business at the current IRS mileage reimbursement rate for private vehicles or the actual cost of the transportation for mass transit. Incidental vehicle expenses (tolls and parking) will be reimbursed when documented with any other travel expenses on an expense report along with receipts.

Professional Development

The Town agrees to budget for and pay for the professional dues, subscriptions, travel and seminar registrations and related expenses of the Town Manager for professional participation, meetings, workshops and training adequate to continue his professional development. Said participation on Town time may include the international City Manager's Association, Maine Town and City Manager's Association, and other national, regional, state and local groups that the Town Manager and Select Board agree are desirable. The Town Manager may attend the Maine Municipal Association convention and the Maine Town and City Management annual meeting. Subject to annual budget constraints, the Town Manager may attend either the International City Manager's Association or National League of Cities annual meeting on a biennial basis.

Term and Termination

The initial Term of this contract shall be three years extending from July 1, 2022 through June 30, 2025. The Select Board shall notify the Town Manager on or prior to June 30, 2023 as to whether it wishes to negotiate a one-year extension of this contract through 2026, and again prior to June 30, 2024 as to whether it wishes to negotiate a one-year extension of this contract through 2027. A one-year extension will occur automatically if no notice received prior to June 30.

The Select Board may terminate the Town Manager's contract for cause or malfeasance at any time. No severance payment or continuation of health or dental insurance will be required of the Town in the event of termination for cause or malfeasance.

The Select Board may choose, for any reason, without the requirement to prove cause or malfeasance, to terminate or decline to renew the Town Manager's contract at any time. In this case, the Town will pay the Town Manager a severance amount equal to three months (25%) of the current annual salary and continue the Town Manager's health and dental insurance for three months from the date of termination, or end of the contract period in the event of non-renewal.

The Town Manager will give three months prior notice in the event he intends to resign his employment with the Town, without any severance pay or additional benefits beyond the date of resignation, unless otherwise negotiated with the Select Board.

Indemnification

The Town will defend and indemnify the Town Manager against any tort, professional liability claim or demand or other legal action, whether or not it appears to have merit, arising out of an alleged act or omission occurring in the performance of the Town Manager’s duties, except if the claim alleges fraud or other intentional torts or a criminal act, and as prohibited by law. The Town will either litigate or compromise and settle any such claim or suit and pay the amount of any judgment or settlement rendered thereon, whether levied against the Town of Readfield or the Town Manager personally. Indemnification will extend beyond termination of employment, to provide full and complete protection to the Town Manager, by the Town of Readfield, as described herein, for any acts lawfully undertaken or committed as Town Manager, regardless of whether the notice or filing of such a claim or lawsuit occurs during or after the Town Manager’s employment with the Town.

Other Benefits and Obligations

Some other benefits and obligations shall be provided in accordance with the management and Personnel Policies of the Town of Readfield. The provisions in the Personnel Policies on Work Performance Evaluation, Grievances, Discipline and Appeals do not apply to the employment of the Town Manager. In lieu of these procedures, this contract will refer to MMA’s guidelines on these items.

Signatures

Town Manager:

Read and agreed to: _____ Date: _____
Eric W. Dyer, Town Manager

Select Board for the Town of Readfield:

Read and agreed to:

Dennis Price, Chair

Kathryn Mills Woodsum, Vice Chair

Carol Doorenbos

Ralph Eno

Sean Keegan

Date

FY 23 BUDGET - DRAFT

Last Updated March 10, 2022

Draft 3

FY 2023 Expenses

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2023 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
10 - Administration										
10	Administration	\$ 259,962	\$ 246,159	\$ 260,638	\$ 321,375	\$ 151,986	\$ 342,855	\$ 21,480	6.68%	
12	Insurance	\$ 112,793	\$ 119,921	\$ 126,138	\$ 150,913	\$ 77,949	\$ 157,875	\$ 6,962	4.61%	
15	Office Equipment	\$ 5,914	\$ 7,015	\$ 5,713	\$ 6,720	\$ 3,265	\$ 6,900	\$ 180	2.68%	
20	Assessing	\$ 18,171	\$ 17,532	\$ 21,221	\$ 23,675	\$ 11,967	\$ 29,675	\$ 6,000	25.34%	
30	Code Enforcement	\$ 62,100	\$ 29,157	\$ 55,288	\$ 76,715	\$ 33,380	\$ 82,060	\$ 5,345	6.97%	
40	Planning Board	\$ 125	\$ -	\$ 499	\$ 1,100	\$ 131	\$ 1,015	\$ (85)	-7.73%	
50	Appeals Board	\$ -	\$ -	\$ 135	\$ 100	\$ -	\$ 50	\$ (50)	-50.00%	
60	Grant Writing & Planning	\$ 5,850	\$ -	\$ -	\$ 12,000	\$ 6,235	\$ 7,000	\$ (5,000)	-41.67%	
70	Heating Assistance	\$ -	\$ 1,596	\$ 741	\$ 2,500	\$ 937	\$ 2,500	\$ -	.00%	
75	Legal Services	\$ 25,190	\$ 19,848	\$ 9,847	\$ 25,000	\$ 8,927	\$ 50,000	\$ 25,000	100.00%	
10 - Administration		\$ 490,105	\$ 441,227	\$ 480,221	\$ 620,098	\$ 294,777	\$ 679,930	\$ 59,832	9.65%	

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2023 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
12 - Maintenance										
10	General Maintenance	\$ 64,482	\$ 68,885	\$ 75,537	\$ 100,765	\$ 43,686	\$ 117,600.00	\$ 16,835	16.71%	
20	Building Maintenance	\$ 39,352	\$ 45,156	\$ 33,418	\$ 35,900	\$ 11,727	\$ 34,450.00	\$ (1,450)	- 4.04%	
30	Vehicle / Equip. Maintenance	\$ 5,404	\$ 6,229	\$ 12,309	\$ 8,250	\$ 4,489	\$ 8,250.00	\$ -	0.00%	
12 - Maintenance		\$ 109,238	\$ 120,269	\$ 121,264	\$ 144,915	\$ 59,901	\$ 160,300	\$ 15,385	10.62%	

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2023 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
25 - Community Services										
10	Animal Control	\$ 11,543	\$ 11,715	\$ 11,910	\$ 14,445	\$ 4,487	\$ 9,530	\$ (4,915)	-34.03%	
20	Kennebec Land Trust	\$ -	\$ 250	\$ 250	\$ 250	\$ -	\$ 250	\$ -	0.00%	
25	Kennebec Valley COG	\$ 4,325	\$ 4,301	\$ 4,325	\$ 4,500	\$ 4,226	\$ 4,500	\$ -	0.00%	
30	Age Friendly	\$ 8,365	\$ 192	\$ 150	\$ 2,100	\$ 5,733	\$ 2,000	\$ (100)	-4.76%	
40	Library	\$ 41,528	\$ 37,424	\$ 36,900	\$ 37,666	\$ 20,824	\$ 44,928	\$ 7,262	19.28%	
50	Readfield Public Access TV	\$ 4,410	\$ 3,375	\$ 6,174	\$ 7,085	\$ 2,961	\$ 7,245	\$ 160	2.26%	
60	Street Lights	\$ 6,020	\$ 6,075	\$ 3,433	\$ 4,000	\$ 208	\$ 750	\$ (3,250)	-81.25%	
70	Broadband	\$ -	\$ -	\$ -	\$ 5,000	\$ 48,214	\$ -	\$ (5,000)	-	
90	Maranacook Lake Dam	\$ -	\$ -	\$ 1,110	\$ 420	\$ 235	\$ 500	\$ 80	-	
25 - Community Services		\$ 76,191	\$ 63,332	\$ 64,250	\$ 75,466	\$ 86,887	\$ 69,703	\$ (5,763)	-7.64%	

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2023 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
30 - Recreation, Parks, & Activities										
10	Beach	\$ 9,039	\$ 8,291	\$ 14,286	\$ 17,235	\$ 9,626	\$ 18,339	\$ 1,104	6.41%	
20	Recreation Board	\$ 9,447	\$ 5,682	\$ 4,018	\$ 18,586	\$ 4,785	\$ 21,300	\$ 2,714	14.60%	
25	Heritage Days	\$ -	\$ 7,904	\$ 3,000	\$ 5,000	\$ 5,110	\$ 6,600	\$ 1,600	32.00%	
30	Conservation Commission	\$ 46,378	\$ -	\$ 910	\$ 6,250.00	\$ 1,893	\$ 6,300	\$ 50	0.80%	
60	Town Properties	\$ 3,199	\$ 480	\$ 1,530	\$ 2,750	\$ 278	\$ 3,000	\$ 250	9.09%	
70	Trails	\$ 688	\$ 1,667	\$ 3,316	\$ 500	\$ 1,784	\$ 3,168	\$ 2,668	533.60%	
30 - Recreation, Parks, & Activities		\$ 68,752	\$ 24,023	\$ 27,061	\$ 50,321	\$ 23,477	\$ 58,707	\$ 8,386	16.67%	

FY 2023 Expenses

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
40 - Protection									
	10 Fire Department	\$ 94,491	\$ 47,718	\$ 50,982	\$ 74,425	\$ 20,128	\$ 77,025	\$ 2,600	3.49%
	20 Ambulance	\$ 25,460	\$ 26,240	\$ 32,162	\$ 38,110	\$ 19,055	\$ 53,400	\$ 15,290	40.12%
	35 Tower Sites	\$ 7,324	\$ 7,695	\$ 1,169	\$ 4,550	\$ 4,914	\$ 4,550	\$ -	0.00%
	40 Dispatching	\$ 22,619	\$ 33,876	\$ 35,567	\$ 36,750	\$ 23,705	\$ 40,000	\$ 3,250	8.84%
	70 Emergency Operations	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 1,000	\$ 500	-
	40 - Protection	\$ 149,894	\$ 115,529	\$ 119,879	\$ 154,335	\$ 67,802	\$ 175,975	\$ 21,640	14.02%
DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
50 - Cemeteries									
	10 Town Cemeteries	\$ 10,666	\$ 8,402	\$ 16,008	\$ 22,700	\$ 6,833	\$ 19,500	\$ (3,200)	-14%
	50 - Cemeteries	\$ 10,666	\$ 8,402	\$ 16,008	\$ 22,700	\$ 6,833	\$ 19,500	\$ (3,200)	-14.10%
DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
60 - Roads & Drainage									
	10 Road Maintenance	\$ 132,940	\$ 66,256	\$ 45,948	\$ 125,200	\$ 13,963	\$ 124,000	\$ (1,200)	-96%
	40 Winter Maintenance	\$ 261,632	\$ 260,937	\$ 264,227	\$ 292,650	\$ 130,020	\$ 370,650	\$ 78,000	26.65%
	60 - Roads & Drainage	\$ 394,571	\$ 327,193	\$ 310,175	\$ 417,850	\$ 143,983	\$ 494,650	\$ 76,800	18.38%
DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
65 - Capital Improvements									
	1 Admin. Technology	\$ 6,000	\$ -	\$ 13,167	\$ -	\$ -	\$ 9,000	\$ 9,000	100%
	2 Broadband Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	-
	5 Fire Department	\$ -	\$ 6,680	\$ 6,100	\$ 10,000	\$ 6,625	\$ 10,000	\$ -	-
	10 Fire Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	12 Fire Station Addition	\$ 27,375	\$ 154,936	\$ 534,382	\$ 200,000	\$ -	\$ -	\$ (200,000)	-
	20 Gile Hall	\$ 6,759	\$ 570	\$ -	\$ 10,000	\$ 11,365	\$ 20,000	\$ 10,000	100%
	25 Parks & Recreation	\$ 1,055	\$ -	\$ 1,765	\$ 85,000	\$ 6,823	\$ 500,000	\$ 415,000	100%
	30 Library Building	\$ 1,989	\$ 60,871	\$ 61,277	\$ 50,000	\$ -	\$ 15,000	\$ (35,000)	-
	35 Open Space	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 50,000	\$ 40,000	100%
	40 Cemetery	\$ 8,290	\$ -	\$ -	\$ 5,000	\$ -	\$ 10,000	\$ 5,000	100%
	50 Sidewalks	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ (45,000)	-17%
	55 Roads	\$ 6,908	\$ 97,143	\$ 431,042	\$ 422,000	\$ -	\$ 350,000	\$ (72,000)	0%
	65 Equipment	\$ 18,405	\$ -	\$ 6,177	\$ 15,000	\$ -	\$ 15,000	\$ -	0%
	66 Capital Leases	\$ 16,138	\$ -	\$ -	\$ 6,177	\$ 6,177	\$ 6,177	\$ -	0%
	70 Transfer Station	\$ 67,111	\$ 17,176	\$ 19,804	\$ 44,681	\$ 1,475	\$ 46,508	\$ 1,827	4%
	85 Town Building Improvements	\$ -	\$ -	\$ 1,320	\$ -	\$ -	\$ -	\$ -	-
	90 Maranacook Lake Dam	\$ 36,542	\$ 191,837	\$ -	\$ -	\$ -	\$ -	\$ -	-
	65 - Capital Improvements	\$ 196,573	\$ 529,214	\$ 1,075,033	\$ 902,858	\$ 32,465	\$ 6,031,685	\$ 5,128,827	568.07%
DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
70 - Solid Waste									
	10 Transfer Station	\$ 283,736	\$ 280,481	\$ 307,154	\$ 321,165	\$ 159,729	\$ 340,075	\$ 18,910	5.89%
	50 Backhoe	\$ 8,510	\$ 2,391	\$ 1,707	\$ 2,500	\$ 656	\$ 2,500	\$ -	0.00%
	70 - Solid Waste	\$ 292,246	\$ 282,872	\$ 308,861	\$ 323,665	\$ 160,385	\$ 342,575	\$ 18,910	5.84%
DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
75 - Education									
	10 RSU #38	\$ 3,556,960	\$ 3,710,394	\$ 3,634,908	\$ 3,463,235	\$ 1,731,618	\$ 3,740,294	\$ 277,059	8.00%
	75 - Education	\$ 3,556,960	\$ 3,710,394	\$ 3,634,908	\$ 3,463,235	\$ 1,731,618	\$ 3,740,294	\$ 277,059	8.00%

