



Town Of Readfield

June 11, 2024 Town Meeting Secret Ballot

Introduction & Summary Information

A Message from SELECT BOARD Chair Kathryn Mills Woodsum:

May 1, 2024

Dear Readfield Resident,

This mailing is intended to provide you with helpful municipal voting information. The Select Board, Budget Committee, and many other town committees, staff, and officials have worked diligently to gather public input at every opportunity and create a community focused Municipal Warrant. This mailing includes the warrant articles that will be considered at the Annual Town Meeting / Secret Ballot Vote along with brief explanations and clarification on budgetary and policy matters. In some cases, Select Board and other Board and Committee recommendations are included for reference.

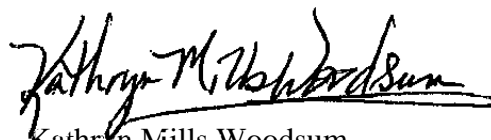
The Kennebec County, RSU #38, and Municipal (Town of Readfield) budgets are all set to increase, if approved. The out-of-pocket tax impact of the current Town budget will increase about 7% for residents. The Town budget is increasing in large part due to the cost of labor and materials. However, **the out-of-pocket cost of the Town budget will be about \$29 less than what it was in 2019 for the average resident.** This represents a concerted effort over the past several years to budget responsibly and minimize taxpayer impacts in the face of pandemic related financial challenges and uncertainty. Our careful management of designated and undesignated reserve funds has been key to this success, along with responsible borrowing.

The Select Board chose its main focus for budgeting this year to revolve around continuing the services the residents of Readfield expect at the same levels and to complete projects already underway or planned, keeping new projects for future years. With this in mind you will find warrant articles for the Fairgrounds Community Park and the Church Road Sidewalk. The Select Board supports these articles for adoption and urges residents to support them.

- The Fairgrounds project has successfully followed the instructions of last year's Town Meeting vote to further develop the plans and to fund the project without local tax dollars. The improvements to the Fairgrounds will provide a much-needed softball field as part of a multi-use field, a basketball court, increased parking, open meadow space and garden areas, improved trails, and water and electricity hookups. This is truly a community space. Fundraising has begun both through grant opportunities and local donations.
- The Sidewalk project is currently at the 75% design level and has received a high level of resident participation at meetings. Comments and suggestions made by the public have been considered and the majority included in redesigns to bring us to where we are currently. Constructing this sidewalk completes a safe walking route through the center of town connecting with trails through the Fairgrounds and Maranacook Community Schools, and supports local businesses. The sidewalk will not cost any additional tax dollars as we have money in reserve from our roads budget which was supplemented with ARPA funds.

The Select Board is always working with one goal in the forefront, to provide the services the residents desire, at the level they support, in a timely manner and within budget. This is again reflected in the budget items presented this year. We hope you will continue to support the services that are important to our town. Please read and review this document. You may bring this mailer with you to the voting booth if you wish. Share it, and utilize other available resources to stay informed. Thank you for your participation and engagement in this democratic process!

Sincerely,


Kathryn Mills Woodsum
Chair, Readfield Select Board

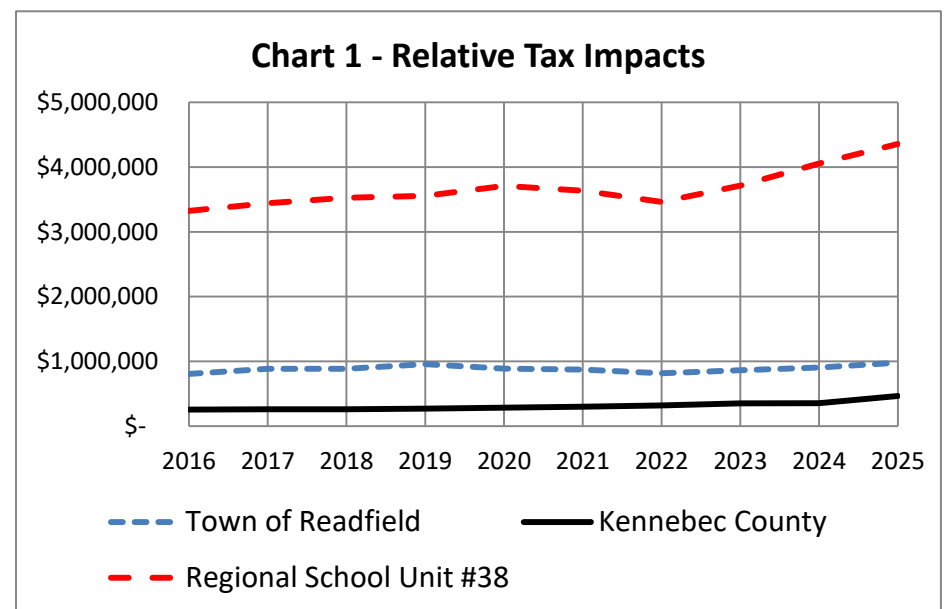
A Message from TOWN MANAGER Eric Dyer:

May 1, 2024

The Select Board, Budget Committee, Town Staff, Volunteers, and many of our Residents have been working since October of last year to develop our current municipal budget and warrant. As always, I want to thank them for their thoughtful deliberation. Over the past several months we've held 16 public meetings and promoted many engagement opportunities, and given updates about where that process has taken us. In this message we will discuss Municipal Services, their out-of-pocket cost to taxpayers, and how they fit into the overall tax picture. At a high level, Municipal Services include the following:

General Government (Administration, Insurance, Office Supplies, Assessing, Code Enforcement, Grants & Planning, General Assistance, Legal, Appeals and Planning Boards), **Maintenance Services** (Buildings, Grounds, Vehicles, Equipment) **Regional Assessments** (CWD, First Park), **Recreation and Open Space** (Town Beach, Conservation, Youth and Community Recreation, Heritage Days, Town Properties, Trails), **Roads & Drainage** (Roads, Drainage, Winter Maintenance), **Capital Improvements** (Building and infrastructure projects planned through our Capital Investment Plan, Reserve Savings), **Debt Service** (Debt Service payments), **Community Services** (Animal Control, KLT, KVCOG, Age Friendly initiatives, Public Library, Public TV, Street Lights), **Protection** (Fire Department, Ambulance, Dispatching, Emergency Operations), **Cemeteries** (Cemetery maintenance), **Solid Waste** (Transfer Station Operation and Equipment), **Unclassified** (Abatements and Overlay, Tax Relief, Non-profits, Contingency, Snowmobiling, Readfield Enterprise Fund, Revaluation).

