



# Town Of Readfield

## June 13, 2023 Town Meeting Secret Ballot

### Introduction & Summary Information

#### A Message from SELECT BOARD Chair Dennis Price:

May 8, 2023

Dear Readfield Resident,

We take transparency in government seriously, and this mailing is intended to provide you with helpful municipal voting information. The Select Board, Budget Committee, Planning Board, 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. We are trying out a new mailing system and format this year that should allow us to provide even more detail to voters. We welcome your comments and feedback on this new approach.

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 4% for residents with homesteads.** The Town budget is increasing in large part due to the cost of labor and materials but is well below the pace of inflation. The tax impact of the Town budget will be similar to 2019-2020 and represents a concerted effort over the past several years to budget responsibly. The Select Board has no direct control over the County or RSU #38 budgets and will not comment on these.

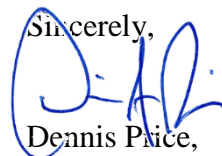
In-person, secret ballot voting will be held at the Kents Hill School - Alford Athletic Center, 1617 Main St. on June 13 from 8am to 8pm. Absentee ballots are available from the Town Office. Additional information on absentee voting can be found on the town website or by contacting the Town Office. Similarly, detailed information on the municipal budget can also be found through these channels.

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

Another excellent source of budget and warrant information is the **Fiscal Year 2024 Municipal Budget and Warrant Public Hearing at 6:30pm on May 31<sup>st</sup> at the Town Office.** Here's how it will work:

- The event 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 Comprehensive Plan Update and the significantly revised Fairgrounds Community Park and Conservation project (smaller project with no tax impact).
- Reasonable comment time limits will be applied and will be accepted from Readfield residents.

There are many important warrant articles to consider this year. Please read and review this document. Share it, and utilize other available resources to stay informed. Thank you for your participation and engagement in this democratic process!

Sincerely,  
  
Dennis Price,  
Chair, Readfield Select Board

#### A Message from TOWN MANAGER Eric Dyer:

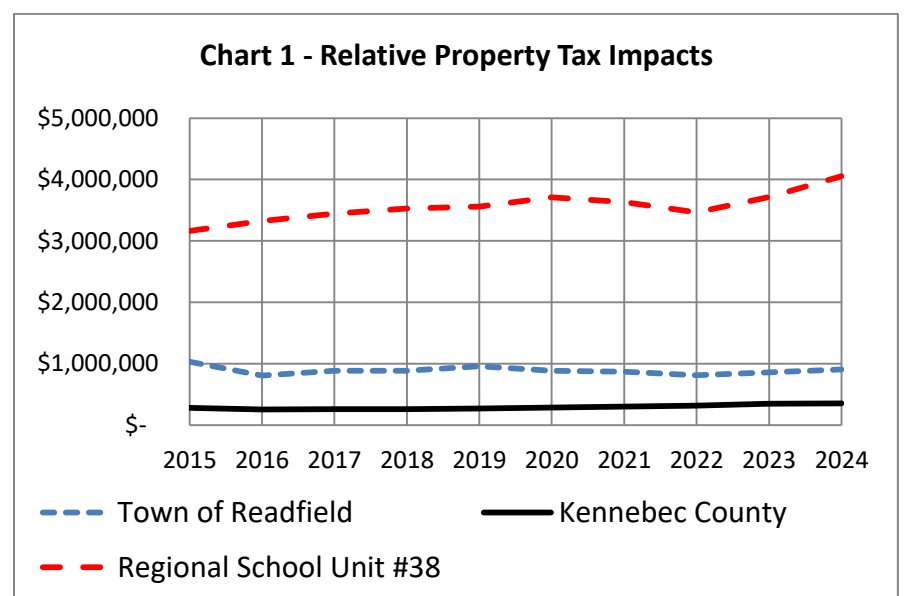
May 8, 2023

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 proposed budget. As always, I want to thank them for their thoughtful deliberation on how to **provide the services our residents want, at the level of service they expect, as cost effectively as possible.** Over the past several months we've given updates about where that process has taken us. In April the Budget Committee and Select Board finalized the budget and Town Meeting Warrant. 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 Equipment, Assessing, Code Enforcement, Grants & Planning, Heating Assistance, General Assistance, Legal Services, Appeals Board, Planning Board), **Maintenance Services** (Buildings, Grounds, Vehicles, Equipment) **Regional Assessments** (Cobbossee Watershed, First Park), **Recreation and Open Space** (Town Beach, Conservation, Youth and Community Recreation, Heritage Days, Town Properties, Trails), **Roads & Drainage** (Roads & Drainage, Winter Maintenance and Materials), **Capital Improvements** (Building and infrastructure projects planned through our Capital Investment Plan, Reserve Savings), **Debt Service** (Debt Service payments), **Community Services** (Animal Control, Kennebec Land Trust, KVCOG, Age Friendly initiatives, Public Library, Public Access TV, Street Lights), **Protection** (Fire Department, Fire Equipment, Ambulance, Water Holes, Tower Sites, Dispatching, Personal Protection Gear, Emergency Operations), **Cemeteries** (Cemetery maintenance), **Solid Waste** (Transfer Station Operation, Backhoe and Equipment), **Unclassified** (Abatements and Overlay, Tax Relief, Non-profits, Contingency, Snowmobiling, Readfield Enterprise Fund, Revaluation).