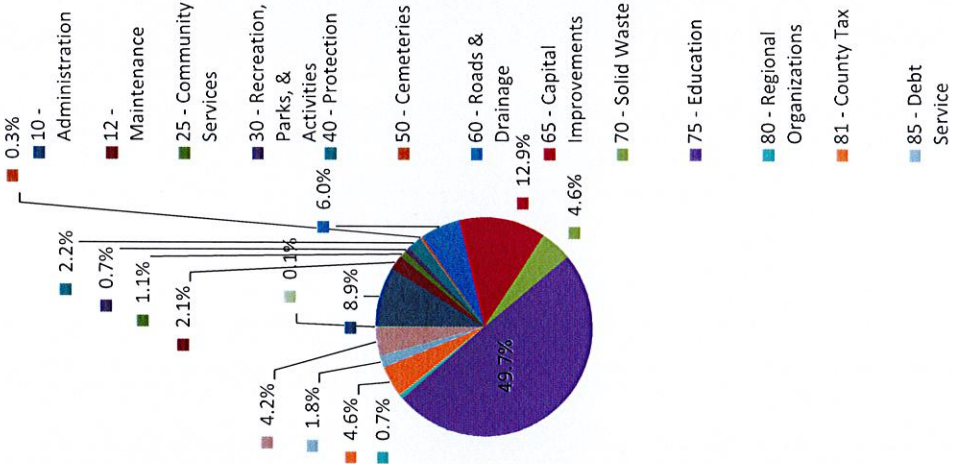
FY 2023 Expenses

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
80 - Regional Organizations									
	10 Cobbesee Watershed District	\$ 22,079	\$ 22,797	\$ 22,797	\$ 24,000	\$ 15,958	\$ 25,613	\$ 1,613	6.72%
	40 First Park	\$ 24,097	\$ 24,796	\$ 24,237	\$ 25,000	\$ 16,637	\$ 25,000	\$ -	0.00%
	80 - Regional Organizations	\$ 46,176	\$ 47,593	\$ 47,034	\$ 49,000	\$ 32,595	\$ 50,613	\$ 1,613	3.29%
81 - County Tax									
	20 Kennebec County Tax	\$ 266,694	\$ 285,399	\$ 300,846	\$ 319,743	\$ 319,743	\$ 319,743	\$ -	0.00%
	81 - County Tax	\$ 266,694	\$ 285,399	\$ 300,846	\$ 319,743	\$ 319,743	\$ 319,743	\$ -	.00%
85 - Debt Service									
	10 Fire Truck (2023 payoff)	\$ 56,238	\$ 55,583	\$ 54,883	\$ 54,132	\$ 53,261	\$ 53,324	\$ (808)	- 1.49%
	23 2023 Municipal Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,257	\$ -	-
	25 2013 Road Bond (2021 payoff)	\$ 109,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	40 Maranacook Lake Outlet Dam (20	\$ 2,074	\$ 19,973	\$ 19,614	\$ 19,242	\$ 17,715	\$ 18,857	\$ (385)	- 2.00%
	70 2008 Road Bond (2019 payoff)	\$ 156,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	80 2020 Muni. Build. Bond (2034 pay	\$ -	\$ -	\$ 9,446	\$ 46,442	\$ 41,668	\$ 45,978	\$ (464)	-
	85 2021 Muni. Bond	\$ -	\$ -	\$ -	\$ 5,408	\$ -	\$ 30,530	\$ 25,122	-
	85 - Debt Service	\$ 324,262	\$ 75,556	\$ 83,943	\$ 125,224	\$ 112,644	\$ 236,946	\$ 111,722	89.22%
90 - Unclassified									
	10 Overlay (Abatement / Overdraft)	\$ 13,895	\$ 3,472	\$ 3,223	\$ 222,952	\$ 14,933	\$ 25,000	\$ (197,952)	-88.79%
	15 Local Property Tax Relief	\$ -	\$ 383	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	0.00%
	20 Non-profit Agencies	\$ 14,036	\$ 13,148	\$ 14,285	\$ 14,535	\$ 13,375	\$ 15,000	\$ 465	3.20%
	40 Contingency	\$ 3,049	\$ 1,875	\$ 6,349	\$ 25,000	\$ -	\$ 25,000	\$ -	0.00%
	50 Snowmobiling	\$ 1,377	\$ 1,344	\$ 1,476	\$ 1,569	\$ 1,569	\$ 1,748	\$ 179	11.41%
	60 Readfield Enterprise Fund	\$ -	\$ -	\$ 15,000	\$ 10,000	\$ -	\$ 10,000	\$ -	0.00%
	90 Revaluation	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 4,000	\$ (6,000)	-60.00%
	90 - Unclassified	\$ 32,356	\$ 16,367	\$ 40,333	\$ 294,056	\$ 29,877	\$ 90,748	\$ (203,308)	-69.14%
95 - General Assistance									
	10 General Assistance	\$ 682	\$ 188	\$ 211	\$ 10,000	\$ 964	\$ 5,000	\$ (5,000)	-50.00%
	95 - General Assistance	\$ 682	\$ 188	\$ 211	\$ 10,000	\$ 964	\$ 5,000	\$ (5,000)	-50.00%
TOTAL \$		6,015,368	\$ 6,047,557	\$ 6,630,028	\$ 6,973,466	\$ 3,103,951	\$ 12,476,369	\$ 5,502,903	78.9%

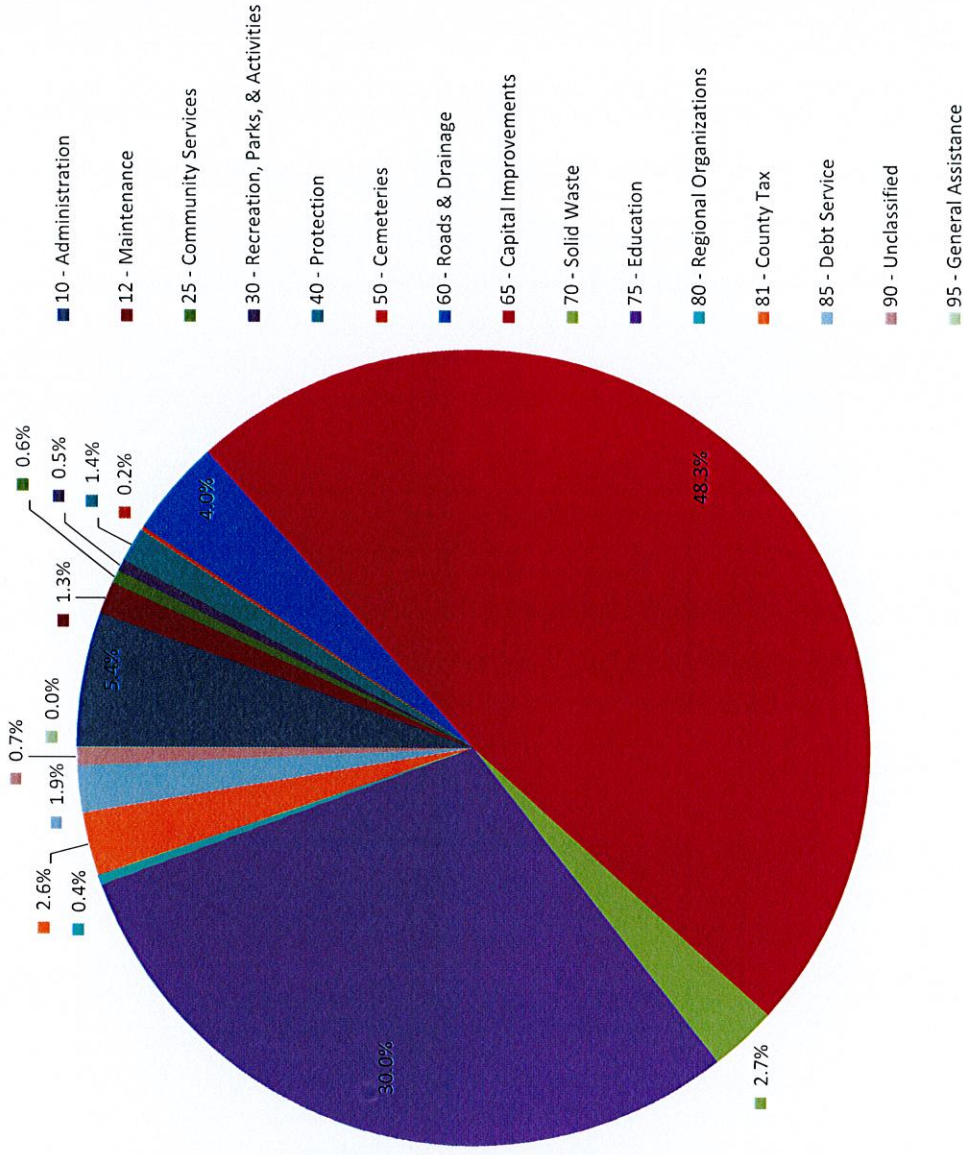
FY 2023 Expenses

DEPARTMENT	DEPARTMENT SUMMARY - EXPENSE							2022-2023 %
	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	
10 - Administration	\$ 490,105	\$ 441,227	\$ 480,221	\$ 620,098	\$ 294,777	\$ 679,930	\$ 59,832	9.6%
12 - Maintenance	\$ 109,238	\$ 120,269	\$ 121,264	\$ 144,915	\$ 59,901	\$ 160,300	\$ 15,385	10.6%
25 - Community Services	\$ 76,191	\$ 63,332	\$ 64,250	\$ 75,466	\$ 86,887	\$ 69,703	\$ (5,763)	-7.6%
30 - Recreation, Parks, & Activities	\$ 68,752	\$ 24,023	\$ 27,061	\$ 50,321	\$ 23,477	\$ 58,707	\$ 8,386	16.7%
40 - Protection	\$ 149,894	\$ 115,529	\$ 119,879	\$ 154,335	\$ 67,802	\$ 175,975	\$ 21,640	14.0%
50 - Cemeteries	\$ 10,666	\$ 8,402	\$ 16,008	\$ 22,700	\$ 6,833	\$ 19,500	\$ (3,200)	-14.1%
60 - Roads & Drainage	\$ 394,571	\$ 327,193	\$ 310,175	\$ 417,850	\$ 143,983	\$ 494,650	\$ 76,800	18.4%
65 - Capital Improvements	\$ 196,573	\$ 529,214	\$ 1,075,033	\$ 902,858	\$ 32,465	\$ 6,031,685	\$ 5,128,827	568.1%
70 - Solid Waste	\$ 292,246	\$ 282,872	\$ 308,861	\$ 323,665	\$ 160,385	\$ 342,575	\$ 18,910	5.8%
75 - Education	\$ 3,556,960	\$ 3,710,394	\$ 3,634,908	\$ 3,463,235	\$ 1,731,618	\$ 3,740,294	\$ 277,059	8.0%
80 - Regional Organizations	\$ 46,176	\$ 47,593	\$ 47,034	\$ 49,000	\$ 32,595	\$ 50,613	\$ 1,613	3.3%
81 - County Tax	\$ 266,694	\$ 285,399	\$ 300,846	\$ 319,743	\$ 319,743	\$ 319,743	\$ -	0.0%
85 - Debt Service	\$ 324,262	\$ 75,556	\$ 83,943	\$ 125,224	\$ 112,644	\$ 236,946	\$ 111,722	89.2%
90 - Unclassified	\$ 32,356	\$ 16,367	\$ 40,333	\$ 294,056	\$ 29,877	\$ 90,748	\$ (203,308)	-69.1%
95 - General Assistance	\$ 682	\$ 188	\$ 211	\$ 10,000	\$ 964	\$ 5,000	\$ (5,000)	-50.0%
TOTAL	\$ 6,015,368	\$ 6,047,557	\$ 6,630,028	\$ 6,973,466	\$ 3,103,951	\$ 12,476,369	\$ 5,502,903	78.9%