The net impact of providing these services has fluctuated, per **Chart 1** showing the relative tax impact for the Town, RSU, and County:



The cost of providing Municipal Services costs taxpayers between \$800,000 and \$1,000,000 in net each year and has been fairly stable over the past decade, with a "COVID Dip" from 2020 to 2023. Costs have increased in recent years and we have been careful to gradually adjust back to pre-pandemic levels. We expect gradual increases to continue over the next few years as we adjust to increasing costs and changing community needs and priorities.

Table 1 on the following page shows that we expect a 7.1% increase in the cost of Municipal Services for resident taxpayers this year, and shows past impacts. For the average taxpayer that means you'll likely pay about \$749, or about \$50 more than last year. **Table 2** shows what the cost of Municipal Services looks like this year depending on assessed property value for residents. The current average assessed value for a residential property in 2024 is about \$330,000.

TAX YEAR	MUNICIPAL MIL RATE	EST. TAX *	ANNUAL DIFFERENCE	% CHANGE
2025	2.27	\$ 749	\$ 49.47	7.1%
2024	2.41	\$ 699	\$ 25.69	3.8%
2023	2.59	\$ 674	\$ 1.60	0.2%
2022	2.80	\$ 672	\$ (30.21)	-4.3%
2021	3.19	\$ 702	\$ (8.33)	-1.2%
2020	3.55	\$ 711	\$ (67.45)	-8.7%
2019	3.89	\$ 778	\$ 47.55	6.5%

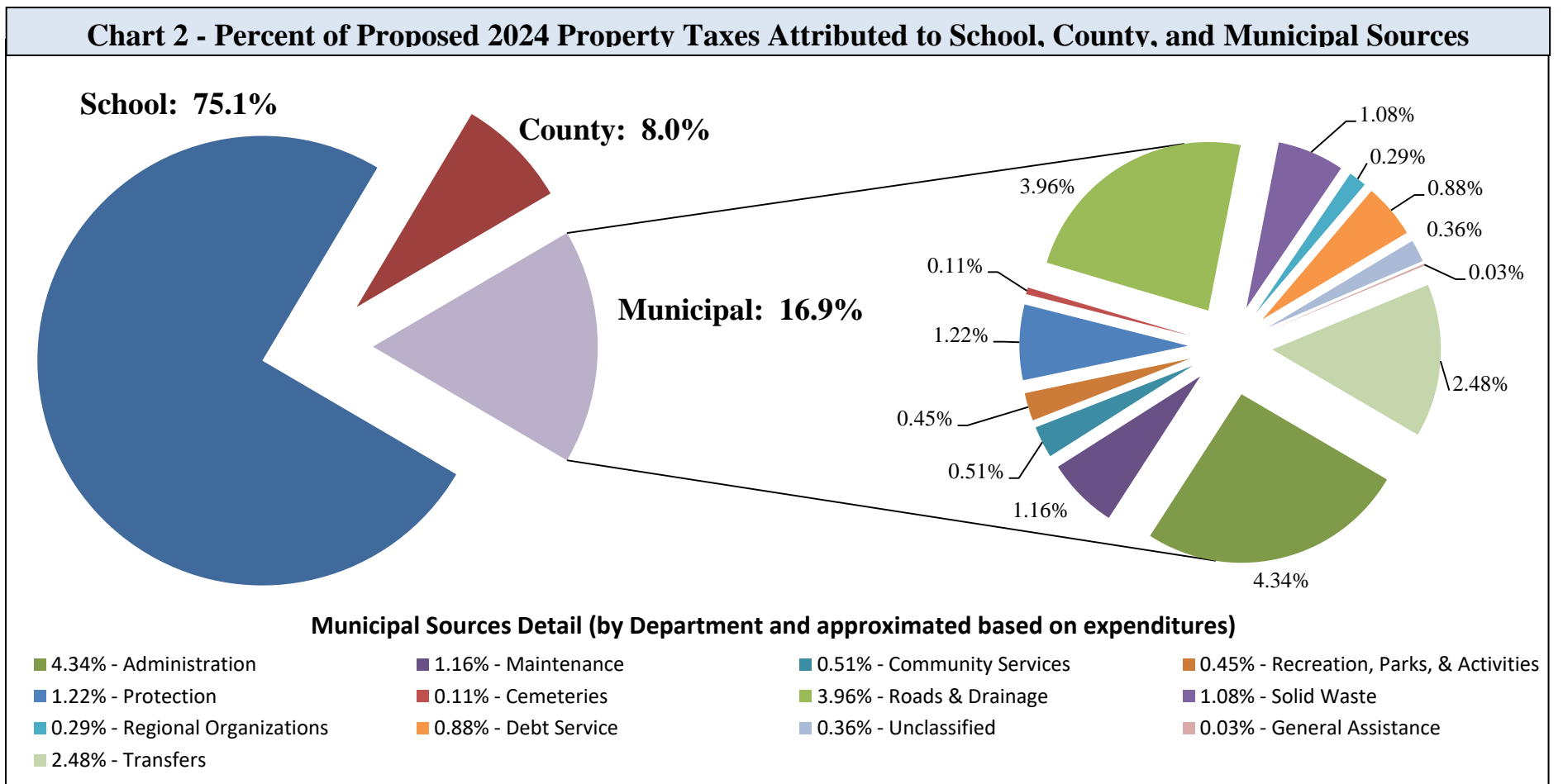
** Estimated Tax Impacts are for the average residential property for Municipal Services only, and do not include Homestead Exemption values*