That's a lot of services when you put them all together! Over the years the net impact of providing these services has fluctuated, per **Chart 1** below 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 2022. Costs have increased in recent years and we have been careful to gradually adjust back to 2020 levels. We expect gradual increases to continue over the next few years bringing us closer to 2018-2019 levels.



**Table 1** on the following page shows that we expect a 4% 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 \$633, or about \$24 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 2023 is about \$260,000.

TAX YEAR	MUNICIPAL MIL RATE	EST. TAX *	ANNUAL DIFFERENCE	% CHANGE
2024	2.69	\$ 633	\$ 24.46	4.0%
2023	2.59	\$ 609	\$ 6.83	1.1%
2022	2.80	\$ 602	\$ (20.41)	-3.3%
2021	3.19	\$ 622	\$ (17.08)	-2.7%
2020	3.55	\$ 640	\$ (60.70)	-8.7%
2019	3.89	\$ 700	\$ 42.79	6.5%
2018	3.65	\$ 657	\$ (18.04)	-2.7%

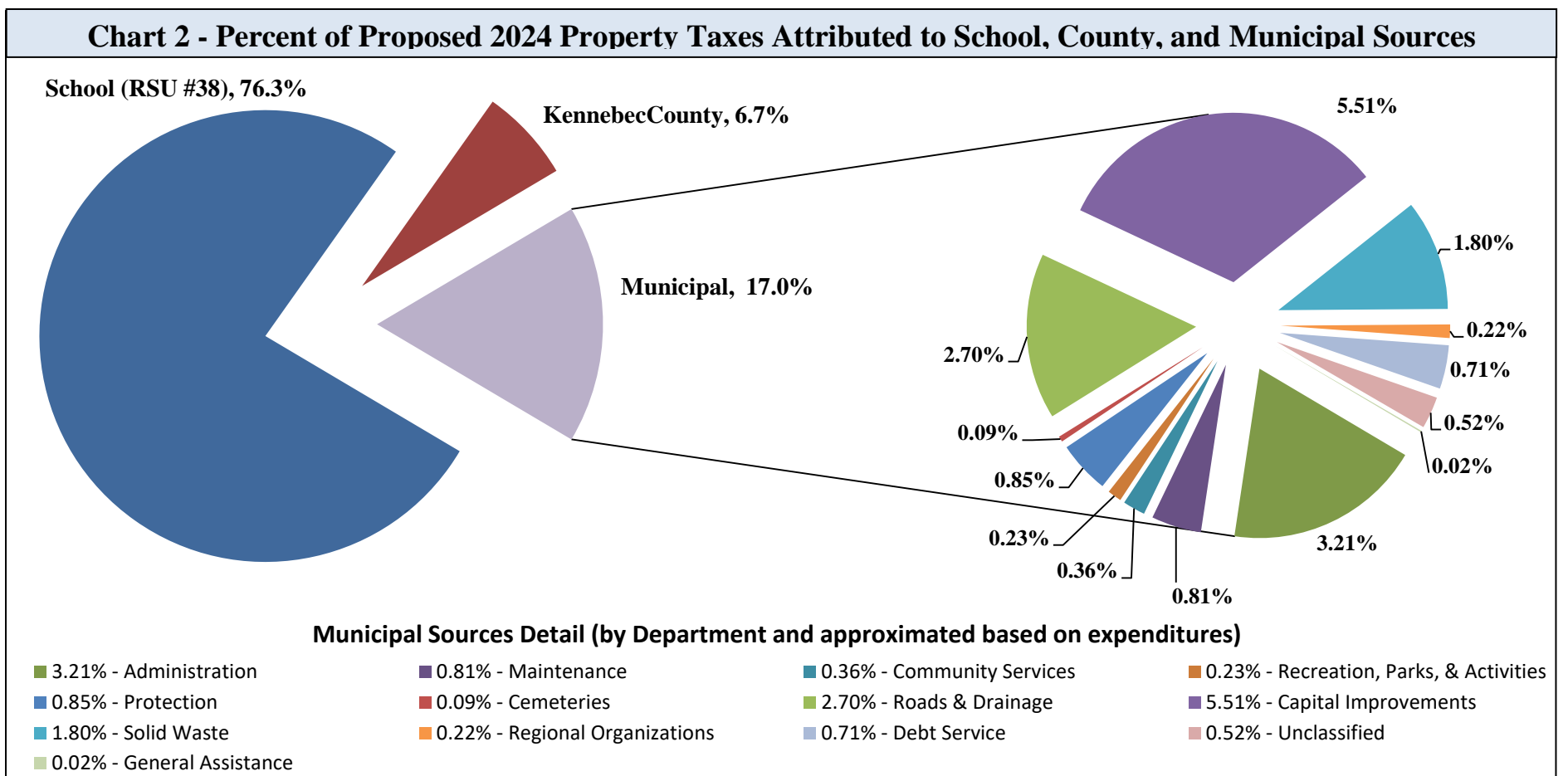
\* Estimated Tax Impacts are for the average residential property for Municipal Services only

We hope that by providing more focused information on what Municipal Services are provided through taxes, and what they cost outside of School and County tax impacts, voters can make more informed decisions. However, it's good to see the big picture too.