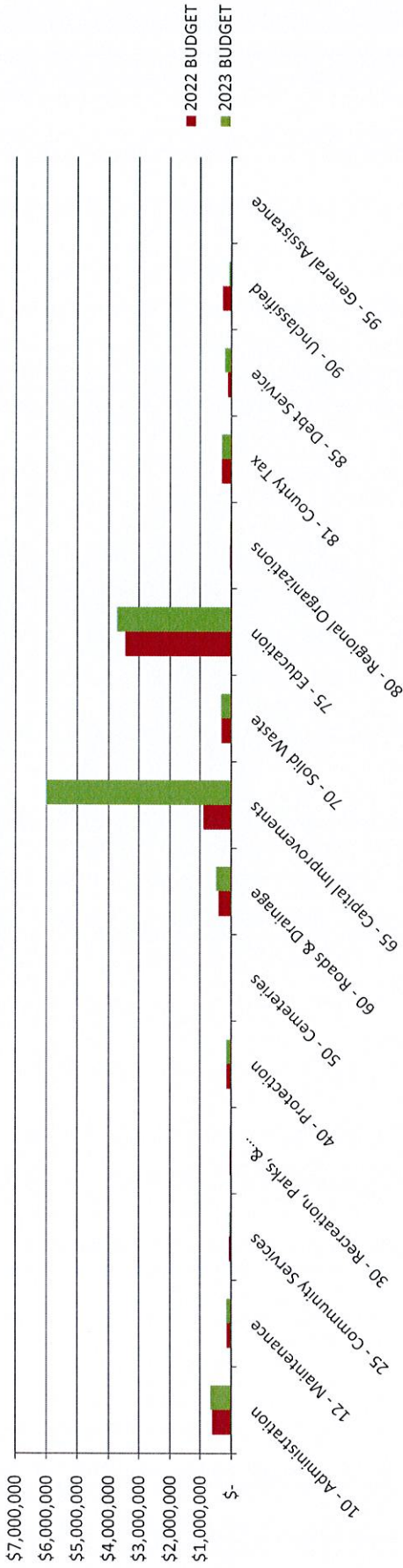
2022 Budget Expenses by Department



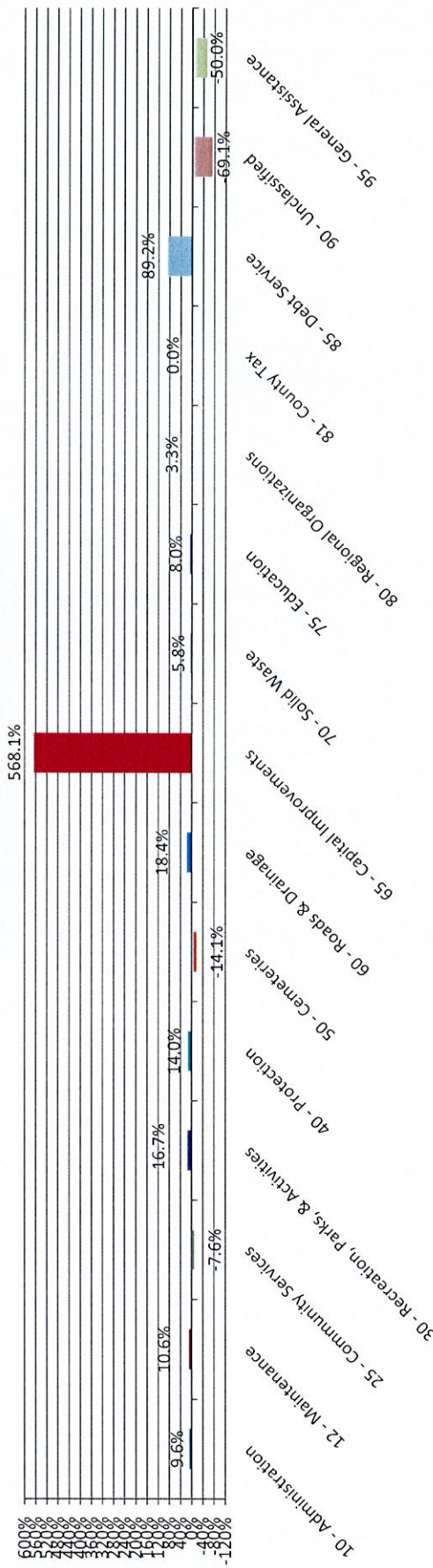
2023 Budget Expenses by Department



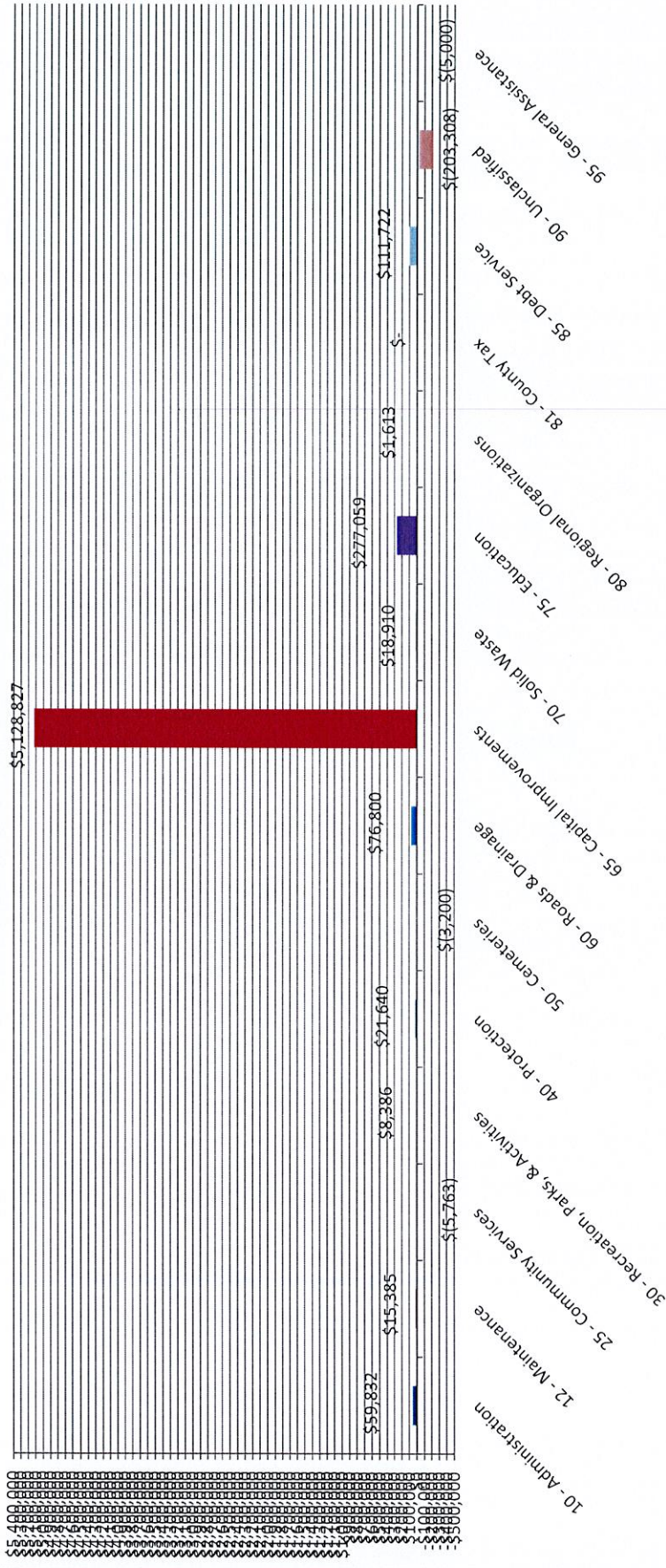
2022-2023 Totals by Department



2022-2023 % Change by Department



2022-2023 \$ Change by Department



FY 2023 Revenues

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
10- ADMINISTRATION									
	1011 REAL ESTATE PROPERTY TAX	\$ 4,604,787	\$ 4,676,344	\$ 4,599,029	\$ 4,586,332	\$ 4,596,743	\$ 4,767,641	\$ 181,308	4.0%
	1012 PERSONAL PROPERTY TAX	\$ 33,798	\$ 32,524	\$ 21,961	\$ 19,930	\$ 19,930	\$ 18,556	\$ (1,374)	-6.9%
	1013 STATE REVENUE SHARING	\$ 154,347	\$ 230,696	\$ 314,540	\$ 225,000	\$ 221,378	\$ 300,000	\$ 75,000	33.3%
	1014 INTEREST ON TAXES	\$ 30,376	\$ 32,852	\$ 33,390	\$ 30,000	\$ 10,004	\$ 25,000	\$ (5,000)	-16.7%
	1021 INVESTMENT INCOME	\$ 11,398	\$ 13,885	\$ 9,588	\$ 6,000	\$ 3,655	\$ 6,000	\$ -	0.0%
	1031 VETERANS EXEMPTION	\$ 3,890	\$ 2,802	\$ 2,876	\$ 4,000	\$ 2,245	\$ 2,500	\$ (1,500)	-37.5%
	1032 HOMESTEAD EXEMPTION	\$ 175,968	\$ 180,463	\$ 240,493	\$ 208,137	\$ 220,070	\$ 193,789	\$ (14,348)	-6.9%
	1033 TREE GROWTH REIMBURSEMENT	\$ 9,093	\$ 8,553	\$ 8,302	\$ 9,000	\$ 10,776	\$ 10,000	\$ 1,000	11.1%
	1034 BETE REIMBURSEMENT	\$ 15,612	\$ 12,661	\$ 7,778	\$ 7,046	\$ 7,046	\$ 6,560	\$ (486)	-6.9%
	1041 COVID-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	1051 BOAT EXCISE TAXES	\$ 7,505	\$ 7,974	\$ 9,236	\$ 7,500	\$ 936	\$ 8,500	\$ 1,000	13.3%
	1052 MOTOR VEHICLE TAXES	\$ 573,684	\$ 600,150	\$ 702,922	\$ 575,000	\$ 322,909	\$ 650,000	\$ 75,000	13.0%
	1053 AGENT FEE	\$ 10,571	\$ 12,201	\$ 16,112	\$ 9,000	\$ 7,285	\$ 14,000	\$ 5,000	55.6%
	1054 NEWSLETTER ADS	\$ 100	\$ 100	\$ 100	\$ 100	\$ 12	\$ -	\$ (100)	-100.0%
	1056 NOTICE FEES	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ -	-
	1060 BUSINESS LICENSE FEES	\$ 30	\$ 30	\$ 50	\$ 50	\$ 1,520	\$ 50	\$ -	0.0%
	1065 CERTIFIED COPY FEES	\$ 1,538	\$ 1,541	\$ 1,503	\$ 1,500	\$ 1,051	\$ 1,500	\$ -	0.0%
	1090 OTHER INCOME	\$ 25,071	\$ 6,377	\$ 12,938	\$ 5,000	\$ 3,843	\$ 5,000	\$ -	0.0%
	1095 Heating Assistance	\$ 2,177	\$ 2,794	\$ 3,244	\$ 2,500	\$ 2,333	\$ 2,500	\$ -	0.0%
	3010 PLUMBING FEES	\$ 5,420	\$ 4,800	\$ 6,983	\$ 5,000	\$ 4,413	\$ 5,000	\$ -	0.0%
	3020 LAND USE FEES	\$ 5,966	\$ 6,209	\$ 10,214	\$ 6,000	\$ 3,464	\$ 6,000	\$ -	0.0%
	3040 INTERLOCAL CEO	\$ -	\$ -	\$ 22,308	\$ 36,135	\$ 18,664	\$ 38,800	\$ 2,665	7.4%
	5000 Use of Undesignated Funds	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 300,000	\$ 50,000	20.0%
	5001 Use of Carry Forward	\$ -	\$ -	\$ -	\$ 132,270	\$ -	\$ 242,253	\$ 109,983	83.2%
	5033 Use of Trust Funds	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -	-
10- ADMINISTRATION		\$ 5,671,331	\$ 5,832,953	\$ 6,023,566	\$ 6,131,999	\$ 5,594,045	\$ 6,610,148	\$ 478,149	7.8%

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
12 - MAINTENANCE									
	4010 FUEL TAX	\$ 118	\$ 178	\$ -	\$ 200	\$ -	\$ -	\$ (200)	-
12 - MAINTENANCE		\$ 118	\$ 178	\$ -	\$ 200	\$ -	\$ -	\$ (200)	-

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
25 COMMUNITY SERVICES									
	1010 ANIMAL CONTROL DOG LICENSE FEE	\$ 2,137	\$ 2,094	\$ 1,494	\$ 2,500	\$ 862	\$ 2,000	\$ (500)	-20.0%
	1011 Rabies Clinic	\$ 570	\$ 795	\$ 360	\$ 1,000	\$ 360	\$ 500	\$ -	-
	1012 DOG VACCINATION FUND	\$ 115	\$ 30	\$ 33	\$ -	\$ 20	\$ -	\$ -	-
	3000 AGE FRIENDLY	\$ 8,000	\$ -	\$ 2,429	\$ -	\$ 7,556	\$ 2,000	\$ 2,000	38.5%
	4005 LIBRARY DONATIONS	\$ 27,071	\$ 2,537	\$ 2,844	\$ 1,300	\$ 6,620	\$ 1,800	\$ 500	38.5%
	4010 LIBRARY SALE PROCEEDS	\$ 1,217	\$ 1,071	\$ 158	\$ 1,290	\$ 1,102	\$ 1,100	\$ (190)	-
	4015 Library Front Desk Contributions	\$ 438	\$ 316	\$ 254	\$ 452	\$ 252	\$ 450	\$ (2)	-0.4%
	4020 Library Non Res Patrons	\$ 125	\$ 100	\$ 100	\$ 125	\$ 100	\$ 125	\$ -	0.0%
	5010 CABLE TV FRANCHISE FEES	\$ 30,828	\$ 14,955	\$ 15,055	\$ 30,000	\$ 14,357	\$ 30,000	\$ -	0.0%
25 COMMUNITY SERVICES		\$ 70,501	\$ 21,898	\$ 22,727	\$ 36,667	\$ 31,228	\$ 37,975	\$ 1,308	3.6%