MUNICIPAL MIL RATE*	ASSESSED PROPERTY VALUE	ESTIMATED TAX IMPACT
2.27	\$100,000	\$ 227
2.27	\$150,000	\$ 340
2.27	\$200,000	\$ 454
2.27	\$250,000	\$ 567
2.27	\$300,000	\$ 681
2.27	\$330,000	\$ 749
2.27	\$350,000	\$ 794
2.27	\$400,000	\$ 908
2.27	\$450,000	\$ 1,021
2.27	\$500,000	\$ 1,135
2.27	\$550,000	\$ 1,248

** The Mil Rate is for Municipal Services for the 2024-2025 Tax Year based on current assessed value of residential property*

We hope that by providing more focused information on what Municipal Services are provided through taxes, and what they cost relative to School and County tax impacts, voters can make more informed decisions.

Chart 2 shows the proportion of your total tax bill allocated to Town, County, and RSU services, with Town (Municipal) services further broken out by Department. County values are estimated based on the most current available budget draft. **Table 3** shows Revenues by Department, and **Table 4** shows Expenses by Department. Changes in our accounting structure that allow us to focus on the tax impacts of the municipal budget show a net decrease in both Revenues and Expenses, however this is not the case as noted earlier. Importantly we are no longer showing the cost of shared municipal services paid for by other towns, or services with no tax impact. Additional information is available at www.readfieldmaine.org.



DEPARTMENT	2023 ACTUAL	2024 BUDGET	2025 BUDGET	2024-2025 \$	2024-2025 %
10- Administration	\$ 6,310,634	\$ 7,332,934	\$ 7,347,731	\$ 14,797	0.2%
12 - Maintenance	\$ 241	\$ -	\$ -	\$ -	-
25 Community Services	\$ 41,065	\$ 36,500	\$ 34,360	\$ (2,140)	-5.9%
30 Recreation, Parks, & Activities	\$ 20,995	\$ 21,100	\$ 21,600	\$ 500	2.4%
40 Protection	\$ 2,900	\$ 3,700	\$ 2,500	\$ (1,200)	-32.4%
50 Cemeteries	\$ 50	\$ -	\$ -	\$ -	-
60 Roads & Drainage	\$ 36,572	\$ 36,000	\$ 42,000	\$ 6,000	16.7%
70 Solid Waste	\$ 229,887	\$ 260,561	\$ 35,023	\$ (225,538)	-86.6%
90 Unclassified	\$ 23,513	\$ 24,735	\$ 19,695	\$ (5,040)	-20.4%
95 General Assistance	\$ -	\$ 2,500	\$ 2,500	\$ -	0.0%
97 Transfers	\$ -	\$ -	\$ 22,650	\$ 22,650	-
TOTAL	\$ 6,696,275	\$ 8,113,813	\$ 7,528,059	\$ (585,754)	-7.2%

DEPARTMENT	2023 ACTUAL	2024 BUDGET	2025 BUDGET	2024-2025 \$	2024-2025 %
10 - Administration	\$ 609,216	\$ 697,980	\$ 695,286	\$ (2,694)	-0.4%
12 - Maintenance	\$ 170,435	\$ 176,710	\$ 185,680	\$ 8,970	5.1%
25 - Community Services	\$ 70,548	\$ 79,220	\$ 82,527	\$ 3,307	4.2%
30 - Recreation, Parks, & Activities	\$ 50,546	\$ 49,548	\$ 72,467	\$ 22,919	46.3%
40 - Protection	\$ 147,156	\$ 184,835	\$ 195,703	\$ 10,868	5.9%
50 - Cemeteries	\$ 18,159	\$ 19,500	\$ 17,500	\$ (2,000)	-10.3%
60 - Roads & Drainage	\$ 561,043	\$ 586,750	\$ 635,500	\$ 48,750	8.3%
70 - Solid Waste	\$ 353,690	\$ 390,752	\$ 173,524	\$ (217,228)	-55.6%
75 - Education (RSU # 38 Budget Tax)	\$ 3,713,505	\$ 4,056,437	\$ 4,357,198	\$ 300,761	7.4%
80 - Regional Organizations	\$ 42,488	\$ 47,665	\$ 46,250	\$ (1,415)	-3.0%
81 - Kennebec County Tax	\$ 352,031	\$ 355,185	\$ 464,465	\$ 109,280	30.77%
85 - Debt Service	\$ 148,686	\$ 154,192	\$ 140,990	\$ (13,202)	-8.6%
90 - Unclassified	\$ 57,367	\$ 112,757	\$ 57,942	\$ (54,815)	-48.6%
95 - General Assistance	\$ 257	\$ 5,000	\$ 5,000	\$ -	0.0%
97 - Transfers	\$ -	\$ -	\$ 398,027	\$ 398,027	-
TOTAL	\$ 6,768,671	\$ 8,113,813	\$ 7,528,059	\$ (585,754)	-7.2%



Town Of Readfield

June 11, 2024 Town Meeting Secret Ballot

Warrant Articles & Explanation

The articles below will appear on the official Town Meeting Warrant Secret Ballot. Additional information and explanations are in bold blue italics. The wording of the articles will be identical to the wording on the ballot, but the format will be different and the notes will not appear. You are allowed to bring this Warrant Article Explanation and other voting information with you when you vote!

