

Readfield Select Board
Meeting Agenda
January 11, 2021, Remote Meeting
Select Board Meeting starts: 6:30 PM
Select Board Meeting ends (unless extended) at 8:00 PM

Pledge of Allegiance (6:30pm)

Regular Meeting Items - 5 min.

21-063 - Minutes: Select Board meeting minutes of December 14th, 2020.

21-064 - Warrants: #2-28

Communications - 25 min.

Select Board communications. - 5 min.

Town Staff Reports - 5 min.

Boards, Committees, Commissions & Departments - 5 min.

Public Communication - Members of the public may address the Select Board. - 10 min.

Appointments, Reappointments, & Resignations - 5 min.

21-065 - Consider the resignation of Deb Doten from the Cemetery Committee

Old Business - 5 min.

20-102 - Discuss the local COVID-19 situation and response and take any necessary action - 5 min.

New Business - 50 min.

21-066 - Consider a consent agreement for the property at Map 120, Lot 037- 10 min.

21-067 - Consider the location and installation of four new streetlights - 5 min.

21-068 - Consider next steps for investigating broadband internet and the possibility of a local Fiber to the Home (FTTH) network - 10 min.

21-069 - Consider any potential ordinance changes for the June Town Meeting - 15 min

21-070 - Discuss the recent Parks and Recreation Workshop and consider next steps to include development of a 5-year plan - 10 min.

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

Adjournment

Participate via Zoom at: <https://us02web.zoom.us/j/88149608367> or
Call-in at +1 (929) 436-2866 and enter meeting ID: 881 4960 8367 and passcode: 781405

**** Important Public Participation Information ****

Meetings will be held remotely via Zoom exclusive until further notice

REGULAR MEETING

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

Readfield Select Board
Regular Meeting Minutes – Monday, December 14, 2020 – *Unapproved*

Select Board Members Present: Bruce Bourgoine, Ralph Eno, Dennis Price and Kathryn Woodsum

Excused: Christine Sammons

Others Attending: Eric Dyer (Town Manager), William Starrett (Channel 7), Kristin Parks (Board Secretary)

Executive Session:

Motion made by Mr. Bourgoine at 5:35pm to enter executive session for the purpose of conducting an annual review of the Town Manager pursuant to 1 MRSA, Section 405, subsection 6(A). Motion **Seconded** by Mr. Price. **Unanimous. Excused:** Christine Sammons

Mr. Bourgoine declared the Select Board out of executive session at 6:20pm.

Regular Meeting:

Mr. Bourgoine called the Select Board meeting to order at 6:30 pm.

- **21-056 – Minutes: Select Board meeting minutes of November 16, 2020**
 - **Motion** made by Mrs. Woodsum to approve the Select Board meeting minutes of November 16, 2020 as corrected as of today, **second** by Mr. Eno. **Vote** 4-0 in favor.
- **21-057 – Warrants: #21-24 (FY21)**
 - Mr. Price reviewed Warrants #21-24
 - **Motion** made by Mr. Price to approve warrants #21-22 in the amount of \$95,260.82, **second** by Mr. Eno. **Vote** 4-0 in favor.
 - **Motion** made by Mr. Price to approve warrants #23-24 in the amount of \$403,617.09, **second** by Mrs. Woodsum. **Vote** 4-0 in favor.

Communications

- **Select Board Communications**
 - Mr. Price: Thank you to everyone in Readfield for their patience and understanding through this difficult time.
 - Mrs. Woodsum: Impressed with the past snowstorm and the great job on the cleanup.
 - Mr. Bourgoine: Reminder of the upcoming Workshop for Broadband this Thursday, December 17th starting at 6:00 pm and wishing everyone a Merry Christmas and Happy New Year!
- **Town Staff Reports**
 - Verbal report by Mr. Dyer: Moving from fall to winter maintenance. Has seen a spike in request for assistance and wanted to thank the public for their support. The heating fund and wood heat programs have been used more than prior years. The Fire Station is ready for the next phase as they now have the Fire Marshalls Permit for the revised project design and then on to the next phase for the sprinkler system. Within the next couple of weeks the new doors will be installed on the old structure. There were some issues with snow and the walkway as snow breaks need to be installed.
 - Review of November Treasurer's Report. Ready for the end of the year audit that is coming up.