FY 2023 Revenues

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
30	RECREATION, PARKS & ACTIVITIES								
	1010 BEACH INCOME	\$ 7,008	\$ 9,644	\$ 6,958	\$ 3,500	\$ 1,339	\$ 1,500	\$ (2,000)	-57.1%
	2021 REC BOARD - BASEBALL	\$ 2,519	\$ 420	\$ 2,451	\$ 2,920	\$ -	\$ 3,000	\$ 80	2.7%
	2022 REC BOARD - SOCCER	\$ 2,135	\$ 1,955	\$ -	\$ 2,100	\$ 1,790	\$ 2,200	\$ 100	4.8%
	2023 REC BOARD - SWIMMING	\$ -	\$ -	\$ 450	\$ 4,500	\$ 585	\$ 1,000	\$ (3,500)	-
	2024 REC BOARD - Basketball	\$ 3,090	\$ 4,065	\$ -	\$ 3,150	\$ 3,415	\$ 3,500	\$ 350	11.1%
	2025 REC BOARD - OTHER RECREATION	\$ 40	\$ -	\$ 1,010	\$ -	\$ 1,800	\$ 500	\$ 500	3.9%
	2026 Rec Board - Softball	\$ 1,382	\$ 178	\$ 585	\$ 1,540	\$ -	\$ 1,600	\$ 60	-
	2027 Rec Board - Interlocal	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ (500)	-
	2073 HD - MERCHANDISE SALES	\$ 66	\$ 368	\$ -	\$ -	\$ 155	\$ -	\$ -	-
	3015 Conservation Donations / Grants	\$ 23,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	7010 Trails	\$ 100	\$ 2,830	\$ 600	\$ -	\$ 255	\$ -	\$ -	-
30	RECREATION, PARKS & ACTIVITIES	\$ 39,500	\$ 19,460	\$ 12,054	\$ 18,210	\$ 9,339	\$ 13,300	\$ (4,910)	-27.0%

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
40	PROTECTION								
	1010 FIRE DEPARTMENT DONATIONS	\$ 223	\$ -	\$ 800	\$ -	\$ 10,890	\$ -	\$ -	-
	1035 FD Burn Permits online	\$ 266	\$ 338	\$ 300	\$ 250	\$ 290	\$ -	\$ (250)	-100.0%
	3500 Tower Sites	\$ 2,600	\$ 4,932	\$ 2,200	\$ 3,200	\$ -	\$ 3,200	\$ -	0.0%
	4050 FD Safety Grant	\$ 886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
40	PROTECTION	\$ 3,975	\$ 5,270	\$ 3,300	\$ 3,450	\$ 11,180	\$ 3,200	\$ (250)	-7.2%

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
50	CEMETERIES								
	5020 Donations	\$ 300	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	-
	50 CEMETERIES	\$ 300	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	-

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
60	Roads & Drainage								
	2010 LOCAL ROAD ASSISTANCE	\$ 35,612	\$ 36,560	\$ 34,164	\$ 32,000	\$ 36,672	\$ 36,000	\$ 4,000	12.5%
	2020 HIGHWAY INCOME	\$ 1,794	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	-
60	Roads & Drainage	\$ 37,406	\$ 36,560	\$ 34,314	\$ 32,000	\$ 36,672	\$ 36,000	\$ 4,000	12.5%

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
65	CAPITAL IMPROVEMENTS								
	6500 Municipal Bond Proceeds	\$ -	\$ -	\$ -	\$ 395,000	\$ 395,000	\$ 5,364,230	\$ 4,969,230	1258.0%
	6502 Broadband Grants (ARPA + Other)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,770	\$ 135,770	-
	6512 Building (FD + Lib.) Bond + donation	\$ -	\$ 578,000	\$ -	\$ -	\$ 21,629	\$ -	\$ -	-
	6525 Ballfields	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ (45,000)	-
	6550 Sidewalks	\$ -	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ (36,000)	-
	6570 Transfer Station (Fayette & Wayne)	\$ 8,841	\$ 16,189	\$ 10,484	\$ 14,533	\$ 8,073	\$ 15,109	\$ 576	4.0%
	6590 Maranacook Lake Dam	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
65	CAPITAL IMPROVEMENTS	\$ 168,841	\$ 594,189	\$ 10,484	\$ 490,533	\$ 424,702	\$ 5,515,109	\$ 5,024,576	1024.3%

FY 2023 Revenues

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
70	SOLID WASTE								
	7010 TRANSFER STATION FEES	\$ 31,582	\$ 59,906	\$ 65,837	\$ 60,000	\$ 34,006	\$ 60,000	\$ -	0.0%
	7021 TS RECYCLE/COMPOST	\$ 56	\$ 24	\$ 8	\$ 500	\$ 144	\$ -	\$ (500)	-
	7023 TS RECYCLABLES - METAL	\$ 10,617	\$ 9,957	\$ 13,115	\$ 10,000	\$ 11,345	\$ 14,000	\$ 4,000	40.0%
	7025 TS RECYCLABLES - OTHER	\$ 631	\$ 467	\$ 552	\$ 500	\$ 336	\$ 500	\$ -	-
	7026 TS Single Sort Recycling	\$ -	\$ 500	\$ -	\$ -	\$ 1,834	\$ 2,500	\$ 2,500	-
	7030 TS BACKHOE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	7040 Commercial Haulers Permits	\$ 450	\$ 500	\$ -	\$ 500	\$ -	\$ 300	\$ (200)	-40.0%
	7050 TS GRANTS	\$ -	\$ -	\$ -	\$ -	\$ 20,300	\$ -	\$ -	-
	7089 TS REVENUES - FAYETTE SHARE	\$ 59,232	\$ 64,133	\$ 65,954	\$ 65,944	\$ 36,948	\$ 67,078	\$ 1,134	1.7%
	7090 TS REVENUES - WAYNES SHARE	\$ 75,174	\$ 71,194	\$ 70,468	\$ 79,394	\$ 43,051	\$ 84,011	\$ 4,617	5.8%
	70 SOLID WASTE	\$ 177,742	\$ 206,680	\$ 215,934	\$ 216,838	\$ 147,965	\$ 228,389	\$ 11,551	5.3%

DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
90	UNCLASSIFIED								
	1250 First Park Revenue	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	0.0%
	3010 Snowmobile Fees	\$ 1,344	\$ 1,476	\$ 1,569	\$ 1,569	\$ -	\$ 1,748	\$ 179	11.4%
	4010 Readfield Enterprise Fund	\$ -	\$ -	\$ 170	\$ 2,000	\$ 1,503	\$ 3,000	\$ 1,000	-
	90 UNCLASSIFIED	\$ 1,344	\$ 1,476	\$ 1,739	\$ 28,569	\$ 1,503	\$ 29,748	\$ 1,179	4.1%

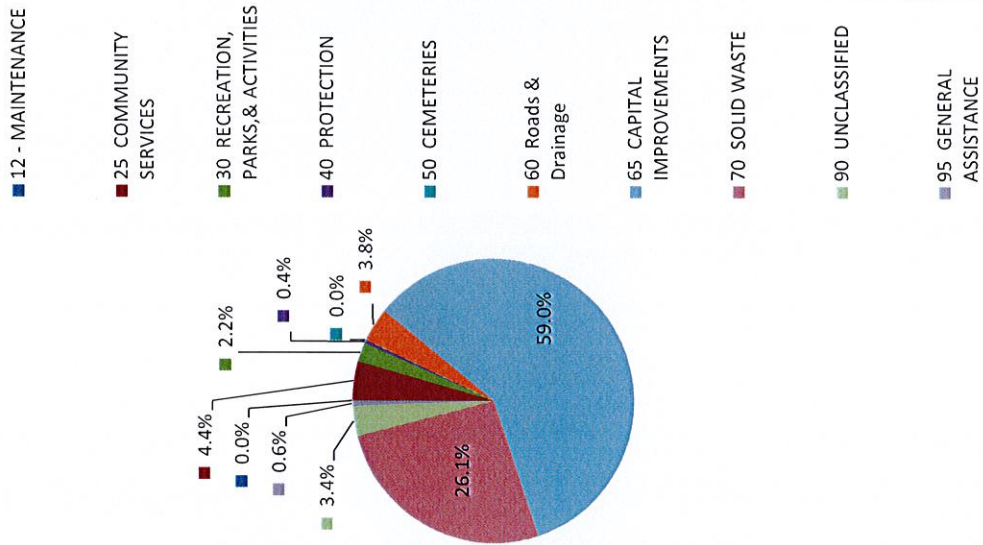
DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
95	GENERAL ASSISTANCE								
	1010 GENERAL ASSIST-STATE REVENUE	\$ 478	\$ 132	\$ -	\$ 5,000	\$ -	\$ 2,500	\$ (2,500)	-50.0%
	95 GENERAL ASSISTANCE	\$ 478	\$ 132	\$ -	\$ 5,000	\$ -	\$ 2,500	\$ (2,500)	-50.0%

TOTAL \$ 6,171,537 \$ 6,718,896 \$ 6,324,116 \$ 6,963,466 \$ 6,256,635 \$ 12,476,369 \$ 5,512,903 79.2%

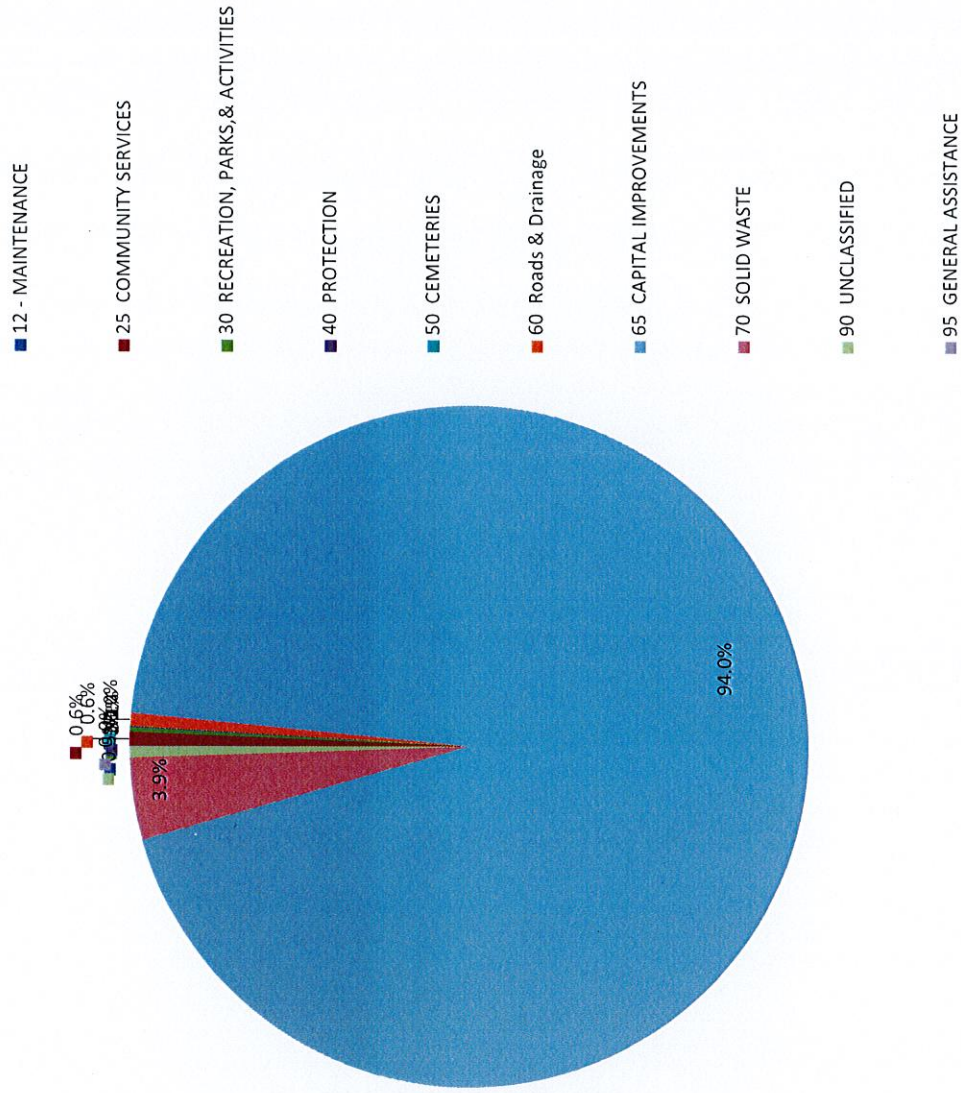
DEPARTMENT	DIVISION	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 YTD => Dec.	2023 BUDGET	2022-2023 \$	2022-2023 %
10-	ADMINISTRATION	\$ 5,671,331	\$ 5,832,953	\$ 6,023,566	\$ 6,131,999	\$ 5,594,045	\$ 6,610,148	\$ 478,149	7.8%
12 -	MAINTENANCE	\$ 118	\$ 178	\$ -	\$ 200	\$ -	\$ -	\$ (200)	-
25	COMMUNITY SERVICES	\$ 70,501	\$ 21,898	\$ 22,727	\$ 36,667	\$ 31,228	\$ 37,975	\$ 1,308	3.6%
30	RECREATION, PARKS, & ACTIVITIES	\$ 39,500	\$ 19,460	\$ 12,054	\$ 18,210	\$ 9,339	\$ 13,300	\$ (4,910)	-27.0%
40	PROTECTION	\$ 3,975	\$ 5,270	\$ 3,300	\$ 3,450	\$ 11,180	\$ 3,200	\$ (250)	-7.2%
50	CEMETERIES	\$ 300	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	-
60	Roads & Drainage	\$ 37,406	\$ 36,560	\$ 34,314	\$ 32,000	\$ 36,672	\$ 36,000	\$ 4,000	12.5%
65	CAPITAL IMPROVEMENTS	\$ 168,841	\$ 594,189	\$ 10,484	\$ 490,533	\$ 424,702	\$ 5,515,109	\$ 5,024,576	1024.3%
70	SOLID WASTE	\$ 177,742	\$ 206,680	\$ 215,934	\$ 216,838	\$ 147,965	\$ 228,389	\$ 11,551	5.3%
90	UNCLASSIFIED	\$ 1,344	\$ 1,476	\$ 1,739	\$ 28,569	\$ 1,503	\$ 29,748	\$ 1,179	4.1%
95	GENERAL ASSISTANCE	\$ 478	\$ 132	\$ -	\$ 5,000	\$ -	\$ 2,500	\$ (2,500)	-50.0%