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:

- Doorenbos, Carol
- Keegan, Sean
- Shaw, Jaaron
- 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: _____

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

- Clark, Patricia
- Roderick, Shawn
- Write in: _____
- 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, 2024 through June 30, 2025?

Article 4: Shall the Town vote to fix **September 27, 2024** or thirty days after the taxes are committed, whichever is later, and **February 28, 2025** 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 8.5% per year, which is the State rate pursuant to Title 36 MRSA § 505.4?

Due dates are similar to past years. This rate is the State's maximum allowable interest rate.

Article 5: Shall the Town vote to authorize the Tax Collector to **Pay Interest** at a rate of 8.5% , which is the same as the State Rate of 8.5%, from the date of overpayment, on any taxes paid and later abated pursuant to Title 36 MRSA, § 506 & 506A?

The rate would default to the State's maximum allowable interest rate, which is 8.5%.

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, 2024 to October 1, 2024?

Article 7: Shall the Town vote to raise and appropriate **\$695,286** for the **Administration** budget category for the following budget lines?

Municipal Administration	\$372,595	<i>Labor and services</i>
Insurance	\$166,269	<i>Property, liability, health, unemployment and workers comp</i>
Office Equipment	\$ 33,000	<i>Tech support, software licenses, office leases</i>
Assessing	\$ 30,500	<i>Contract assessing services, map updates, etc.</i>
CEO/LPI/BI	\$ 67,922	<i>Code Enforcement, Plumbing Inspection, Planning Board</i>
Grants/Planning Ser.	\$ 10,000	<i>Grant writing, design, and planning services</i>
Attorney Fees	\$ 15,000	<i>Offset by \$15,000 in reserves</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 8: Shall the Town vote to raise and appropriate **\$185,680** for the **Municipal Maintenance** budget category for the following budget lines?

Covers utilities and maintenance to Town buildings, grounds and equipment, excluding the Transfer Station.

General Maintenance	\$ 136,630	<i>Labor, materials, and services</i>
Building Maintenance	\$ 36,050	<i>Labor, materials, and services</i>
Vehicles Maintenance	\$ 13,000	<i>Labor, materials, and services</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 9: Shall the Town vote to raise and appropriate **\$82,527** for the **Community Services** budget category for the following budget lines?

Animal Control	\$ 10,890	<i>Offset by \$3,000 in revenue</i>
Kennebec Valley Council of Governments	\$ 4,500	<i>Membership fee</i>
Age Friendly Initiatives	\$ 2,000	<i>Community programming</i>
Library Services	\$ 53,467	<i>Offset by \$3,360 in revenue</i>
Readfield TV	\$ 9,620	<i>Public access television Channel 7, offset by \$28,000 in revenue</i>
Street Lights	\$ 1,500	<i>Electricity</i>
Maranacook Lake Dam	\$ 550	<i>Routine maintenance</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 10: Shall the Town vote to raise and appropriate **\$72,467** for the **Recreation, Parks & Activities** budget category for the following budget lines?

Beach	\$ 10,985	<i>Staffing and maintenance, offset by \$2,000 in revenue</i>
Recreation	\$ 20,800	<i>Youth sports, offset by \$19,600 in revenue</i>
Community Programming Coordinator	\$ 23,052	<i>New position to support community programs and activities for all ages, partially offset by revenues and \$5,000 in reserves</i>
Heritage Days	\$ 6,450	<i>Annual community celebration, supplies and entertainment</i>
Conservation	\$ 6,800	<i>Conservation activities, offset by \$2,650 in reserve</i>
Town Properties	\$ 2,500	<i>Town parks and facilities</i>
Trails	\$ 1,880	<i>Trail maintenance and construction</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Articles 11-12 are related and address the proposed Fairgrounds Community Park improvements at the Readfield Fairgrounds. This project has moved forward through a series of Town Meeting votes and is the culmination of a multi-year public engagement and planning process. The construction will be funded exclusively through grants and donations. This project is supported by the Fairgrounds Working Group and Select Board among several other town boards and committees, and is consistent with the Fairgrounds Management Plan.

Article 11: Shall the Town of Readfield authorize the Select Board to apply, on behalf of the Town, for federal financing assistance under the provisions of the Land and Water Conservation Fund Act, Public Law 88-578 for the construction of the Fairgrounds Community Park; and further authorize the Select Board to enter into the Land and Water Conservation Fund Project Agreement with the State subsequent to federal approval of the project? *Article 11 authorizes the Town to pursue specific grant funding for the proposed Fairgrounds Community Park improvements. An affirmative vote is necessary to secure funding for up to 50% of the project costs through the Land and Water Conservation Fund. Please review the special FAIRGROUNDS COMMUNITY PARK IMPROVEMENTS section later in this explanation document.*

Article 12: Shall the Town vote to construct an expanded multi-use recreational field, multi-use sports court, utilities, and amenities at the Fairgrounds property, as generally identified in the Fairgrounds Community Park Concept Plan attached to this Warrant, with the project construction to be funded exclusively by Federal, State, and private grant sources and donations? *Article 12 authorizes the limited expansion of the Readfield Fairgrounds recreation area to include several recreation and facility improvements without the use of tax dollars. Please review the special FAIRGROUNDS COMMUNITY PARK IMPROVEMENTS section later in this explanation document.*

Article 13: Shall the Town vote to raise and appropriate **\$195,703** for the **Protection Department** budget category for the following budget lines?