MUNICIPAL MIL RATE*	ASSESSED PROPERTY VALUE	ESTIMATED TAX IMPACT
2.70	\$ 50,000	\$ 67.38
2.70	\$ 100,000	\$ 202.13
2.70	\$ 150,000	\$ 336.88
2.70	\$ 200,000	\$ 471.64
2.70	\$ 250,000	\$ 606.39
2.70	\$ <b>260,000</b>	\$ <b>633.34</b>
2.70	\$ 300,000	\$ 741.14
2.70	\$ 350,000	\$ 875.90
2.70	\$ 400,000	\$ 1,010.65
2.70	\$ 450,000	\$ 1,145.40
2.70	\$ 500,000	\$ 1,280.15

\* The Mil Rate is for Municipal Services for the 2023-2024 Tax Year based on current assessed value of residential property

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. Table 3 shows Revenues by Department, and Table 4 shows Expenses by Department. We have additional information available on the Town website [www.readfieldmaine.org](http://www.readfieldmaine.org).



DEPARTMENT	2022 ACTUAL	2023 BUDGET	2024 BUDGET	2023-2024 \$	2023-2024 %
10- Administration	\$ 6,232,044	\$ 6,590,479	\$ 7,332,934	\$ 742,455	11.3%
12 - Maintenance	\$ -	\$ -	\$ -	\$ -	-
25 Community Services	\$ 49,377	\$ 37,975	\$ 36,500	\$ (1,475)	-3.9%
30 Recreation, Parks, & Activities	\$ 21,930	\$ 13,300	\$ 21,100	\$ 7,800	58.6%
40 Protection	\$ 16,469	\$ 3,200	\$ 3,700	\$ 500	15.6%
50 Cemeteries	\$ -	\$ -	\$ -	\$ -	-
60 Roads & Drainage	\$ 36,672	\$ 36,000	\$ 36,000	\$ -	0.0%
65 Capital Improvements	\$ 39,379	\$ 15,109	\$ 395,783	\$ 380,674	2519.5%
70 Solid Waste	\$ 234,403	\$ 228,389	\$ 260,561	\$ 32,172	14.1%
90 Unclassified	\$ 4,751	\$ 29,748	\$ 24,735	\$ (5,013)	-16.9%
95 General Assistance	\$ 368	\$ 2,500	\$ 2,500	\$ -	0.0%
<b>TOTAL</b>	<b>\$ 6,635,393</b>	<b>\$ 6,956,700</b>	<b>\$ 8,113,813</b>	<b>\$ 1,157,113</b>	<b>16.6%</b>

DEPARTMENT	2022 ACTUAL	2023 BUDGET	2024 BUDGET	2023-2024 \$	2023-2024 %
10 - Administration	\$ 555,471	\$ 679,930	\$ 697,980	\$ 18,050	2.7%
12 - Maintenance	\$ 143,656	\$ 160,300	\$ 176,710	\$ 16,410	10.2%
25 - Community Services	\$ 125,865	\$ 74,703	\$ 79,220	\$ 4,517	6.0%
30 - Recreation, Parks, & Activities	\$ 35,414	\$ 58,707	\$ 49,548	\$ (9,159)	-15.6%
40 - Protection	\$ 138,765	\$ 175,975	\$ 184,835	\$ 8,860	5.0%
50 - Cemeteries	\$ 9,732	\$ 19,500	\$ 19,500	\$ -	0.0%
60 - Roads & Drainage	\$ 398,066	\$ 539,650	\$ 586,750	\$ 47,100	8.7%
65 - Capital Improvements	\$ 78,790	\$ 546,685	\$ 1,197,282	\$ 650,597	119.0%
70 - Solid Waste	\$ 322,720	\$ 342,575	\$ 390,752	\$ 48,177	14.1%
75 - Education (RSU # 38 Budget Tax)	\$ 3,634,908	\$ 3,713,505	\$ 4,056,437	\$ 342,932	9.2%
80 - Regional Organizations	\$ 40,574	\$ 50,613	\$ 47,665	\$ (2,948)	-5.8%
81 - Kennebec County Tax	\$ 319,743	\$ 352,031	\$ 355,185	\$ 3,154	0.9%
85 - Debt Service	\$ 122,925	\$ 148,689	\$ 154,192	\$ 5,503	3.7%
90 - Unclassified	\$ 36,336	\$ 88,837	\$ 112,757	\$ 23,920	26.9%
95 - General Assistance	\$ 964	\$ 5,000	\$ 5,000	\$ -	0.0%
<b>TOTAL</b>	<b>\$ 5,963,931</b>	<b>\$ 6,956,700</b>	<b>\$ 8,113,813</b>	<b>\$ 1,157,113</b>	<b>16.6%</b>





# Town Of Readfield

## June 13, 2023 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 one Select Board members for a three-year term:

- Linton, David
- Price, Dennis
- 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 RSU #38 School Board members for a three-year term:

- Rodriguez, Marie
- Tarbuck, Brian
- 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, 2023 through June 30, 2024?