TOTAL \$ 6,171,537 \$ 6,718,896 \$ 6,324,116 \$ 6,963,466 \$ 6,256,635 \$ 12,476,369 \$ 5,512,903 79.2%

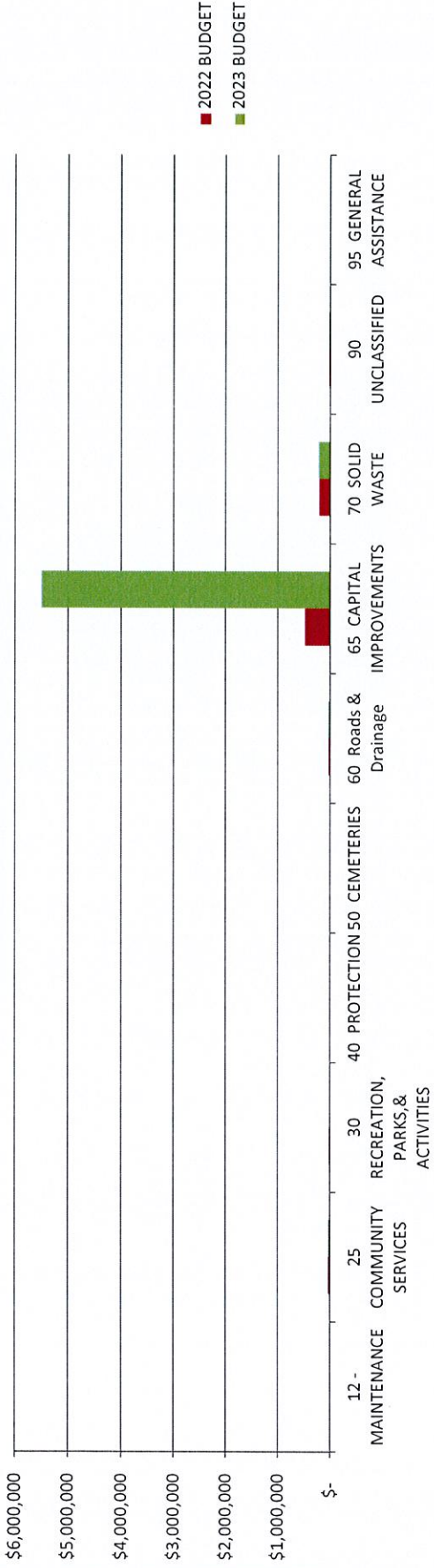
2022 Budget Revenue by Department (excluding administration)



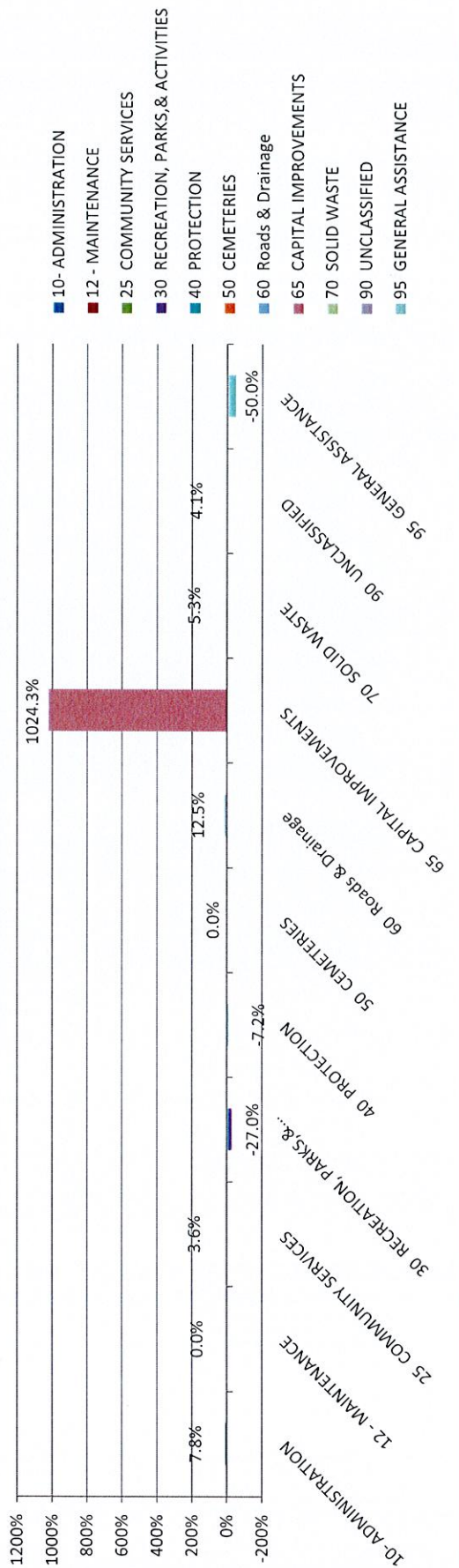
2023 Budget Revenue by Department (excluding administration)



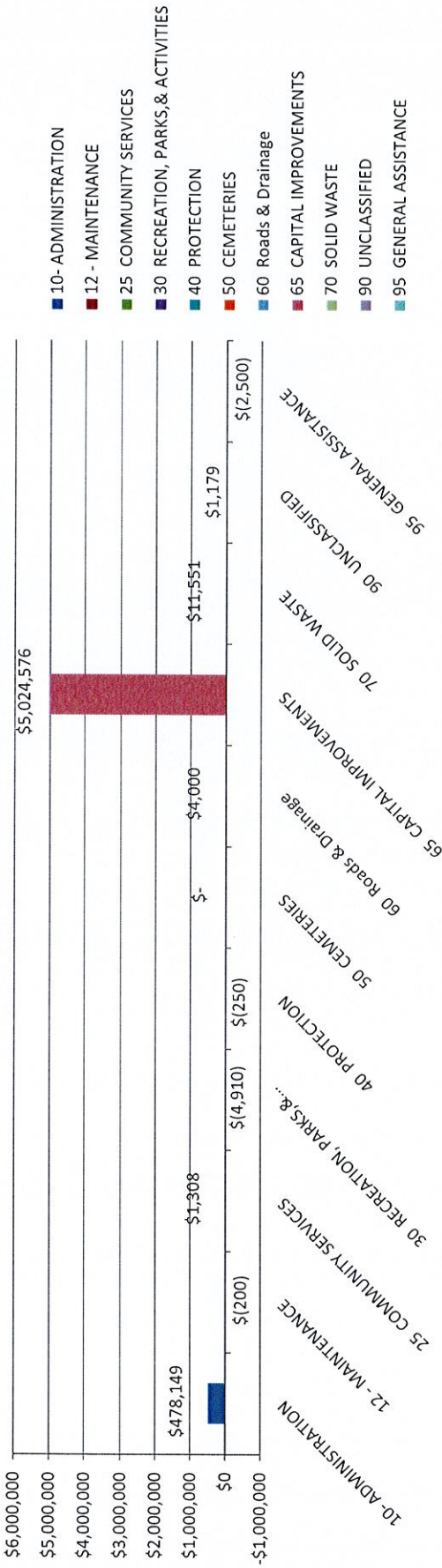
2022-2023 Revenue Totals by Department (excluding administration)



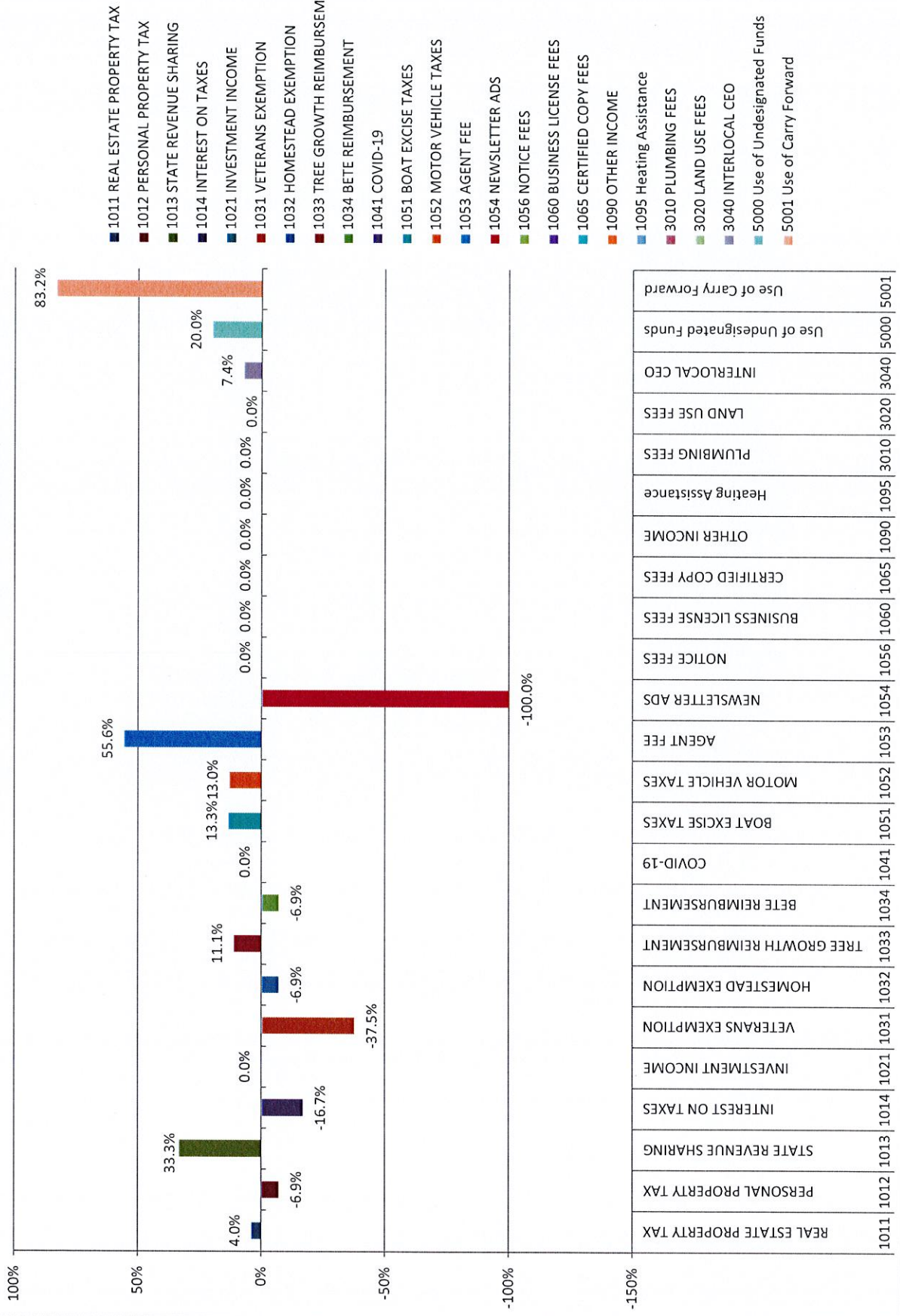
2022-2023 Revenue % Change by Department



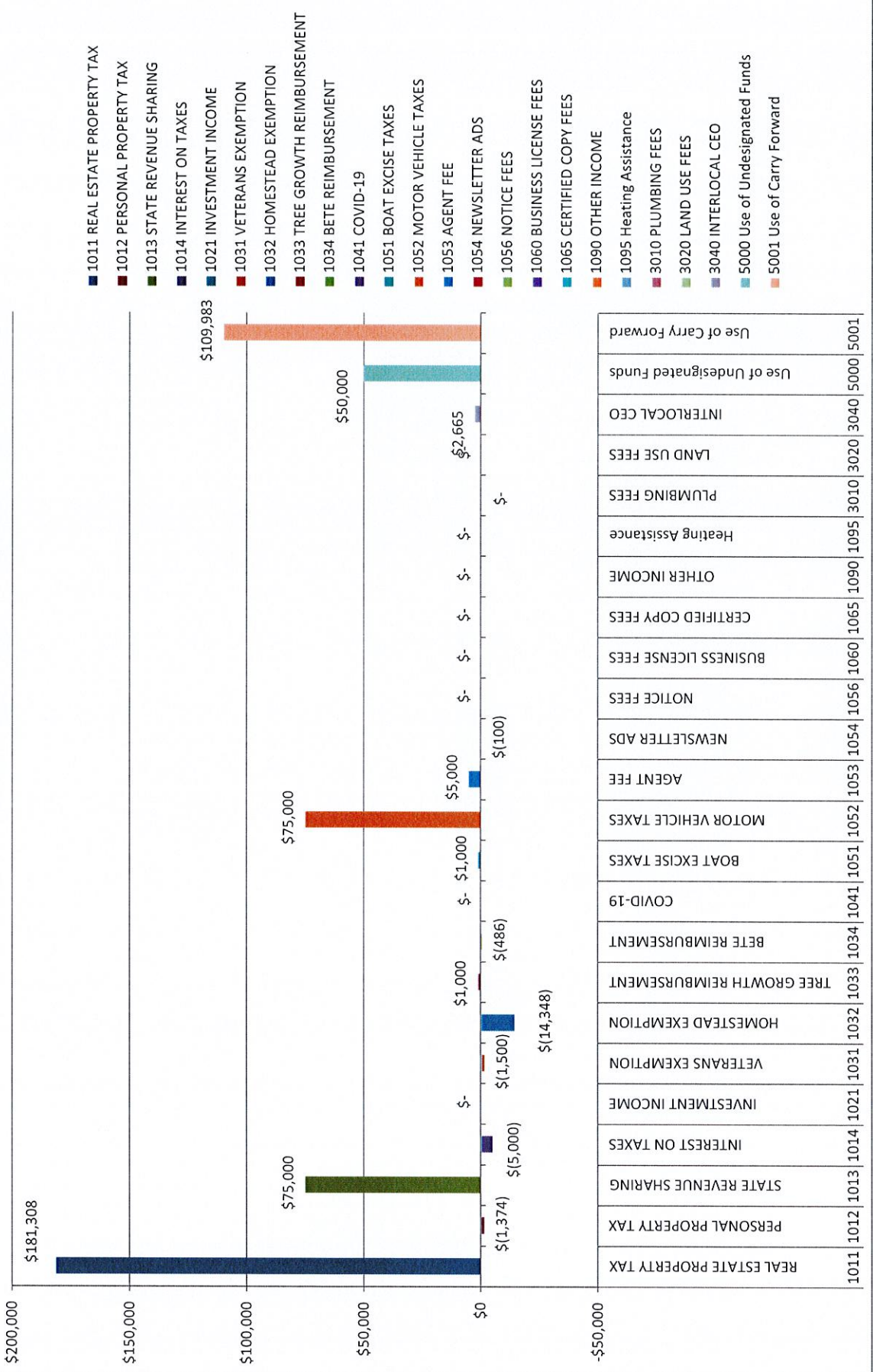
2022-2023 Revenue \$ Change by Department