Fire Department Operating	\$ 79,601	<i>Offset by \$500 in revenue</i>
Ambulance Service	\$ 61,677	<i>Essential public safety service provided through Winthrop Ambulance Service</i>
Tower Sites	\$ 4,600	<i>Offset by \$2,000 in revenue</i>
Dispatching	\$ 48,825	<i>Fire, Police, and EMS dispatching services</i>
Emergency Operations	\$ 1,000	<i>Emergency operations planning and preparedness</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 14: Shall the Town vote to raise and appropriate **\$17,500** for the **Cemetery Materials & Services** budget category? *Offset by \$10,000 from Perpetual Care Trust Funds*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 15: Shall the Town vote to raise and appropriate **\$635,500** for the **Roads & Drainage** budget category?

Summer Road Maintenance	\$ 169,500	<i>Non-capital work, offset by \$42,000 in revenue</i>
Winter Road Maintenance	\$ 466,000	<i>Road plowing, salt and sand.</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Articles 16-17 are related and address the proposed Church Road Sidewalk improvements. This public safety and economic development project has progressed over several years and multiple Town Meeting votes. The project is ready for final voter approval and all funding sources and grant requirements will be in place if articles 11 and 12 are approved.

Article 16: Shall the Town vote to appropriate the full remaining balance of approximately **\$190,169** in unexpended ARPA funds for use in Road paving projects? *Article 16 authorizes the use of our remaining of ARPA funds to pay for paving work. This creates a surplus of funds that can be used for the Church Road Sidewalk improvements project. This transaction is necessary because ARPA funds are eligible for capital projects but cannot be used to directly match federal grants like the one we received for the Church Road Sidewalk improvement project.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 17: Shall the Town vote to construct a sidewalk on Church Road utilizing up to **\$960,000** in federal grant funds, **\$50,000** in Sidewalk Reserves, and **\$190,000** in Road Reserve balances, consistent with the Church Road Sidewalk grant process and the draft plans attached to this Warrant? *Article 17 authorizes the use of already committed Federal grant funds along with existing capital reserves for the construction of the Church Road Sidewalk. There is no new tax impact for construction. It is important to note that because this project has a previously approved and expended Federal funding component that if the project is not completed the Town will be responsible for repaying approximately \$70,000 in design and planning costs. Please review the special CHURCH ROAD SIDEWALK IMPROVEMENTS section later in this explanation document for more information and to review the plan.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 18: Shall the Town vote to raise and appropriate **\$398,027** for the **Capital Reserves** budget category for the following budget lines with all unexpended account balances to be carried forward? *This article sets aside funds in response to capital needs and our 5-year Capital Improvement Plan (CIP). The Budget Committee and Select Board annually review and set policy for the CIP through a public process.*

Administrative Equipment	\$ 5,000	<i>For budgeted emergency radio service equipment expenditures</i>
Municipal Buildings	\$ 40,000	<i>Partially replenishes current and budget year budgeted building expenditures</i>
Fire Department	\$ 25,000	<i>Partially replenishes budget year equipment expenditures</i>
Cemetery	\$ 5,000	<i>Reserve for cemetery and grave work</i>
Roads	\$ 275,000	<i>Paving and associated road work</i>
Equipment Reserves	\$ 34,177	<i>Reserve and partial offset of current and budget year expenditures</i>
Transfer Station	\$ 13,850	<i>Reserve for Transfer Station building and equipment needs (Readfield's share)</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 19: Shall the Town vote to raise and appropriate **\$173,524** for the **Solid Waste** budget category? *Offset by \$35,023 in fees collected at the Transfer Station. This represents Readfield's 42% share of the cost with the remaining 58% paid for by Fayette and Wayne.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 20: Shall the Town vote to raise and appropriate **\$46,250** for the **Regional Assessments** budget category for the following budget lines which the town is legally bound to pay?

Cobbossee Watershed	\$ 30,000	<i>Lake protection, monitoring and conservation</i>
First Park	\$ 16,250	<i>Regional business park fee, offset by \$18,000 in revenues - net positive!</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 21: Shall the Town vote to raise and appropriate **\$140,990** for the **Debt Service** budget category for the following budget lines which the town is legally bound to pay?

2023 Fire Truck Bond	\$ 47,481	<i>Final Payment 11/2033</i>
2018 Maranacook Lake Dam Bond	\$ 18,046	<i>Final payment 5/2029</i>
2020 Municipal Building Bond	\$ 45,005	<i>Final payment 11/2035</i>
2021 Municipal Building and Paving	\$ 30,458	<i>Final payment 11/2036</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Articles 22-30 are donations to private non-profit agencies or organizations and on the warrant through a petition process.

Article 22: Shall the Town vote to raise and appropriate the requested amount of **\$1,000** for **Kennebec Behavioral Health**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 23: 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: Yes Budget Committee recommends: Yes

Article 24: Shall the Town vote to raise and appropriate the requested amount of **\$1,312** for the **Family Violence Agency**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 25: Shall the Town vote to raise and appropriate the requested amount of **\$2,887** for **Courtesy Boat Inspection Programs**, with \$2,100 for the Maranacook Lake Association and \$787 for the Torsey Pond Association?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 26: Shall the Town vote to raise and appropriate the requested amount of **\$910** for the **Sexual Assault Agency**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 27: Shall the Town vote to raise and appropriate the requested amount of **\$2,625** for the **30 Mile River Association**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 28: 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: Yes Budget Committee recommends: Yes

Article 29: Shall the Town vote to raise and appropriate the requested amount of **\$1,000** for the **Maranacook Food Bank**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 30: Shall the Town vote to appropriate **\$1,695** 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? *Offset by \$1,695 in revenues collected from registration fees.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 31: Shall the Town vote to raise and appropriate **\$25,000** for **Property Tax Abatements and Overdrafts**? *For unanticipated expenses.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 32: Shall the Town vote to raise and appropriate **\$5,000** for the **General Assistance** budget category? *Offset by \$2,500 in revenues from the State of Maine. This account is seldom used due to strict State of Maine standards, but more accessible local assistance options also exist.*