Article 4: Shall the Town vote to fix **September 29, 2023** or thirty days after the taxes are committed, whichever is later, and **February 23, 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 8% 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% , which is the same as the State Rate of 8%, 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%. Last year voted in at 4%.**

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, 2023 to October 1, 2023?

Article 7: Shall the Town vote to raise and appropriate **\$697,980** for the **Administration** budget category for the following budget lines?

Municipal Administration	\$355,395	<i>Labor and services</i>
Insurance	\$161,835	<i>Property, liability, health, unemployment and workers comp</i>
Office Equipment	\$ 32,850	<i>Tech support, software licenses, office leases</i>
Assessing	\$ 25,200	<i>Contract assessing services, maps etc.</i>
CEO/LPI/BI	\$ 85,200	<i>Offset by \$42,000 in revenue, including interlocal revenue</i>
Grants/Planning Ser.	\$ 10,000	<i>Grant writing, Offset by \$5,000 in reserves</i>
Heating Assistance	\$ 2,500	<i>Offset by \$2,500 in revenue (bottle donations)</i>
Attorney Fees	\$ 25,000	<i>Offset by \$5,000 in reserves</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 8: Shall the Town vote to raise and appropriate **\$176,710** for the **Municipal Maintenance** budget category? *Covers utilities and maintenance to Town buildings, grounds and equipment, excluding the Transfer Station.*

General Maintenance	\$ 128,760	<i>Labor, materials, and services</i>
Building Maintenance	\$ 34,450	<i>Labor, materials, and services</i>
Vehicles Maintenance	\$ 13,500	<i>Labor, materials, and services</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 9: Shall the Town vote to raise and appropriate **\$79,220** for the **Community Services** budget category for the following budget lines?

Animal Control	\$ 11,045	<i>Offset by \$2,000 in revenue</i>
Kennebec Valley Council of Governments	\$ 4,500	<i>Membership fee</i>
Age Friendly Initiatives	\$ 2,000	<i>Offset by \$2,000 in reserve</i>
Library Services	\$ 49,925	<i>Offset by \$4,500 in revenue and \$2,000 in reserves</i>
Readfield TV	\$ 9,700	<i>Public access television Channel 7, offset by \$30,000 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 **\$49,548** for the **Recreation, Parks & Activities** budget category for the following budget lines?

Beach	\$ 17,568	<i>Staffing and maintenance, offset by \$2,000 in revenue</i>
Recreation	\$ 16,700	<i>Youth sports, offset by \$19,100 in revenue</i>
Heritage Days	\$ 6,600	<i>Offset by \$1,000 in reserves</i>
Conservation	\$ 4,750	<i>Conservation activities, offset by \$4,000 in reserve</i>
Town Properties	\$ 2,000	<i>Town parks and facilities, offset by \$2,000 in reserves</i>
Trails	\$ 1,930	<i>Trail maintenance and construction</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 11: Shall the Town vote to pursue the development of an expanded multi-use recreational field area at the Fairgrounds property, consistent with the Town's Fairgrounds Management Plan; with any final project plans coming before the voters for approval; and with the project construction to be funded exclusively by Federal, State, and private grant sources and donations which the Town is hereby authorized to apply for, accept and expend? **Following the vote last year several of the Boards, Committees, and Commissions involved with this proposed project took a**

*different approach that entertains a smaller scale with no local tax impact for construction of a multi-use field. Please review the special FAIRGROUNDS WORKING GROUP section later in this explanation document.*

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 12:** Shall the Town vote to raise and appropriate **\$184,835** for the **Protection Department** budget category for the following budget lines?

Fire Department Operating	\$ 76,715	<i>Offset by \$500 in revenue</i>
Ambulance Service	\$ 56,070	
Tower Sites	\$ 4,550	<i>Offset by \$3,200 in revenue</i>
Dispatching	\$ 46,500	<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 13:** Shall the Town vote to raise and appropriate **\$19,500** for the **Cemetery Materials & Services** budget category? *Offset by \$10,000 from Perpetual Care Trust Fund and \$5,000 from reserve*

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 14:** Shall the Town vote to raise and appropriate **\$586,750** for the **Roads & Drainage** budget category?

Summer Road Maintenance	\$ 118,000	<i>Non-capital work, offset by \$36,000 in revenue</i>
Winter Road Maintenance	\$ 468,750	<i>Road plowing, salt and sand.</i>

Select Board recommends: Yes Budget Committee recommends: Yes

*Articles 15-17 are related and address the proposed purchase of s new Pumper-Tanker Fire Truck as requested by the Fire Department. The articles address borrowing a portion of the cost and utilizing available funds to minimize the tax impact.*

**Article 15:** Shall the Select Board of the Town be authorized to enter into an agreements providing for (a) the purchase of a **Pumper-Tanker Fire Truck** and (b) borrowing on behalf of the Town, a sum not to exceed **\$348,057** 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, and the redemption with or without premium, for the purpose of appropriating funds to pay a portion of the costs of the Fire Truck subject to passage of Articles 16 & 17?