Readfield Select Board
Regular Meeting Minutes – Monday, December 14, 2020 – Unapproved

- **Boards, Committees, Commissions & Departments**
 - Library Board Minutes of November 4, 2020
 - Mrs. Woodsum noticed they didn't receive the Stephen King Grant this year. They will be reapplying next year but hopes to see the library renovations completed as planned.
- **Public Communications - Members of the public may address the Select Board on any topic**
 - None

Appointments, Reappointments & Resignations:

- **21-058 – Consider the appointment of Deborah Nicholas as Registrar of Voters with a term ending 1/1/2023**
 - **Motion** made by Mr. Bourgoine to appoint Deborah Nichols as the Registrar of Voters with a term ending 1/1/2023, **second** by Mrs. Woodsum. **Vote** 4-0 in favor.

Old Business:

- **20-102 – Discuss the local COVID-19 situation and response and take necessary action**
 - Town is still working under COVID-19 restrictions.
 - The Fire Department will be one of the 1st groups to receive the vaccine and is set to happen mid-January as they are first responders.
 - Review of flow chart in packet – COVID Screening Algorithm

New Business:

- **21-059 – Consider draft agendas for the Broadband and Parks and Recreation Workshops**
 - Broadband Workshop – Thursday, December 17th, 6:00-7:00pm
 - Parks & Recreation Workshop – Thursday, January 7th, 6:30-7:30pm.
- **21-060 – Consider Fiscal Year 2021-2022 Select Board budget goals and the warrant process**
 - Mr. Eno: Would like to see budget and warrant documents that goes to the town to show those carry forward estimates and include them as part of the proposed appropriate for that particular lines items for the upcoming physical year. Capital planning needs more specifically on projects like timing, savings specifically to known offsets along with total cost, anticipated total cost with inflations built in and what the potential MIL rate change might be. Readfield is a small town and finding alternative revenue resources. The personal property revenue seems low. Line of credit with prioritized capital projects.
 - Mrs. Woodsum: Have responsible planning CIP. Look at Readfield's financial health on things like amounts able to borrow, currently borrowing amounts and if typical for a town of Readfield size to be borrowing. Main goals are fiber to the home and community service bonds for those groups and infrastructural needs.
 - Mr. Price: Feels all mentioned are important and that people take advantage of those resources available like the beach being free. Feels the tax payer relief fund isn't being used enough and would like to see an easier way for it to be accessed.
 - Mr. Bourgoine: Would like to shoot for a relatively flat budget. Continue working on the ongoing Select Board goals and rejuvenation of Parks & Recreation. Also mentioning that the

Readfield Select Board
Regular Meeting Minutes – Monday, December 14, 2020 – Unapproved

fiber to the home project is not creating a burden on the MIL rate but a bond paid back by the users at a competitive rate. As a small goal he would like to see different backgrounds/age groups of Select Board members in the coming years and look at the amount they are compensated each year increase.

- **21-061 – Consider contract renewal for the Town Manager**
 - Input received from the public, employees, vendors and the Select Board.
 - **Motion** made by Mr. Bourgoine to agree to the Town Manager Contract as presented in the packet, **second** by Mrs. Woodsum. **Discussion:** Mrs. Woodsum: Eric has been an asset to the town and is someone many people use to get information and to get things explained to them and we have had very, very few complaints. **Vote** 4-0 in favor.

- **21-062 – Consider how to proceed with a municipal solar project or energy purchase**
 - There is the solar project at the transfer station and a community solar project in the works. Mr. Bourgoine is asking the Town Manager to re-approach the solar companies and see if it is productive to move forward and see where the town wants to go.

Motion made by Mr. Price to adjourn the meeting at 7:32 pm, **second** by Mrs. Woodsum. **Vote** 4-0 in favor.

Minutes submitted by Kristin Parks, Board Secretary

DRAFT

Dec. 21, 2020 Warrant Summary

Warrant #:	Journal #:	Amount	Warrant Type:	SB Reviewer:	Signatures Required:	Approval Date:
25	281	\$ 51,879.17	Warrant	D. Price	Three	
A	281	\$ 7,192.40	State Fees	D. Price	One	12/17/2020
26	299	\$ 15,756.97	Payroll	D. Price	One	

SUM \$ 67,636.14



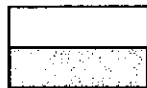
Indicates public review is required following prior approval

Indicates public review and approval are both required

Jan. 4, 2021 Warrant Summary

Warrant #:	Journal #:	Amount	Warrant Type:	SB Reviewer:	Signatures Required:	Approval Date:
27	316	\$ 356,731.22	Warrant	D. Price	Three	
A	316	\$ 1,954.81	State Fees	D. Price	One	
28	321	\$ 15,765.41	Payroll	D. Price	One	

SUM \$ 372,496.63



Indicates public review is required following prior approval

Indicates public review and approval are both required

Treasurer's Warrant

Warrant # 25 & 26

\$67,636.14

Dates: 12/24/2020

To the Treasurer of Readfield:

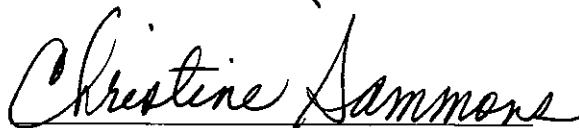
This is to certify that there is due and chargeable to the accounts listed below the sums indicated, and you are directed to pay the amounts listed to the payees named herein.