Select Board recommends: Yes Budget Committee recommends: Yes

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? *This article allows for the expenditure of budgeted and unanticipated grants and donations.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 34: Shall the Town vote to accept the following **Revenues** estimated below to reduce the **2024 Tax Commitment**? *This article accounts for anticipated revenues, some of which are specifically allocated while others are applied more generally. All reduce the cost to taxpayers.*

State Revenue Sharing	\$	370,000	
Interest on Property Taxes	\$	15,000	
Interest on Investments	\$	75,000	
Veterans Exemption	\$	2,000	
Homestead Exempt. Reimbursement	\$	217,069	
Tree Growth Reimbursement	\$	14,000	
BETE Reimbursement	\$	33,623	
Boat Excise Taxes	\$	8,500	
Motor Vehicle Excise Taxes	\$	625,000	<i>Offset to Article 15</i>
Agent Fees	\$	15,000	
Newsletter Advertisements	\$	100	
Business License Fees	\$	50	
Certified Copy Fees	\$	1,500	
Other Income	\$	5,000	
Plumbing Fees	\$	6,000	<i>Offset to Article 7</i>
Land Use Permit Fees	\$	25,000	<i>Offset to Article 7</i>
Dog License Fees	\$	2,500	<i>Offset to Article 9</i>
Rabies Clinic	\$	500	<i>Offset to Article 9</i>
Library Revenue	\$	3,360	<i>Offset to Article 9</i>
Cable Television Fees	\$	28,000	<i>Offset to Article 9</i>
Beach Income	\$	2,000	<i>Offset to Article 10</i>
Recreation Income	\$	19,600	<i>Offset to Article 10</i>
Protection	\$	2,500	<i>Offset to Article 13</i>
Local Roads	\$	42,000	<i>Offset to Article 15</i>
Transfer Station	\$	35,023	<i>Offset to Article 19</i>
First Park	\$	18,000	<i>Offset to Article 20</i>
Snowmobile (State reimb.)	\$	1,695	<i>Offset to Article 30</i>
General Assistance (State reimb.)	\$	2,500	<i>Offset to Article 32</i>
Total		\$ 1,570,520	

Select Board recommends: Yes Budget Committee recommends: Yes

Article 35: Shall the Town vote to appropriate the following **Designated and Trust Funds** to reduce the 2024 Tax Commitment? *This article makes use of designated reserve funds to reduce the net cost of related areas of expense, either for a special project or to reduce the tax impact.*

Conservation Land Special Revenue	\$	2,650	<i>Offset to Article 10</i>
Legal Services Special Revenue	\$	15,000	<i>Offset to Article 7</i>
Recreation Special Revenue	\$	5,000	<i>Offset to Article 10</i>
Cemetery Perpetual Care Trust Funds	\$	10,000	<i>Offset to Article 14</i>
Total		\$ 32,650	

Select Board recommends: Yes Budget Committee recommends: Yes

Article 36: Shall the Town vote to authorize the Select Board to raise and appropriate **\$15,000** for one or more purposes as necessary to meet contingencies that may occur during the ensuing fiscal year? *This article sets aside a small contingency to be used only by a majority vote of the Select Board for unanticipated financial needs not otherwise budgeted. This amount was reduced from \$25,000 in past years.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 37: Shall the Town vote to appropriate **\$350,000** from the **Unassigned Fund Balance** to **reduce the total tax commitment**? *This use of funds responsibly reduces taxes and is consistent with our Unassigned Fund Balance Policy.*

Select Board recommends: Yes Budget Committee recommends: Yes

The following Ordinance Revisions and Ordinances are proposed following Select Board review and approval. Relevant boards, committees, municipal staff, and members of the public were involved in their development and revision and all have completed legal review. The full text of these documents can be found on the Town of Readfield website at www.readfieldmaine.org under "Voting Information" or by contacting the Town Office.

Article 38: Shall an ordinance entitled **2024 Amendments** to the **Town of Readfield Administration Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.) *This ordinance is being amended in order to address several routine administrative matters which were either not previously assigned to the Select Board or town officials, inconsistent with other ordinances or statute, or are being revised to streamline the Town Meeting Warrant. The Select Board supports this amendment.*

Article 39: Shall an ordinance entitled the **Town of Readfield Disposition of Tax Acquired Property Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.) *This ordinance was drafted in response to changes in State law and a decision by the US Supreme court changing how tax acquired property is managed by municipalities. The Town of Readfield had an existing policy that served as a basis for this ordinance and was amended to include the newly required provisions.*

Article 40: Shall an ordinance entitled **2024 Amendments** to the **Town of Readfield Land Use Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.) *This ordinance is being amended in order to comply with State law by incorporating rules addressing housing affordability, dwelling unit density, and auxiliary dwelling units. Several sections of the Land Use Ordinance were supplemented with new language and redrafted to incorporate the changes in a sensible way. These changes are required by State law and so an affirmative vote is recommended in order to avoid added cost and burden to the Town of Readfield.*

Article 41: Shall an ordinance entitled **2024 Amendments** to the **Town of Readfield Marijuana Establishments Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.) *This ordinance is being amended to limit the number of Medical Marijuana Registered Caregiver Retail Stores to a maximum of two, and establishes a process for allocating open licenses in the event of revocation, forfeiture, expiration, or transfer to a third party.*

Article 42: Shall an ordinance entitled **2024 Amendments** to the **Town of Readfield Property Tax Assistance Program Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.) *This ordinance is being amended to address several minor text and process issues identified during the first few years of the program and also to increase the amount of assistance available to income eligible residents. Under the new language the maximum annual eligibility will be increased from \$360 to \$500 per household.*

Article 43: Shall an ordinance entitled **2024 Amendments** to the **Town of Readfield Waste Disposal and Recycling Ordinance**, be enacted? (A copy of said Ordinance is attached to this Warrant.) *This ordinance is being amended for clarity and to keep pace with quickly changing waste streams and disposal options. The largest change includes removing the "definition" section from the body of the ordinance, updating some definitions, and moving the section to an appendix that can be easily updated.*

YOU ARE WELCOME TO BRING THIS INSERT WITH YOU TO VOTE!