*Article 15 authorizes borrowing for a portion of the cost of the truck if the purchase is approved.*

Select Board recommends: Yes Budget Committee recommends: Yes

#### MUNICIPAL TREASURER'S FINANCIAL STATEMENT

##### 1. Town Indebtedness -

A. Bonds outstanding and unpaid:	\$ 1,126,011
B. Bonds authorized and unissued:	\$ 0
C. Bonds to be issued if Article 15 is approved:	\$ 348,057
D. Total:	\$ 1,474,068

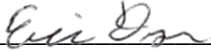
##### 2. Costs - Warrant Article 15, Fire Truck Bond. At an estimated interest rate of four percent (4%) for a term of ten (10) years, the estimated cost of this bond issue will be:

A. Total Bond Principal:	\$ 348,057
B. Total Estimated Interest:	\$ 77,663
C. Total Estimated Debt Service:	\$ 425,720

##### 3. 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.

##### 4. 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. 2023 State Valuation:	\$360,400,000.00
B. Limit Factor:	x 7.5%
C. Debt Limit:	\$ 27,030,000.00

Signed by:   
Eric W. Dyer, Treasurer

**Article 16:** Shall the Town vote to appropriate **\$200,000** from the **Fire Department Building Reserve**, being funds originally borrowed to pay for capital improvements to the Fire Station as approved by vote of the June 8, 2021 Annual Town Meeting, and **\$75,000** from the **Fire Department Capital Reserve** to be used to offset the cost of a new **Pumper-Tanker Fire Truck**, subject to passage of Articles 15 & 17? *Article 16 authorizes the use of other funds to offset the remainder of the cost of the truck. Given the cost of new borrowing it is advantageous for the Town to use existing funds where possible, if the purchase is approved. These funds may need to be replaced in the future when materials costs and interest rates return to more acceptable levels.*

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 17:** Shall the Town vote to raise and appropriate **\$623,057** for a new **Pumper Tanker Fire Truck** subject to passage of Articles 15 & 16? *Article 17 authorizes the purchase of the truck.*

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 18:** Shall the Town vote to raise and appropriate **\$574,225** for the **Capital Improvements** budget category for the following budget lines? *This article sets money aside for use in the budgeted fiscal year or in future years according to our Capital Improvement Plan. The Budget Committee and Select Board are in the process of developing specific policies to manage these and other fund balances in addition to the CIP.*

Gile Hall	\$ 10,000	<i>Reserve for future budgeted building expenditures</i>
Library Building	\$ 5,000	<i>Reserve for future budgeted building expenditures</i>
Open Space	\$ 50,000	<i>Reserve for conservation and improvement of open space</i>
Cemetery	\$ 17,000	<i>Reserve and leaf/brush equipment, offset by \$12,000 in reserves</i>
Sidewalk	\$ 67,500	<i>Church Rd. planning offset by \$7,500 in reserves and \$30,000 in revenues</i>
Roads	\$ 325,000	<i>Paving and associated work, offset by \$75,000 in reserves, reflects current cost</i>
Equipment	\$ 33,000	<i>Reserve and brush management equipment, offset by \$10,000 in reserves</i>
Equipment Leases	\$ 6,177	<i>Pickup truck and Bobcat leases</i>
Transfer Station	\$ 60,548	<i>Offset by \$29,803 in reserves and \$17,726 in revenues</i>

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 19:** Shall the Town vote to raise and appropriate **\$390,752** for the **Solid Waste** budget category? *Offset by \$260,561 in revenues, (which includes fees collected at the Transfer Station and amount billed to Town of Fayette and Wayne) and \$5,000 in Readfield reserves*

Select Board recommends: Yes Budget Committee recommends: Yes



Article 20: Shall the Town vote to raise and appropriate **\$47,665** for the **Regional Assessments** budget category for the following budget lines which the town is legally bound to pay?

Cobbossee Watershed	\$ 27,665	<i>Lake protection, monitoring and conservation</i>
First Park	\$ 20,000	<i>Regional business park fee, offset by \$20,000 in revenues - no tax impact</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 21: Shall the Town vote to raise and appropriate **\$355,185** for the **Kennebec County Tax** budget category which the town is legally bound to pay? *Kennebec County charges tax to the Town of Readfield, who collects it on their behalf. This is a pass-through.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 22: Shall the Town vote to raise and appropriate **\$154,192** for the **Debt Service** budget category for the following budget lines which the town is legally bound to pay?

Fire Truck Bonds	\$ 59,766	<i>Final Payment of current bond 11/2023, &amp; 1st interest payment on proposed truck</i>
2018 Maranacook Lake Dam Bond	\$ 18,459	<i>Final payment 5/2029</i>
2020 Municipal Building Bond	\$ 45,498	<i>Final payment 11/2035</i>
2021 Municipal Building and Paving	\$ 30,469	<i>Final payment 11/2036</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 23: Shall the Town vote to appropriate **\$10,000** for the **Local Tax Relief** Program budget category? *Program available to all income-qualified residents, offset by \$10,000 in reserves*

Select Board recommends: Yes Budget Committee recommends: Yes

*Articles 24-33 are donations to private non-profit agencies or organizations and are initially put on the ballot through a petition process, with limits placed on any subsequent increases.*

Article 24: 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 25: 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 26: 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 27: Shall the Town vote to raise and appropriate the requested amount of **\$787** for the **Courtesy Boat Inspection Program**, for the **Torsey Pond Association**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 28: 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 29: Shall the Town vote to raise and appropriate the requested amount of **\$2,500** for the **30 Mile River Association**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 30: 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 31: 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 32: Shall the Town vote to raise and appropriate the requested amount of **\$2,000** for the **Courtesy Boat Inspection Program**, for the **Maranacook Lake Association**?