Payee	Account	Amount	Check #'s
EMPLOYEES	Payroll	\$15,756.97	69493-69456 169493-169428
VARIOUS VENDORS	Accounts Payable	\$51,879.17	69462-69492
	Total	\$67,636.14	

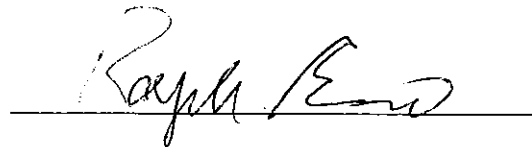
Date Signed: 12/22/2020



Bruce Bourgoine

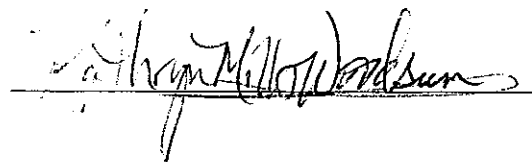


Christine Sammons



Ralph Eno

Dennis Price



Kathryn Woodsum

A / P Check Register

Bank: Androscoggin Bank

Type	Check	Amount	Date	Wrnt	Payee
P	999	286.17	12/24/20	25	0031 Central Maine Power Co
P	999	185.98	12/24/20	25	0031 Central Maine Power Co
P	999	19.83	12/24/20	25	0031 Central Maine Power Co
P	999	324.08	12/24/20	25	0031 Central Maine Power Co
P	999	54.76	12/24/20	25	0031 Central Maine Power Co
P	999	16.31	12/24/20	25	0031 Central Maine Power Co
P	999	240.94	12/24/20	25	0031 Central Maine Power Co
P	69462	2,582.00	12/17/20	25	0086 SECRETARY OF STATE (MOTOR VEH)
P	69463	4,610.40	12/17/20	25	0086 SECRETARY OF STATE (MOTOR VEH)
R	69464	5,403.22	12/24/20	25	0214 Affinity LED Light, LLC
R	69465	142.03	12/24/20	25	0747 Anna Carll
R	69466	1,805.25	12/24/20	25	0599 Archie's Inc.
R	69467	1,020.00	12/24/20	25	0391 Atlantic Recycling Equipment, LLC
R	69468	703.85	12/24/20	25	0904 Central Maine Technology
R	69469	361.50	12/24/20	25	0249 CopyShop
R	69470	1,500.00	12/24/20	25	0591 David Ledew
R	69471	664.75	12/24/20	25	0054 ecomaine
R	69472	825.00	12/24/20	25	0810 Eric Dyer
R	69473	775.03	12/24/20	25	0704 Fabian Oil
R	69474	71.94	12/24/20	25	0157 Jeremy Gordon
R	69475	76.00	12/24/20	25	0083 Kennebec Cnty Registry Of Deeds
R	69476	220.00	12/24/20	25	0932 Kennebec County Soil and Water Cons
R	69477	9,312.60	12/24/20	25	0066 Maine Municipal Association
R	69478	90.00	12/24/20	25	0303 MAINE TOWN & CITY CLERKS ASS'N
R	69479	4,137.00	12/24/20	25	0437 Mechanical Services, Inc
R	69480	32.00	12/24/20	25	0138 On Scene Tags
R	69481	348.35	12/24/20	25	0823 OTELCO
R	69482	300.00	12/24/20	25	0316 Pat Jackson/ Tri-City, Inc
R	69483	15.13	12/24/20	25	0858 PETTY CASH
R	69484	1,335.00	12/24/20	25	0841 PretiFlaherty
R	69485	643.53	12/24/20	25	0261 Quirk Auto Group
R	69486	34.81	12/24/20	25	0406 SAM'S CLUB
R	69487	43.91	12/24/20	25	0313 Toshiba Financial Services
R	69488	135.00	12/24/20	25	0509 TREAS., STATE OF MAINE (DEP)
R	69489	1,420.00	12/24/20	25	0103 TREAS.,STATE OF MAINE (PLUMB)
R	69490	950.00	12/24/20	25	0032 Troiano Waste Service,Inc
R	69491	61.07	12/24/20	25	0765 W.B. Mason Co., Inc
R	69492	11,131.73	12/24/20	25	0709 WASTE MANAGEMENT OF PORTLAND
Total		51,879.17			