Vote Tuesday, June 11, 2024, 8:00am to 8:00pm

In-person, secret ballot voting will be held at the Kents Hill School - Alford Athletic Center, 1617 Main St. on June 11 from 8am to 8pm. Absentee ballots will be available from the Town Office from May 10 through 5:00pm on June 6. Additional information on absentee voting can be found on the town website or by contacting the Town Office. Similarly, detailed information on the municipal budget can also be found through these channels.

- Readfield Town Website: www.readfieldmaine.org,
- Readfield Town Office Main Phone Line: 685-4939
- Readfield Town Manager (for most budget and warrant questions): manager@readfieldmaine.org or 685-1818
- Readfield Town Clerk (for most voting questions): clerk@readfieldmaine.org or 685-1816

Another excellent source of budget and warrant information is the **Fiscal Year 2025 Municipal Budget and Warrant Public Hearings at 6:30pm on Wednesday, May 8th and 29th at the Town Office:**

- The events will be held in person, via Zoom, and will be broadcast on cable channel 7.
- The viewing public may participate by calling (929) 436-2866 or using the online ZOOM platform with Meeting ID: 881 4960 8367 and Passcode: 781405.
- Special attention will be given to the Fairgrounds Community Park improvements and proposed Church Road Sidewalk improvements. Both projects are important to our community and have Select Board support.
- Reasonable comment time limits will be applied and will be accepted from Readfield residents.
- Meeting materials will be available on the Town website before the hearings, and meeting video will be available after.
- Public participation is welcome and encouraged! We want to hear from you! Questions & comments can be submitted any time.

Candidate's Night for Select Board and School Board positions will be held at **6:30pm on Monday, May 13th at the Town Office**. This event will be held in person and on Zoom (use the same link and login information above), and recordings will be available online after the event!

For more information visit the Town website at: www.readfieldmaine.org.

Subscribe to E-alerts at: www.readfieldmaine.org/subscribe. You can sign up for automatic updates on important Town business that you choose.

A Message from the READFIELD ROAD COMMITTEE:

Background

The process of developing a sidewalk on Church Road has been ongoing for several years, beginning with resident concerns about the safety of children (and adults) walking and biking on Church Rd. to access the Fairgrounds property and adjacent school property. Initial voter approval for the project happened in 2017, with periodic funding requests approved at Town Meeting since then. Thanks to a Federal grant and Maine DOT support, the project is slated for an 80/20 match, with the Town paying the 20% share. Following grant funding approval in 2021 the Town engaged with Gorrill-Palmer Engineers to develop design options and assist with project management and planning. Public involvement has been extensive with three separate public hearings and regular discussion at Select Board and Road Committee meetings. The project has also been discussed during the annual Budget Process and Capital Planning meetings.

The design process began with two possible locations for the sidewalk - on either the east or west side of Church Road. This was done to provide a starting point for discussion and to present a fair set of options. Following initial public hearings, discussion with several stakeholder groups, and review of site conditions a hybrid “split” design was developed that also included extensive on-street parking. This alignment sees the sidewalk starting at the intersection with Main St. and travel first down the westerly side of Church Road past the Union Meeting House before reaching a raised crosswalk where it then continues up the easterly side of Church Road to the Fairgrounds Recreation Area. The picture to the left shows the final draft plan, of which a detailed version can be found at www.readfieldmaine.org. Key considerations in developing this plan included:

- **Prioritizing bicycle and pedestrian safety** and maximizing sight lines at the crosswalk. The sidewalk will allow for safe and convenient access between the Fairgrounds and Readfield Corner by creating a raised walk separate from the roadway. The crosswalk is twenty feet wide and four inches tall, which creates a speed table that slows vehicles to near the posted speed without causing disruption or damage to vehicles following the speed limit.
- **Avoiding neighborhood impacts** where possible and keeping the project within the Town Right-of-Way. In several areas the sidewalk will improve drainage issues and replace open ditches with sub-surface drainage. Some grading will be necessary along the right-of-way, but abutters will be involved with and fairly compensated for this and any other impacts. The Town will secure easements but will not be taking any property.
- **Providing on-street parking** to address needs on Main Street and Church Road, supporting local businesses and organizations. On-street parking also helps to slow traffic by giving a cue to drivers that they are in an area with increased activity and need to be more aware of their surroundings.

Church Road Sidewalk Cost and Funding

Project funding is coming from a few different sources. As noted earlier the bulk of the cost is being covered by a Federal Bicycle and Pedestrian Safety grant managed by the Maine Department of Transportation. The remainder will come from existing municipal reserves. The table below shows the sources and amounts of funding and estimated total construction cost, with the 20% Town share broken out.