2021-2022 Revenue % Change - Administration by Division



2021-2022 Revenue \$ Change - Administration by Division



Pre Commitment - ESTIMATE
Town of Readfield
FY 2022 MUNICIPAL TAX RATE CALCULATION FORM

1. Local Taxable Real Estate Valuation.....		\$324,296,395	
2. Local Taxable Personal Property Valuation.....		\$1,262,161	
3. Total Taxable Valuation (Line 1 plus line 2).....			\$325,558,556
4. a) Total of Homestead Exemption Valuation.....		\$18,830,800	
4. b) Homestead exemption reimbursement value.....		\$13,181,560	
5. a) Total of BETE Exempt Property.....		\$892,401	
5. b) BETE exemption reimbursement value.....		\$446,201	
6. Valuation Base (Line 3 plus lines 4b and 5b).....			\$339,186,317

APPROPRIATIONS

- ESTIMATE ONLY -

7. County Tax.....		\$319,743	
8. Municipal Appropriation.....		\$8,391,332	
9. TIF Financing Plan Amounts.....		\$0	
10. School/Educational Appropriations.....		\$3,740,294	
(Adjusted to Municipal Fiscal Year)			
11. Total Appropriations (Add lines 7 through 10).....			\$12,451,369

ALLOWABLE DEDUCTIONS

12. State Municipal Revenue Sharing.....		\$300,000	
13. Other Revenues: (Revenues not accounted for in Municipal Appropriation which are to be used to reduce the commitment such as Tree Growth and Veterans reimbursement, trust fund income, etc.)		\$7,189,824 \$901,508	
14. Total Deductions (Line 12 plus line 13).....			\$7,489,824
15. Net to be raised by local property tax rate (Line 11 minus line 14)			\$4,961,545

16.	$\frac{\$4,961,544.80}{\text{(Amount from line 15)}}$	×	1.05	=	\$5,209,622.04	Maximum Allowable Tax
17.	$\frac{\$4,961,544.80}{\text{(Amount from line 15)}}$	÷	$\frac{\$339,186,317}{\text{(Amount from line 6)}}$	=	0.01463	Minimum Tax Rate
18.	$\frac{\$5,209,622.04}{\text{(Amount from line 16)}}$	÷	$\frac{\$339,186,317}{\text{(Amount from line 6)}}$	=	0.01536	Maximum Tax Rate
19.	$\frac{\$325,558,556}{\text{(Amount from line 3)}}$	×	14.70 <small>(MILL RATE)</small>	=	\$4,786,196.39	<u>MIL RATE</u> <u>TO BE DETERMINED</u>
20.	$\frac{\$4,961,544.80}{\text{(Amount from line 15)}}$	×	0.05	=	\$248,077.24	Maximum Overlay
21.	$\frac{\$13,181,560}{\text{(Amount from line 4b)}}$	×	$\frac{0.01470}{\text{(Selected Rate)}}$	=	\$193,788.59	Homestead Reimbursement <small>(Enter on line 8, Assessment Warrant)</small>
22.	$\frac{\$446,201}{\text{(Amount from line 5b)}}$	×	$\frac{0.01470}{\text{(Selected Rate)}}$	=	\$6,559.81	BETE Reimbursement <small>(Enter on line 9, Assessment Warrant)</small>
23.	$\frac{\$4,986,544.80}{\text{(Line 19 plus line 21 & 22)}}$	-	$\frac{\$4,961,544.80}{\text{(Amount from line 15)}}$	=	\$25,000.00	Overlay <small>(Enter on line 3, Assessment Warrant)</small>

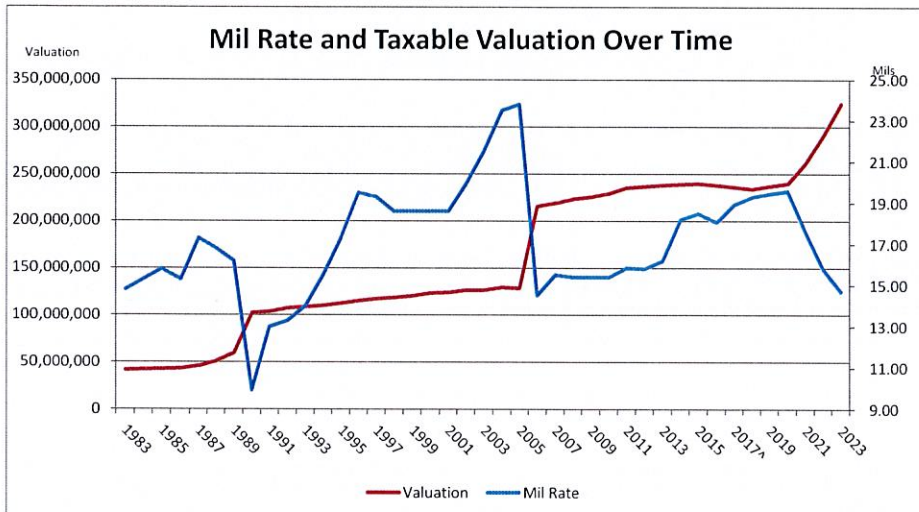
(If Line 22 exceeds Line 20 select a lower tax rate.)

Taxable Real Estate Valuation and Mil Rate Over Time								
Fiscal Year	Mil Rate		Taxable RE Valuation		General Tax Information			
	FY	Mil Rate	% Change *	Valuation	% Change *	Interest	Commit. Date	Notes
1982	1983	14.80	-18.2%	41,411,207	19.0%			Revaluation
1983	1984	15.30	3.3%	41,847,108	1.0%			
1984	1985	15.80	3.2%	42,237,514	0.9%			
1985	1986	15.30	-3.3%	42,801,844	1.3%			
1986	1987	17.30	11.6%	45,425,772	5.8%	13.50%		
1987	1988	16.80	-3.0%	50,623,696	10.3%	11%		
1988	1989	16.20	-3.7%	59,762,345	15.3%	11%		
1989	1990	9.90	-63.6%	101,779,380	41.3%	12%		Revaluation
1990	1991	13.00	23.8%	103,218,225	1.4%	12%		
1991	1992	13.30	2.3%	107,159,315	3.7%	12%		
1992	1993	14.00	5.0%	108,440,600	1.2%	12%		
1993	1994	15.50	9.7%	109,711,840	1.2%	10%	9/20/1993	
1994	1995	17.30	10.4%	111,963,640	2.0%	10%	9/6/1994	
1995	1996	19.50	11.3%	114,804,040	2.5%	10.75%	9/7/1995	
1996	1997	19.30	-1.0%	116,831,218	1.7%	10.75%	9/3/1996	
1997	1998	18.60	-3.8%	118,260,542	1.2%	10.50%	9/8/1997	
1998	1999	18.60	0.0%	119,793,570	1.3%	10.75%	9/8/1998	
1999	2000	18.60	0.0%	123,049,000	2.6%	10%	9/7/1999	
2000	2001	18.60	0.0%	123,652,330	0.5%	10.75%	9/18/2000	
2001	2002	19.90	6.5%	126,062,740	1.9%	11.50%	8/20/2001	
2002	2003	21.50	7.4%	126,102,370	0.0%	8.75%	8/21/2002	
2003	2004	23.50	8.5%	128,931,635	2.2%	7%	8/19/2003	
2004	2005	23.80	1.3%	127,886,052	-0.8%	6.50%	9/15/2004	
2005	2006	14.50	-64.1%	215,140,662	40.6%	7%	9/8/2005	Revaluation
2006	2007	15.50	6.5%	218,471,667	1.5%	7%	8/24/2006	
2007	2008	15.40	-0.6%	222,832,062	2.0%	10%	7/23/2007	
2008	2009	15.40	0.0%	225,088,075	1.0%	8%	7/17/2008	
2009	2010	15.40	0.0%	228,590,495	1.5%	6%	8/11/2009	
2010	2011	15.85	2.8%	234,687,157	2.6%	4%	8/19/2010	
2011	2012	15.80	-0.3%	235,984,354	0.5%	4%	9/30/2011	
2012	2013	16.20	2.5%	237,595,654	0.7%	4%	7/17/2012	
2013	2014	18.20	11.0%	238,389,551	0.3%	4%	7/30/2013	
2014	2015	18.50	1.6%	238,928,998	0.2%	4%	7/28/2014	
2015	2016^	18.08	-2.3%	237,490,554	-0.6%	4%	9/2/2015	
2016	2017^	18.93	4.5%	235,540,554	-0.8%	7%	8/2/2016	
2017	2018^	19.29	1.9%	233,406,854	-0.9%	7%	8/25/2017	
2018	2019	19.44	0.8%	236,460,554	1.3%	8%	8/16/2018	
2019	2020	19.55	0.6%	239,131,154	1.1%	9%	7/31/2019	
2020	2021	17.57	-11.3%	261,478,034	8.5%	9%	8/17/2020	10% Adjust.
2021	2022	15.79	-11.3%	290,458,034	10.0%	6%	7/29/2021	10% Adjust.
2022	2023	14.70	-7.4%	324,296,395	10.4%	TBD	TBD	10% Adjust.

AVERAGE 17.19 3.4% 2.1% 8.6%

* Average Excludes Revaluation Years

^ Decrease in valuation in these years is the result of changes to the State Homestead Exemption Formula



Committed and Unassigned Fund Balances and Use of Funds by Fiscal Year

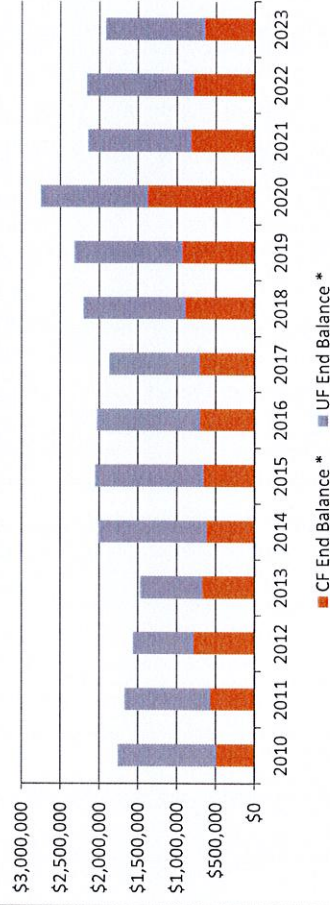
Fiscal Year	Committed Fund Balances			Unassigned Fund Balances			UF End Balance *	Combined Fund Balance
	Initial Balance	Use of Funds	New Funds	Initial Balance	Use of Funds	New Funds		
2009	\$ 1,144,584	\$ 1,162,880	\$ 509,667	\$ 1,134,437	\$ -	\$ 142,238	\$ 1,276,675	\$ 1,768,046
2010	\$ 491,371	\$ 491,371	\$ 572,447	\$ 1,276,675	\$ 285,322	\$ 120,103	\$ 1,111,456	\$ 1,683,903
2011	\$ 572,447	\$ 76,694	\$ 287,821	\$ 1,111,456	\$ 260,000	\$ (62,763)	\$ 788,693	\$ 1,572,267
2012	\$ 783,574	\$ 395,057	\$ 286,506	\$ 788,693	\$ 250,000	\$ 262,477	\$ 801,170	\$ 1,476,193
2013	\$ 675,023	\$ 134,437	\$ 82,033	\$ 801,170	\$ -	\$ 593,078	\$ 1,394,248	\$ 2,016,867
2014	\$ 622,619	\$ 160,844	\$ 195,182	\$ 1,394,248	\$ 113,421	\$ 121,785	\$ 1,402,612	\$ 2,059,569
2015	\$ 656,957	\$ 74,865	\$ 117,867	\$ 1,402,612	\$ 300,183	\$ 233,373	\$ 1,335,802	\$ 2,035,761
2016	\$ 699,959	\$ 227,020	\$ 233,843	\$ 1,335,802	\$ 230,000	\$ 65,702	\$ 1,171,504	\$ 1,878,286
2017	\$ 706,782	\$ 184,818	\$ 372,840	\$ 1,171,504	\$ 217,731	\$ 360,899	\$ 1,314,672	\$ 2,209,476
2018	\$ 894,804	\$ 227,303	\$ 268,296	\$ 1,314,672	\$ 128,000	\$ 211,719	\$ 1,398,391	\$ 2,334,188
2019	\$ 935,797	\$ 107,660	\$ 550,247	\$ 1,398,391	\$ 282,488	\$ 269,430	\$ 1,385,333	\$ 2,763,717
2020	\$ 1,378,384	\$ 656,951	\$ 100,000	\$ 1,385,333	\$ 302,117	\$ 250,000	\$ 1,333,216	\$ 2,154,649
2021	\$ 821,433	\$ 132,270	\$ 100,000	\$ 1,333,216	\$ 250,000	\$ 300,000	\$ 1,383,216	\$ 2,172,379
2022	\$ 789,163	\$ 242,253	\$ 100,000	\$ 1,383,216	\$ 300,000	\$ 200,000	\$ 1,283,216	\$ 1,930,126
2023								
AVERAGE	\$ 706,654	\$ 356,593	\$ 295,356	\$ 1,129,899	\$ 172,704	\$ 204,099	\$ 1,177,426	\$ 1,801,801