Select Board recommends: Yes Budget Committee recommends: Yes

Article 33: Shall the Town vote to appropriate **\$1,735** 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 \$1,735 in revenues, collected from registration fees.*

Select Board recommends: Yes Budget Committee recommends: Yes

Article 34: Shall the Town vote to raise and appropriate **\$60,000** for the **Unclassified** budget category for the following budget lines?

Readfield Enterprise Fund	\$10,000	<i>Small business loans, offset by \$7,000 in reserves and \$3,000 in revenues</i>
Real Estate Property Revaluation	\$25,000	<i>Offset by \$25,000 in reserves</i>
Overdraft	\$ 5,000	<i>To cover any small overdrafts not otherwise accounted for</i>
Abatements	\$20,000	<i>Set aside to cover potential tax abatements for cause or for poverty</i>

Select Board recommends: Yes Budget Committee recommends: Yes

Article 35: 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 36: 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 37: Shall the Town vote to accept the following **Revenues** estimated below to reduce the 2023 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	\$ 430,000
Interest on Property Taxes	\$ 20,000
Interest on Investments	\$ 37,000
Veterans Exemption	\$ 2,500
Homestead Exempt. Reimbursement	\$ 229,036
Tree Growth Reimbursement	\$ 14,000
BETE Reimbursement	\$ 6,422
Boat Excise Taxes	\$ 8,500

Motor Vehicle Excise Taxes	\$ 600,000
Agent Fees	\$ 14,000
Public Notice Fees	\$ 500
Business License Fees	\$ 50
Certified Copy Fees	\$ 1,500
Other Income	\$ 5,000
Heating	\$ 2,500 <i>Money collected from Transfer Station bottles/cans, offset Article 7</i>
Plumbing Fees	\$ 6,000
Land Use Permit Fees	\$ 15,000
Interlocal CEO/LPI	\$ 42,000 <i>Wayne's share of interlocal Code Enforcement, offset Article 7</i>
Dog License Fees	\$ 1,500 <i>Offset to Article 9</i>
Rabies Clinic	\$ 500 <i>Offset to Article 9</i>
Library Revenue	\$ 4,500 <i>Offset to Article 9</i>
Cable Television Fees	\$ 30,000 <i>Offset to Article 9</i>
Beach Income	\$ 2,000 <i>Offset to Article 10</i>
Recreation Income	\$ 19,100 <i>Offset to Article 10</i>
Protection	\$ 3,700 <i>Offset to Article 12</i>
Local Roads	\$ 36,000 <i>Offset to Article 14</i>
Bond Proceeds	\$ 348,057 <i>Offset to Article 17</i>
Grants- Sidewalk	\$ 30,000 <i>Offset to Article 18</i>
Transfer Station Capital	\$ 17,726 <i>Offset to Article 18</i>
Transfer Station	\$ 260,561 <i>Offset to Article 19</i>
First Park	\$ 20,000 <i>Offset to Article 20</i>
Snowmobile (State reimb.)	\$ 1,735 <i>Offset to Article 33</i>
Enterprise Fund	\$ 3,000 <i>Offset to Article 34</i>
General Assistance (State reimb.)	\$ 2,500 <i>Offset to Article 35</i>
<b>Total</b>	<b>\$2,214,887</b>

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 38:** Shall the Town vote to appropriate the following **Designated Fund** balances to reduce the 2023 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.*

Age Friendly	\$ 2,000 <i>Offset to Article 9</i>
Attorney Fees	\$ 5,000 <i>Offset to Article 7</i>
Capital Equipment	\$ 10,000 <i>Offset to Article 18</i>
Cemeteries	\$ 5,000 <i>Offset to Article 14</i>
Cemeteries Capital	\$ 12,000 <i>Offset to Article 18</i>
Conservation	\$ 4,000 <i>Offset to Article 11</i>
Grants & Planning	\$ 5,000 <i>Offset to Article 7</i>
Heritage Days	\$ 1,000 <i>Offset to Article 10</i>
Library Operating	\$ 2,000 <i>Offset to Article 9</i>
Local Tax Relief	\$ 10,000 <i>Offset to Article 23</i>
Readfield Enterprise Fund	\$ 7,000 <i>Offset to Article 34</i>
Revaluation	\$ 25,000 <i>Offset to Article 34</i>
Roads Capital	\$ 75,000 <i>Offset to Article 18</i>
Sidewalk (Church Rd.)	\$ 7,500 <i>Offset to Article 18</i>
Town Properties	\$ 2,000 <i>Offset to Article 10</i>
Transfer Station Capital	\$ 29,803 <i>Offset to Article 18</i>
Transfer Station Operating	\$ 5,000 <i>Offset to Article 19</i>
Trust Funds Cemetery Perpetual Care	\$ 10,000 <i>Offset to Article 13</i>
<b>Total</b>	<b>\$217,303</b>