Count	
Checks	38
Voids	0

Treasurer's Warrant

Warrant # 27 & 28

\$372,496.63

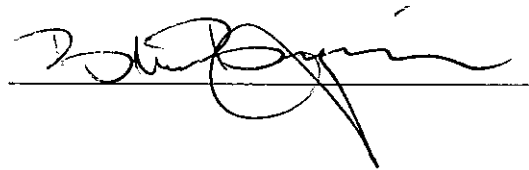
Dates: 1/7/2021

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	\$15,765.41	69530-69542 169530-169539
VARIOUS VENDORS	Accounts Payable	\$356,731.22	69509-69529
	Total	\$372,496.63	

Date Signed: 1/6/21

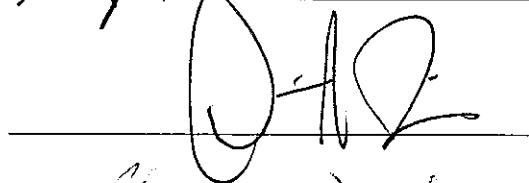


Bruce Bourgoine

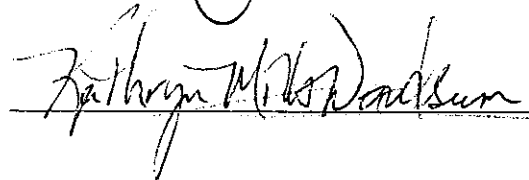
Christine Sammons



Ralph Eno



Dennis Price



Kathryn Woodsum

A / P Check Register
Bank: Androscoggin Bank

Type	Check	Amount	Date	Wrnt	Payee
P	999	36.89	01/07/21	27	0031 Central Maine Power Co
P	999	195.85	01/07/21	27	0031 Central Maine Power Co
P	69507	714.00	12/31/20	27	0086 SECRETARY OF STATE (MOTOR VEH)
P	69508	1,240.81	12/31/20	27	0086 SECRETARY OF STATE (MOTOR VEH)
R	69509	2,975.00	01/07/21	27	0002 Casco Bay Advisors, LLC
R	69510	28,521.66	01/07/21	27	0453 Cushing Construction, LLC
R	69511	625.65	01/07/21	27	0704 Fabian Oil
R	69512	193.83	01/07/21	27	0385 Hygrade Business Group, Inc
R	69513	99.68	01/07/21	27	0152 Lowe's
R	69514	195.00	01/07/21	27	0066 Maine Municipal Association
R	69515	9,412.78	01/07/21	27	0065 MAINE MUNICIPAL EMP. HEALTH
R	69516	420.00	01/07/21	27	0218 MAINE RESOURCE RECOVERY ASSOC
R	69517	120.00	01/07/21	27	0139 MMTCTA
R	69518	9.25	01/07/21	27	0360 North Coast Services LLC
R	69519	9.48	01/07/21	27	0858 PETTY CASH
R	69520	71.25	01/07/21	27	0640 Pitney Bowes, Inc
R	69521	302,909.02	01/07/21	27	0069 Regional School Unit#38
R	69522	1.44	01/07/21	27	0794 SBA Towers III LLC
R	69523	26.40	01/07/21	27	0696 Spectrum
R	69524	6.87	01/07/21	27	0462 STAPLES CREDIT PLAN
R	69525	483.00	01/07/21	27	0313 Toshiba Financial Services
R	69526	4,212.75	01/07/21	27	0098 TREAS., STATE OF MAINE (IFW)
R	69527	3,603.24	01/07/21	27	0495 United AG & Turf NE
R	69528	46.89	01/07/21	27	0273 WINTHROP AUTO SUPPLY
R	69529	600.48	01/07/21	27	0836 WORLD OF FLAGS, USA
Total		356,731.22			

Count

Checks	25
Voids	0

COMMUNICATIONS

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

APPOINTMENTS,
REAPPOINTMENTS, &
RESIGNATIONS

Deborah Nichols

From: Deb Doten <debdoten@gmail.com>
Sent: Tuesday, December 29, 2020 4:56 AM
To: Grace Keene; Andy Tolman; Anna Carll; Brenda Lake; Karen Peterson; Pamela Osborn; jmpgmp@myfairpoint.net; Ben Rodriguez; Deborah Nichols; Eric Dyer
Subject: Resignation

Friends,

I am very sorry to tell you that I am resigning from the Cemetery Committee for very personal reasons.

It has been a long run on this committee. I am very proud of the work we have done and cherish the friendships made.

Stay safe and healthy.