UF Minimum Policy Balance \$ 2,083,554 * Audited End Balances were used through FY19
 Budgeted UF Ending Balance \$ 1,283,216
 Deficit / Surplus \$ (800,337.59) 61.6%
 Estimated Values

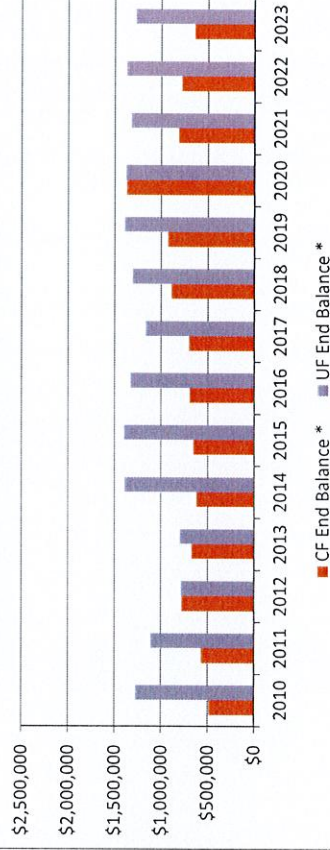
Current FY Use of Committed Funds:

Road Capital \$150,000 for sand/salt bldg. Road Operating \$50,000 to offset road maint., TS reserves of \$19,803, Enterprise Fund of 7,000, Tax Relief of 10,000, \$5,450 Conservation

Fund End Balances By Fiscal Year

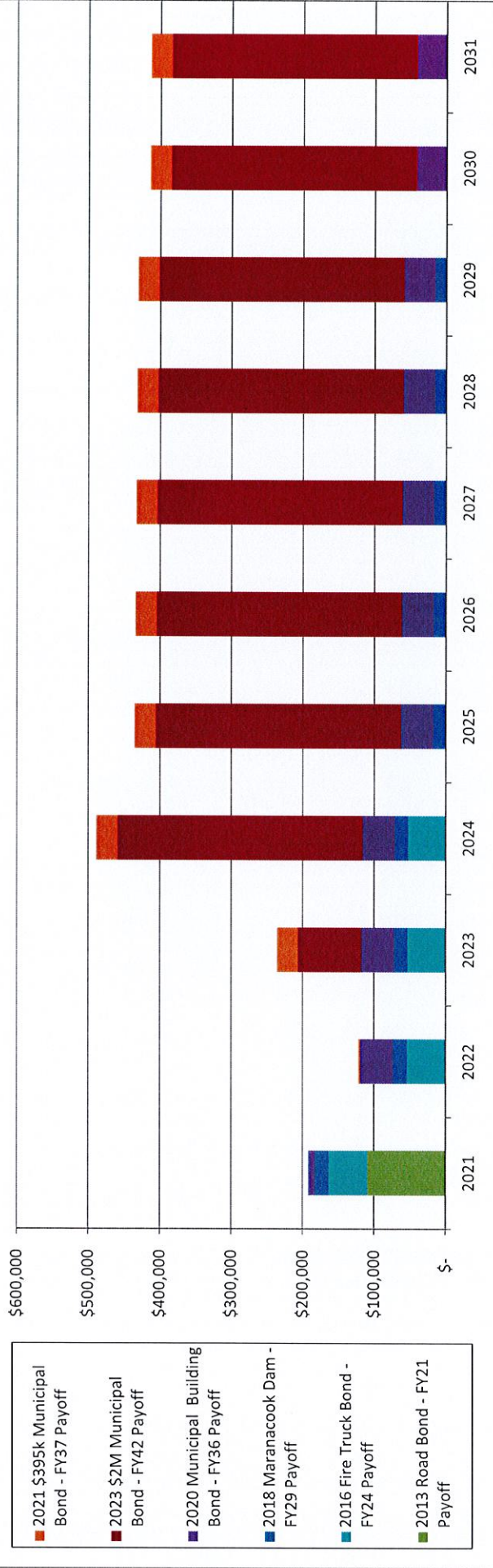


Fund End Balances by Fiscal Year



Debt	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
2013 Road Bond - FY21 Payoff	\$ 109,117										
2016 Fire Truck Bond - FY24 Payoff	\$ 54,884	\$ 54,132	\$ 53,324	\$ 52,453							
2018 Maranacook Dam - FY29 Payoff	\$ 19,614	\$ 19,242	\$ 18,857	\$ 18,459	\$ 18,046	\$ 17,617	\$ 17,172	\$ 16,712	\$ 16,240		
2020 Municipal Building Bond - FY36 Payoff	\$ 9,447	\$ 46,442	\$ 45,978	\$ 45,498	\$ 45,004	\$ 44,497	\$ 43,969	\$ 43,419	\$ 42,843	\$ 42,242	\$ 41,616
2021 \$395k Municipal Bond - FY37 Payoff		\$ 3,110	\$ 30,529	\$ 30,468	\$ 30,457	\$ 30,438	\$ 30,417	\$ 30,387	\$ 30,367	\$ 30,344	\$ 30,329
2023 \$2M Municipal Bond - FY42 Payoff			\$ 88,257	\$ 342,468	\$ 342,468	\$ 342,468	\$ 342,468	\$ 342,468	\$ 342,468	\$ 342,468	\$ 342,468
TOTAL	\$ 193,062	\$ 122,926	\$ 236,945	\$ 489,346	\$ 435,975	\$ 435,020	\$ 434,026	\$ 432,986	\$ 431,918	\$ 415,054	\$ 414,413

Current Long-Term Debt by Fiscal Year



Budget Sheet Summary Revision History

1	Changed all header information, rows, columns, etc. on all sheets to reflect FY23	18-Jan
2	Input FY22 YTD (6mo) and FY21 Actual values	20-Jan
3	Input draft FY23 budget numbers for available departments	25-Jan
4	Input all remaining draft revenue and expense numbers	3-Feb
5	Revised numbers based on sepaertmental requests and internal staff review	8-Feb
6	Reconciled with TRIO, adjusted variances, set mil rate	11-Feb
7	Removed \$17,500 in Janitorial expenses	9-Mar
8	Adjusted Overlay to \$25,000 (expense reduction)	9-Mar
9	Removed \$500,000 Fire Truck from budget - to be considered next year	9-Mar
10	Increased Broadband Internet Expense to \$5,000,000	9-Mar
11	Modified Bond Proceed Revenue to \$5,364,230 (\$5,500,000 - \$135,770)	9-Mar
12	Increased Debt Service expenses to account for interest on \$5,364,230 in borrowing (\$74,257)	9-Mar
13	Added BAN expense of \$14,000 (for \$2,000,000 in up front broadband costs)	9-Mar
14	Adjusted mil rate to 14.67	9-Mar
15	Increased Ambulance service costs to reflect actual	10-Mar
16	Adjusted mil rate to 14.7	10-Mar
17		
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What's it gonna cost me if I'm a resident?

FY22 HOME VALUE

\$ 266,200 = \$242,000 in 2022, \$220,000 in 2021 and \$200,000 in 2020

TAX YEAR	TAX RATE	HOMESTEAD	TAX	ANNUAL DIFFERENCE?
2023	14.70	\$ 25,000	\$ 3,546	\$ 151.15
2022	15.79	\$ 25,000	\$ 3,395	\$ (31.30)
2021	17.57	\$ 25,000	\$ 3,426	\$ (92.85)
2020	19.55	\$ 20,000	\$ 3,519	\$ 19.80
2019	19.44	\$ 20,000	\$ 3,499	\$ 27.00
2018	19.29	\$ 20,000	\$ 3,472	\$ (29.85)
2017	18.93	\$ 15,000	\$ 3,502	\$ 66.85
2016	18.08	\$ 10,000	\$ 3,435	\$ (79.80)
2015	18.5	\$ 10,000	\$ 3,515	\$ 57.00
2014	18.2	\$ 10,000	\$ 3,458	

What's it gonna cost me if I'm not?

FY22 HOME VALUE

\$ 266,200

YEAR	TAX RATE	HOMESTEAD	TAX	ANNUAL DIFFERENCE?
2023	14.70	\$ -	\$ 3,914	\$ 92.36
2022	15.79	\$ -	\$ 3,821	\$ (44.22)
2021	17.57	\$ -	\$ 3,865	\$ (44.60)
2020	19.55	\$ -	\$ 3,910	\$ 22.00
2019	19.44	\$ -	\$ 3,888	\$ 30.00
2018	19.29	\$ -	\$ 3,858	\$ 72.00

What's the value of the Homestead Exemption

YEAR	TAX RATE	HOMESTEAD	VALUE
2023	14.70	\$ 25,000	\$ 367.54
2022	15.79	\$ 25,000	\$ 394.75
2021	17.57	\$ 25,000	\$ 439.25
2020	19.55	\$ 20,000	\$ 391.00
2019	19.44	\$ 20,000	\$ 388.80
2018	19.29	\$ 20,000	\$ 385.80
2017	18.93	\$ 15,000	\$ 283.95
2016	18.08	\$ 10,000	\$ 180.80

What's the Value of a Mil?

YEAR	AMT TO RAISE	VALUE OF 1 MIL	TAX IMPACT OF \$100,000
2023	\$ 4,786,196	\$ 325,558.56	0.31 Mills

NEW BUSINESS

Annual Town Meeting Warrant/Secret Ballot Tuesday, June 14, 2022 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 14th day of June, A.D. 2022, at eight o'clock in the forenoon, then and there to act upon Article 1 and by secret ballot on Articles 2 through XX 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: Elect two Select Board members for a three-year term:

- _____
- _____
- _____
- Write in: _____
- Write in: _____

Elect one RSU #38 School Board members for a three-year term:

- _____
- _____
- Write in: _____
- Write in: _____

Elect one Local School Committee member for a one-year term:

- Write in: _____

Elect one Local School Committee member for a two-year term:

- Write in: _____

Elect one Local School Committee member for a three-year term:

- Write in: _____

Article 3: Shall the Town of Readfield vote to allow the Select Board to establish **Salaries and or Wages** of town officers and employees, not elsewhere established, for the period July 1, 2022 through June 30, 2023?

Article 4: Shall the Town vote to fix **September 30, 2022** or thirty days after the taxes are committed, whichever is later, and **February 24, 2024** as the dates upon each of which one-half of the property taxes are due and payable, and as the dates from which interest will be charged on any unpaid taxes at a rate of 4% per year, which is the State rate pursuant to Title 36 MRSA, 505.4?

Article 5: Shall the Town vote to authorize the Tax Collector to **Pay Interest** at a rate of 4% , which is the same as the State Rate of 4% , from the date of overpayment, on any taxes paid and later abated pursuant to Title 36 MRSA, § 506 & 506A?

Article 6: To see if the Town will vote to authorize the municipal officers, **If an Article Fails**, to spend an amount not to exceed 3/12 of the budgeted amount in each operational budget category that the town is legally obligated to pay, of the last year's approved budgeted amount during the period July 1, 2022 to October 1, 2022?

Article 7: Shall the Town vote to raise and appropriate \$ 679,930 for the **Administration** budget category for the following budget lines with **Grant Writing, Heating Assistance and Attorney Fees** unexpended balances to be carried forward?

Municipal Administration	\$342,855
Insurance	\$157,875
Office Equipment	\$ 6,900
Assessing	\$ 29,675
CEO/LPI/BI	\$ 82,060
Planning Board	\$ 1,015
Appeals Board	\$ 50
Grants/Planning Ser.	\$ 7,000
Heating Assistance	\$ 2,500
Attorney Fees	\$ 50,000

Select Board recommends: *Budget Committee recommends:*

Article 8: Shall the Town vote to raise and appropriate \$160,300 for the **Municipal Maintenance** budget category?

General Maintenance	\$ 117,600
Building Maintenance	\$ 34,450
Vehicles Maintenance	\$ 8,250

Select Board recommends: *Budget Committee recommends:*

Article 9: Shall the Town vote to raise and appropriate \$69,703 for the **Community Services** budget category for the following budget lines, with the unexpended balance of the Age Friendly and Library budget line carried forward?

Animal Control	\$ 9,530
Kennebec Land Trust	\$ 250
Kennebec Valley Council of Governments	\$ 4,500
Age Friendly Initiatives	\$ 2,000
Library Services	\$ 44,928
Readfield TV	\$ 7,245
Street Lights	\$ 750
Maranacook Lake Dam	\$ 500

Select Board recommends: *Budget Committee recommends:*

Article 10: Shall the Town vote to contract with Axiom Technologies, LLC. to construct and operate a municipally owned fiber to the premises (FTTP) network to provide every household and business in Readfield with access to **uniform, affordable, reliable, high-speed broadband internet** (A copy of proposed service terms is attached to this Warrant), and to act upon the previously approved \$5,000,000 in municipal borrowing to complete the project?