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 39:** 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? *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.*

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 40:** Shall the Town vote to appropriate **\$275,000** from the **Unassigned Fund Balance** to reduce the total tax commitment? *This use of funds reduces taxes and is consistent with our Unassigned Fund Balance Policy.*

Select Board recommends: Yes Budget Committee recommends: Yes

**Article 41:** Shall an ordinance entitled 2023 Amendments to the Town of Readfield **Land Use Ordinance**, be enacted? *These changes clarify the language of the Land Use Ordinance. Please review the special PLANNING BOARD section later in this explanation document.*

**Article 42:** Shall an ordinance entitled **Town Beach Ordinance** of the Town of Readfield Maine be enacted? *The purpose of the Beach Ordinance is "to provide for the enjoyment, health, welfare and safety of all persons using the Town Beach; to provide a means of maintenance, operation and protection of the Town Beach; and to provide a family-oriented atmosphere for lawful users of the Town Beach. The Town of Readfield is further committed to maintaining accepted environmental standards to preserve the ecological quality of the Town Beach and waterways for future generations".*

**Article 43:** Shall the Town vote to adopt the 2023 **Comprehensive Plan** for the Town of Readfield, said plan to replace the existing 2009 Comprehensive Plan in its entirety? *The Comprehensive Plan is updated every 10-12 years and sets a broad vision and direction for the community. Please review the special COMPREHENSIVE PLAN section later in this explanation document.*

**Vote Tuesday, June 13, 2023, 8:00am to 8:00pm**

- The Town Meeting / Secret Ballot will be held at the Kents Hill School's Alford Athletic Center, 1617 Main St.
  - Absentee ballots will be available from the Town Clerk from May 12 through 3:30pm on June 9.
- Public participation is welcome and encouraged! We want to hear from you! Questions & comments can be submitted any time.

**For more information visit the Town website at: [www.readfieldmaine.org](http://www.readfieldmaine.org).**



## A Message from COMPREHENSIVE PLAN Chair Jessica Gorton:

### What is the Comprehensive Plan?

The Comprehensive Plan, or “Comp Plan” as it is often called, takes stock of where our town is and then sets goals for where the town's residents want it to be in the future. Readfield’s Comprehensive Plan has sought to protect the Town's rural residential character while making efficient use of public services and encouraging managed growth. Readfield last updated our comprehensive plan in 2009. Our current Comp Plan update helps us understand what has happened in town over the past decade and set new goals. In the most condensed form the Comp Plan can be described using the vision statement which is broad and like the Comp Plan itself speaks to economic diversity and sustainability as much as natural diversity and sustainability.

*The Town of Readfield is a scenic, dynamic, and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages. This vision commits to preserving the rural character of our community with a plan for a sustainable future.*

It is also important to know what the Comp Plan is not. The Comp Plan is not a mandate, does not force any spending, and does not require any action be taken. The Comp Plan is just that - a plan. The Select Board and Town Meeting votes are ultimately responsible for any future implementation.

### Where did the Information Come From?

Information in the Comprehensive Plan comes from multiple sources. Data and statistics make up a bulk of the background material and help identify in concrete terms how our community has changed since the last plan. These numbers come from Federal sources like the US Census Bureau and Bureau of Labor Statistics; and State sources like the Maine Department of Transportation and Department of Agriculture, Conservation, and Forestry. This kind of hard data is necessary, but local information is also critically important and has a leading role in setting future direction.

Since beginning the Comprehensive Plan Update Process we have actively engaged the community in the process. We started by including several representatives from our outstanding boards and committees, and also members of the general public on the Comp Plan Committee. The committee held **26 public meetings** since 2021 and will have participated in **5 public hearings** by the end of May, with three dedicated exclusively to the Comp Plan. We also performed several outreach activities that included sending an **informational mailing to 939 households** through the USPS, participating in **special events at the 2022 Heritage Days and November Election**, and collecting nearly **250 surveys from our residents and businesses**. We

## A Message from PLANNING BOARD Chair Paula Clark:

### Summary of Proposed Changes to Land Use Ordinance (LUO)

Each year the Town of Readfield updates its Land Use Ordinance (LUO) to clarify language and improve the planning process for everyone involved, including residents, applicants, and those responsible for enforcing our land use regulations. This year we have four important changes for voters to consider. For more information visit [www.readfieldmaine.org](http://www.readfieldmaine.org).

#### 1. Non-conforming structures. Article 3, Section 4:

Most of the changes in this section are to reorganize this confusing section to be more readable. In addition, there are a few changes to comply with new legal provisions, such as exceptions to height limitations in flood zones, and to track language from the Department of Environmental Protection’s Shoreland Zoning rule with which the Town is required to be consistent (although we can be more stringent, but not more liberal).

#### 2. Allowing electronic submissions in lieu of paper submissions. Article 6, Section 3:

have additionally received feedback through individual calls, emails, and other correspondence. Thank you to everyone who participated!