Funding Source	Percent	Amount
Bicycle and Pedestrian Safety Grant	80.0%	\$960,000
Sidewalk Reserves	4.2%	\$50,000
Road Reserves (Offset by ARPA funds)	15.8%	\$190,000
TOTAL	100.0%	\$1,200,000

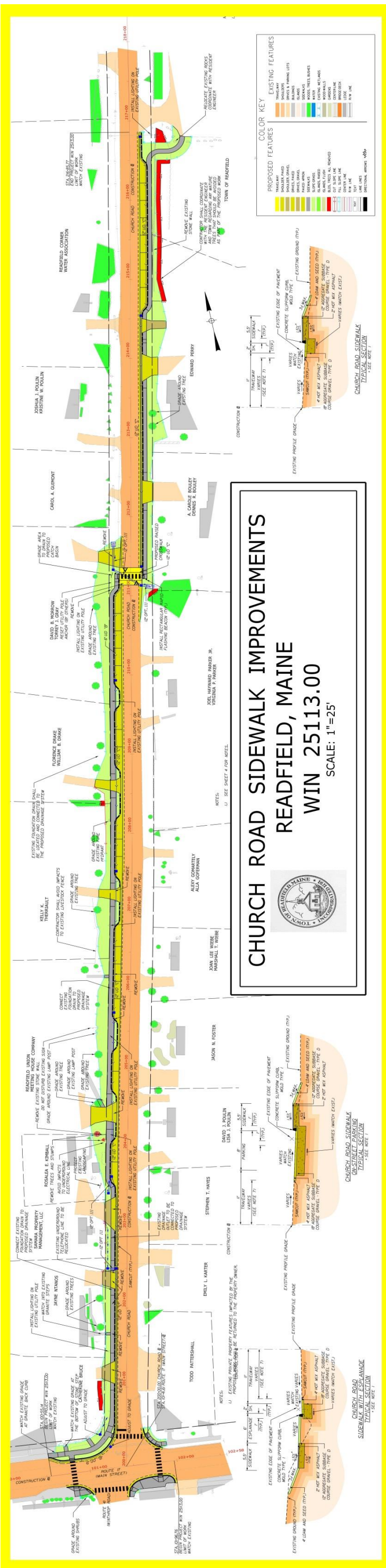
This funding model allows for project construction to happen without any current-year tax impact. That being said, there will be ongoing maintenance and repair costs. It is the position of the Road Committee and Town Officials that the maintenance costs for the Church Road Sidewalk are a small price to pay for the safety of our residents and the opportunity to support our local economy, and maintenance costs are incremental in relation to the existing sidewalk on Main St.

Town Meeting Warrant Articles

Article 16 and 17 on the 2024 Town Meeting Warrant address the Church Road Sidewalk Improvements. Passage of the Articles will allow the Town to continue with the design and construction process. If approved by voters the sidewalk will be constructed in 2024 - 2025. Please consider supporting this important project.

Public Information Meetings

The Road Committee will have representation at both of the upcoming Budget and Warrant Public Hearings to discuss the revised project and answer questions. The date, time, location, and participation details for these events can be found on the back of this publication and at www.readfieldmaine.org.



A Message from the READFIELD FAIRGROUNDS WORKING GROUP:

Recent Developments and Direction

In June, 2023, the Annual Town Meeting Warrant included an article requesting that the Town support the development of an expanded multi-use field area at the Readfield Fairgrounds, with the conditions that the project be solely funded through grants and donations and that any final plans be brought back for voter approval. That article was approved by Readfield voters. The Fairgrounds Working Group, comprised of representatives from multiple town committees including the Recreation Committee, Conservation Commission, Trails Committee, Age-Friendly Committee and Cemetery Committee, along with several public members, then set about developing a final project proposal that was consistent with direction of the voters and the Fairgrounds Management Plan.

Having heard from the public that a basketball/sports court is needed, the Working Group looked at potential sites including the MCS property, Town Beach and the Fairgrounds.. In addition to basketball, a court could be used for other sports, such as pickleball. The Working Group found that the central location, existing improvements, available space, and municipal ownership make the Fairgrounds the best location for the basketball/sports court and agreed to incorporate it into an updated design for the Fairgrounds Community Park. Detailed design work continued seeking to balance the needs and interests of the many groups and individuals involved. The final plan is presented below.

Fairgrounds Community Park Final Draft Plan

With the ongoing assistance of professionals including a landscape architect/park planner and a civil engineering firm, the Working Group developed a final draft plan for the Fairgrounds as shown below. Key elements of the draft plan include:

- Developing a softball field at the same grade as the existing baseball field;
- Ability to use the combined softball and baseball fields as a multi-use area for other sports such as soccer, as well as for community events such as Heritage Days and Halloween;
- Conserving the most significant meadow habitat for pollinators and other wildlife including an educational pollinator loop trail;
- Including a basketball/sports court located to minimize impact;

- Maintaining the existing walking trail system with some additions and improvements;
- Providing accessible parking, porta-potties, and walkways for those with mobility limitations;
- Redesigning and paving the Church Road parking area; and
- Improving usability by including electrical and water connections for sports and other uses (no lighting).

Fairgrounds Community Park Cost and Funding

There will be no cost to residents for the construction of the park and associated amenities. However, there will be ongoing costs associated with any grounds and facilities maintenance not performed by community volunteers. Estimates of the project cost were developed for the various project elements and cross checked with other resources including contractors and service providers. The table below summarizes these costs, which will be fully offset by grants and donations.

Item	Cost
Soft Costs (engineering, design, permitting)	\$53,000
Utilities	\$52,375
Parking Lot Adjustment and Paving	\$109,105
Structures	\$32,800
Trails	\$17,820
Basketball Court	\$49,295
Multi-use Field and Softball Field	\$630,217
TOTAL	\$974,612

Town Meeting Warrant Articles

Article 11 and 12 on the 2024 Town Meeting Warrant addresses the Fairgrounds improvements being considered. Passage of the Articles will allow the Town to secure important grant funding through the Land and Water Conservation Fund and for the Fairgrounds project to proceed with construction when the additional grants and donations are in place.

Public Information Meetings

The Fairgrounds Working Group will have representation at both of the upcoming Budget and Warrant Public Hearings Meeting to discuss the revised project and answer questions. The date, time, location, and participation details for these events can be found on the back of this publication and at www.readfieldmaine.org..



**Fairgrounds Community Park
Master Concept Plan**