Select Board recommends: *Budget Committee recommends:*

Article 11: Shall the Town vote to raise and appropriate \$58,707 for the **Recreation, Parks & Activities** budget category for the following budget lines with any unexpended balances to be carried forward?

Beach	\$ 18,339
Recreation	\$ 21,300
Heritage Days	\$ 6,600
Conservation	\$ 6,300
Town Properties	\$ 3,000
Trails	\$ 3,168

Select Board recommends: *Budget Committee recommends:*

Article 12: Shall the Town vote to raise and appropriate \$500,000 for the **Fairgrounds Multi-use Enhancement Project** to include the construction of a softball field, basketball court, pollinator garden, trails, and associated facilities at the town Fairgrounds Property (a copy of the draft plan is attached to this Warrant) and to pursue wetland and habitat impact mitigation on that and other town properties?

Select Board recommends: Budget Committee recommends:

Article 13: Shall the Select Board of the Town be authorized to enter into one or more agreements providing for (a) capital improvements to the Fairgrounds property and other town properties (b) borrowing on behalf of the Town, a sum not to exceed **\$500,000** on such terms as it determines are necessary and proper pursuant to 30-A M.R.S.A. §5772 and other applicable Maine law, including the interest rate and the principal payment dates, for the purpose of appropriating funds to pay all or a portion of the costs of capital improvements to the Fairgrounds other town properties?

Select Board recommends: Budget Committee recommends:

MUNICIPAL TREASURER'S FINANCIAL STATEMENT

1. Town Indebtedness

A. Bonds outstanding and unpaid:	\$1,274,697.16
B. Bonds authorized and unissued:	\$5,000,000.00
C. Bonds to be issued if Article 13 is approved:	\$500,000.00
Total:	\$6,774,697.16

Costs- Warrant Article 13 Fairgrounds Improvements

At an estimated interest rate of two and one-half percent (2.5%) for a term of fifteen (20) years, the estimated cost of this bond issue will be:

A. Total Bond Principal:	\$500,000.00
B. Total Estimated Interest:	\$138,428.28
C. Total Estimated Debt Service:	\$638,428.28

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. 2022 State Valuation:	\$325,050,000.00
B. Limit Factor:	x 7.5%
C. Debt Limit:	\$24,378,750.00

Prepared by: Eric W. Dyer, Treasurer

Article 14: Shall the Town vote to raise and appropriate **\$164,575** for the **Protection Department** budget category for the following budget lines with the any unexpended balances to carry forward from Fire Department Operations and Tower Sites into capital reserve account?

Fire Department Operating	\$ 77,025
Ambulance Service	\$ 42,000
Tower Sites	\$ 4,550
Dispatching	\$ 40,000
Emergency Operations	\$ 1,000

Select Board recommends: Budget Committee recommends:

Article 15: Shall the Town vote to raise and appropriate **\$19,500** for the **Cemetery Materials & Services** budget category, with any unexpended balances to carry forward?

Select Board recommends: Budget Committee recommends:

Article 16: Shall the Town vote to raise and appropriate **\$494,650** for the **Roads & Drainage** budget category for the following budget lines with any unexpended balance to be carried forward for the Summer Roads budget?

Summer Road Maintenance	\$ 124,000
Winter Road Maintenance	\$ 370,650

Select Board recommends: Budget Committee recommends:

Article 17: Shall the Town vote to raise and appropriate **\$6,031,685** for the **Capital Improvements** budget category for the following budget lines with all accounts to be carried forward?

Technology Equipment	\$ 9,000
Broadband	\$5,000,000
Fire Dept.	\$ 10,000
Gile Hall	\$ 20,000
Parks & Recreation	\$ 500,000
Library Building	\$ 15,000
Open Space	\$ 50,000
Cemetery	\$ 10,000
Roads	\$ 350,000
Equipment	\$ 15,000
Equipment Leases	\$ 6,177
Transfer Station	\$ 46,508

Select Board recommends: *Budget Committee recommends:*

Article 18: Shall the Town vote to raise and appropriate **\$342,575** for the **Solid Waste** budget category with all accounts to be carried forward?

Select Board recommends: *Budget Committee recommends:*

Article 19: Shall the Town vote to raise and appropriate **\$50,613** for the **Regional Assessments** budget category for the following budget lines which the town is legally bound to pay?

Cobossee Watershed	\$ 25,613
First Park	\$ 25,000

Select Board recommends: *Budget Committee recommends:*

Article 20: Shall the Town vote to raise and appropriate **\$319,743** for the **Kennebec County Tax** budget category which the town is legally bound to pay?

Select Board recommends: *Budget Committee recommends:*

Article 21: Shall the Town vote to raise and appropriate **\$236,946** for the **Debt Service** budget category for the following budget lines which the town are legally bound to pay?

2016 Fire Truck Bond	\$ 53,324
2018 Maranacook Lake Dam Bond	\$ 18,857
2020 Municipal Building Bond	\$ 45,978
2021 Municipal Building and Paving	\$ 30,530
2023 Municipal Bonds	\$ 88,257

Select Board recommends: *Budget Committee recommends:*

Article 22: Shall the Town vote to appropriate **\$10,000** for **Local Tax Relief** budget category, with any unexpended balances to be carried forward?

Select Board recommends: *Budget Committee recommends:*

Article 23: Shall the Town vote to raise and appropriate the requested amount of **\$1,000** for the **Kennebec Behavioral Health**?

Select Board recommends: *Budget Committee recommends:*

Article 24: Shall the Town vote to raise and appropriate the requested amount of **\$1,513** for the **Central Maine Agency on Aging/Cohen Center/Senior Spectrum**?

Select Board recommends: *Budget Committee recommends:*

Article 25: Shall the Town vote to raise and appropriate the requested amount of **\$1,250** for the **Family Violence Agency**?

Select Board recommends: *Budget Committee recommends:*

Article 26: Shall the Town vote to raise and appropriate the requested amount of **\$2,362** for the Courtesy Boat Inspection Program, with **\$1,575** for the **Maranacook Lake Association** and **\$787** for the **Torsey Pond Association**?

Select Board recommends: *Budget Committee recommends:*

Article 27: Shall the Town vote to raise and appropriate the requested amount of **\$910** for the **Sexual Assault Agency**?

Select Board recommends: *Budget Committee recommends:*

Article 28: Shall the Town vote to raise and appropriate the requested amount of **\$2,500** for the **30 Mile River Association**?

Select Board recommends: *Budget Committee recommends:*

Article 29: Shall the Town vote to raise and appropriate the requested amount of **\$5,000** for continued restoration of the **Readfield Union Meeting House**?

Select Board recommends: *Budget Committee recommends:*

Article 30: Shall the Town vote to appropriate **\$1,748** paid to the Town by the State (based on snowmobile registrations) for the **Readfield Blizzard Busters Snowmobile Club** to be used for trail creation and maintenance?

Select Board recommends: *Budget Committee recommends:*

Article 31: Shall the Town vote to raise and appropriate **\$64,000** for the **Unclassified** budget category for the following budget lines with Readfield Enterprise Fund and Revaluation unexpended balance to carry forward?

Readfield Enterprise Fund	\$10,000
Real Estate Property Revaluation	\$ 4,000
Overdraft	\$ 5,000
Abatements	\$20,000

Select Board recommends: *Budget Committee recommends:*

Article 32: Shall the Town vote to raise and appropriate **\$5,000** for the **General Assistance** budget category?

Select Board recommends: *Budget Committee recommends:*

Article 33: Shall the Town vote to authorize **Expenditure of Revenues** from Federal, State, and private grant sources for those purposes for which the grant is intended?

Select Board recommends: *Budget Committee recommends:*

Article 34: Shall the Town vote to accept the following **Estimated Revenues** to reduce the 2022 Tax Commitment?

State Revenue Sharing	\$ 300,000
Interest on Property Taxes	\$ 25,000
Interest on Investments	\$ 6,000
Veterans Exemption	\$ 2,500
Homestead Exempt. Reimbursement	\$ 192,088
Tree Growth Reimbursement	\$ 10,000
BETE Reimbursement	\$ 6,502
Boat Excise Taxes	\$ 8,500
Motor Vehicle Excise Taxes	\$ 650,000
Agent Fees	\$ 14,000
Public Notice Fees	\$ 500
Business License Fees	\$ 50
Certified Copy Fees	\$ 1,500
Other Income	\$ 5,000

Heating	\$ 2,500
Plumbing Fees	\$ 5,000
Land Use Permit Fees	\$ 6,000
Interlocal CEO/LPI	\$ 38,800
Dog License Fees	\$ 2,000
Rabies Clinic	\$ 500
Age Friendly	\$ 2,000
Library Revenue	\$ 3,475
Cable Television Fees	\$ 30,000
Beach Income	\$ 1,500
Recreation Income	\$ 11,800
Protection	\$ 3,200
Local Roads	\$ 36,000
Bond Proceeds	\$ 5,364,230
Grants	\$ 135,770
Transfer Station Capital	\$ 15,109
Transfer Station	\$ 228,389
First Park	\$ 25,000
Snowmobile (State reimb.)	\$ 1,748
Enterprise Fund	\$ 3,000
General Assistance (State reimb.)	\$ 2,500
Total	\$7,140,161

Select Board recommends: *Budget Committee recommends:*

Article 35: Shall the Town vote to appropriate the following **Designated Funds** to reduce the 2022 Tax Commitment?

Conservation	\$ 5,450
Local Tax Relief	\$ 10,000
Readfield Enterprise Fund	\$ 7,000
Roads Operating	\$ 50,000
Roads Capital	\$150,000
Transfer Station Capital	\$ 19,803
Trust Funds Cemetery Perpetual Care	\$ 6,000
Total	\$248,253

Select Board recommends: *Budget Committee recommends:*

Article 36: Shall the Town vote to authorize the Select Board to expend up to **\$25,000** from the **Unassigned Fund Balance** (General Fund), in the aggregate for one or more purposes as necessary to meet contingencies that may occur during the ensuing fiscal year?

Select Board recommends: *Budget Committee recommends:*

Article 37: Shall the Town vote to appropriate **\$275,000** from the **Unassigned Fund Balance** to **reduce the total tax commitment**?

Select Board recommends: *Budget Committee recommends:*

Article 38: Shall an ordinance entitled 2022 Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Article 39: Shall an ordinance entitled 2022 Amendments to the Town of Readfield **Board of Appeals Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.)

Article 40: Should the Town continue to use the **Secret Ballot** process for the 2022 Annual Town Meeting?

Voted & Approved on _____, 2022 by:

Dennis Price, Chair

Kathryn Mills Woodsum, Vice Chair

Carol Doorenbos

Ralph Eno

Sean Keegan

A true copy of the warrant,

Attest: _____

Kristin Parks, Town Clerk
Town of Readfield

OTHER BUSINESS



TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
TEL. (207) 685-4939 • FAX (207) 685-3420

**Office of Registrar
Certificate of Appointment**

(Municipal Officers are required to appoint a registrar by January 1st of each odd numbered year)

To: **Kristin Parks**

Pursuant to 21-A M.R.S.A. ss101.2 I, the undersigned Board of Selectmen of the municipality of Readfield, do hereby appoint you as **Registrar**.

Your term of office is to expire on **January 01, 2023**.

Given under our hands on this ___/___, 2022.

Carol Doorenbos

Ralph Eno

Dennis Price

Sean Keegan

Kathryn Mills Woodsum

Oath of Office
Municipality of Readfield, Maine

___/___, 2022

I, **Kristin Parks**, do swear, that I will support the Constitution of the United States, and of this State, so long as I shall continue a citizen thereof. (Constitution of Maine, Art. IX, Sec.1.)

I, **Kristin Parks**, do swear, that I will faithfully discharge, to the best of my abilities, the duties incumbent on me as **Registrar** of Readfield according to the Constitution and the law of the State.

Kristin Parks

State of Maine
County of Kennebec, ss

_____, 2022

Personally appeared before me the above-named **Kristin Parks**, who has been duly appointed as the Readfield **Registrar** in said municipality and took the oath necessary to qualify for office and perform the duties thereof.

Before me, _____
, Deputy Clerk

FYI



KENNEBEC COUNTY BUDGET COMMITTEE DISTRICT TWO CAUCUS

PUBLIC NOTICE - PLEASE POST

Attention: Municipal Officials:

The City of Gardiner has offered to host the District Two caucus for the FY2023 Kennebec County Budget Committee member selection process.

Commissioner Nancy Rines

Farmingdale, Fayette, Gardiner, Hallowell, Litchfield, Monmouth, Mount Vernon, Pittston,
Randolph, Readfield, Vienna, Wayne, West Gardiner, Winthrop.

March 22nd @ 5:00 p.m.

Gardiner City Office

Each year a caucus is held to fill vacancies on the Kennebec County Budget Committee to participate in the annual budget process. The caucus will select an elected or appointed municipal official to serve a three-year term on the county budget committee. The committee members are not limited by term limits and many serve multiple terms. One seat is currently open for a municipal official the start of the FY23 budget.

<https://legislature.maine.gov/statutes/30-A/title30-Asec862.html>

If you have any questions please call:

Scott Ferguson

Kennebec County Administrator

207.530.7369

Spirit of America Awards

Spirit of America Tribute



2022

The Spirit of America Foundation Tribute is presented in the name of Maine Municipalities to local individuals, organizations and projects for outstanding community service.

The Town will be accepting one page nominations through
Friday, May 20, 2022.

Nominations will be submitted to the Select Board and recipients will be recognized later in the summer.

Please send nominations to clerk@readfieldmaine.org; by mail to Readfield Town Office, 8 Old Kents Hill Road, Readfield, ME 04355 or drop off at the Town Office.