### What Have we Learned?

A lot! But there are a few messages that came through loud and clear from the data we collected and the residents who got involved with the Comp Plan update process:

- **Our community has gotten older** since 2009, with a higher number of older residents per capita and a higher average age.
- Factors like Land Use, Transportation, and Government Services have remained relatively stable.
- **Residential development and growth have accelerated**, and quite significantly in the past few years, but not in village areas.
- **Most residents (but of course not all) are generally okay with the way things are** and want to make only gradual changes to address pressing issues like:
  - **Maintaining our rural residential character**
  - **Addressing the aging of our community and the needs of older residents**
  - **Promoting a diversity of small businesses**
  - **Providing good public services cost effectively**
  - **Supporting local agriculture and protecting farmland and open space**
  - **Ensuring we continue to prioritize outdoor recreation opportunities**
  - **Discussing housing affordability, particularly new families and older residents**
- Residents want the Town to be aware of these issues and involved in some, but believe that others should be left to private organizations and funding.
- **Communication with residents** remains a top priority.

### What’s Next for Readfield?

If you want more information we have the 2023 Comp Plan and a tremendous collection of documents available on the Town website at [www.readfieldmaine.org](http://www.readfieldmaine.org). Copies of the Comp Plan are also available at the Library and Town Office. The Comprehensive Plan Committee is holding a final **Public Information Meeting** to talk about the Comp Plan and answer questions:

Date: May 17, 2023  
Time: 6:00pm  
Place: Town Office and Zoom  
Zoom Meeting ID: 881 4960 8367  
Zoom Passcode: 781405  
Phone: (929) 436-2866



The comprehensive planning process is critical to a deliberate and thoughtful future for the Town of Readfield. **Please Vote!**

This change codifies what has become the accepted practice of allowing an applicant to submit an application and required submittals electronically in lieu of 11 paper copies. This change saves time, effort, and cost for applicants and makes the application process run more smoothly by starting with easily shared and transferrable electronic documents.

#### 3. Screening of non-agricultural commercial, institutional and industrial storage and warehouses. Article 8, Section 16:

Currently, the LUO requires the screening of outdoor manufacturing and processing areas. The LUO does not specifically address screening of most storage areas, including warehouses. In light of the proliferation of self-storage units and other commercial storage activities, this change would require screening of non-agricultural storage activities. The Planning Board can waive this requirement under certain circumstances.

#### 4. Limits on more than one dock. Article 8, Section 19 E:

State rules place certain limits on the addition of more than one dock per lot. The LUO must comply with this state rule. Including this state provision in the LUO eliminates the discrepancy between Town and State requirements and clarifies these provisions for applicants.



**A Message from the FAIRGROUNDS WORKING GROUP:**

**Background**

In June, 2022, the Annual Town Meeting Warrant included an article requesting that the Town borrow up to \$500,000 for capital improvements for the Fairgrounds property. The article was defeated by Readfield voters. While the exact reasons for the defeat of the warrant article are not fully known, there was a general belief that:

- Town residents recognized that the girls softball leagues in town need access to a quality softball field; and
- Town residents were uneasy committing substantial property tax dollars towards a major recreational development project.

So, in early 2023, a Fairgrounds Working Group was created with representatives from multiple town committees including the Recreation Committee, Conservation Commission, Trails Committee, Age-Friendly Committee and Cemetery Committee. The group was asked to re-examine how best to address the need for a girls' softball field without the use of property tax dollars. Because the previous year's discussion had been disharmonious at times, the group agreed that it would operate using a consensus-based decision-making process.

The Working Group's initial efforts focused on whether there were reasonable alternatives to constructing a girls softball field at the Fairgrounds property. The group explored the option of making improvements of the ballfield at Readfield Elementary School and trying to schedule league use of the existing softball fields at Maranacook Community School. In the end, both options proved infeasible, and attention shifted to creating a softball field at the Fairgrounds property near Church Road.

**Proposed Fairgrounds Park & Conservation Concept Plan**

With the assistance of a landscape architect/park planner, the Working Group has developed a draft concept plan for the Fairgrounds as shown below. Key elements of the draft plan include:

- Developing a girls softball field at the same grade as the existing baseball field;
- Ability to use the combined softball and baseball fields 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;
- 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 expanding the Church Road parking area; and
- Mitigating lost meadow habitat through efforts to improve management of nearby meadow habitat in cooperation with neighboring landowners; and
- Recognizing that there is a stated need for additional recreational facilities, most notably a basketball court, to be appropriately sited in the village area in the future.

**Town Warrant Article on Fairgrounds Planning**

Article 11 on the 2023 Town Annual Meeting Warrant addresses the Fairgrounds improvements being considered. Passage of the Article would allow for the Fairgrounds planning process to proceed forward and the exploration of funding opportunities for the project. The expectation is that a final development plan will be presented to Town residents for approval in November along with an estimated budget and plans to raise the necessary funds from outside sources.

**Public Information Meeting**

The Fairgrounds Working Group will hold a special Public Information Meeting to discuss the revised project and answer questions:

**Readfield Fairgrounds Planning Public Meeting**

Tuesday, May 16 – 6:30 PM  
 Readfield Town office  
 ZOOM Meeting ID: 829 5537 6156  
 ZOOM Passcode: 925462  
 Phone: 1 (301) 715 8592