Deb Doten

Sent from my iPhone=

OLD BUSINESS



READFIELD FIRE DEPARTMENT
8 OLD KENTS HILL ROAD
READFIELD, MAINE 04351

Tel: (207) 685-4401



Proudly Serving
Since 1899

March 1, 2021
Rev.

Lee Mank
Chief

Standard Operating Guidelines Regarding COVID/SARS2 Virus

PURPOSE

To keep the Readfield Fire Departments staffing healthy to respond to emergency calls safely and effectively
By keeping the members of the Readfield Fire Department, members of other agencies and the public at large safe from contracting the COVID 19/SARS2 virus, based on the best practices and guidance.

REASONING

To ensure the Readfield Fire Department has proper staffing levels to respond to emergency situations effectively and provide essential fire department services

This guidance has been written in order to reduce the spread of the COVID 19/SARS2 virus to other members of the Readfield Fire Department, other first responder agencies and the public at large at any emergency call, training and or public events.

ACTIONS

Proper PPE, physical distancing and frequent hand washing/sanitizing are known and effective means of reducing the spread of the virus.

The COVID 19/SARS2 vaccine is the best protection in keeping you from contracting the COVID 19/SARS2 virus.

All members must wear face masks, N95, KN95, Surgical masks or properly fitting cloth masks are the only approved face coverings.

All members must practice physical distancing 6 feet or more of others when ever practical.

All members must wear latex/rubber gloves when practical

All equipment will be sanitized after being used.

All members operating in a enclosed area that is suspected of containing the COVID virus will be decontaminated prior to removing structural fire fighting gear, this also includes any close contact situations such as vehicle extraction.

Members who are not vaccinated must whenever possible avoid close contact situations at emergency calls, trainings or public events for their safety.

Any member who has left the State of Maine and has not received the COVID/SARS2 vaccine must not respond to calls or trainings for 10 symptom free days starting with the first full day you are back. A member may take a COVID/SARS2 PCR test, not to be taken sooner than 96 hours from the first full day of returning to the State of Maine if a negative result you may respond to calls and trainings before the 10 day quarantine.

Any member attending trainings other than those offered by Readfield Fire Department must be vaccinated against the COVID 19/SARS2 virus to reduce the risk of contracting the virus and spreading it to others

Any member assisting with public educational missions must be vaccinated against the COVID 19/SARS2 virus to reduce the risk of contracting the virus and spreading it to others

All trainings by Readfield Fire Department that are offered to other agencies, attendees must provide proof of being vaccinated to attend trainings.

In the rare event the station is used by an another organization, that organization will submit a list of names and contact information for all persons in the Readfield Fire Station to the Chief of the department. The use of masks and physical distancing will be followed. Any spaces used will be properly cleaned and disinfected after use.

Summary

By taking the fore mentioned steps spread of the COVID 19/SARS2 virus should be reduced and the likely hood of contracting the virus due to performing duties are greatly reduced. Thus keeping the Readfield Fire Department staffed at required levels to maintain an effective response to emergency situations. Taking the actions outlined above will keep Readfield Fire Department members and their family members at the lowest risk from being exposed to the COVID 19/SARS2 virus. Following the guidance will reduce the risk of contracting the virus from other first responder agencies and the general public and will reduce the risk of Readfield Fire Department members spreading the virus to other first responder agencies and the general public at large. The guidance is written to reduce the risks in being a point of infection causing an outbreak. This guidance is in keeping with the mission of the Readfield Fire Department to save lives, protect property and to be leaders in the community the Readfield Fire Department serves.

NEW BUSINESS

CONSENT AGREEMENT

THIS AGREEMENT is made as of the ____ day of January 2021 between Alan Hill and Joyce Hill of Readfield, Maine (hereinafter "The Hills") and the Inhabitants of the Town of Readfield, a municipal corporation located in Readfield, County of Kennebec and State of Maine (hereinafter "the Town"); and

WHEREAS, The Hills are residents of Readfield, Kennebec County and State of Maine; and

WHEREAS, The Hills owns a certain parcel of land located in the Village District, with buildings thereon, located at 804 Main Street, in Readfield, Maine, identified in the Town Assessor's records as Map 121, Lot 037 and in a deed recorded in the Kennebec County Registry of Deeds, Book 13655, Page 250-251 (hereinafter "the Premises"), and the Premises are subject to the Town's Land Use Ordinance (hereinafter the "Ordinance"), which Ordinance was and remains in effect at all times relevant hereto; and

WHEREAS, The Hills reside at the Premises, and has performed work or caused work to be performed on the Premises, including construction of certain structures; and

WHEREAS, the Town, through its Code Enforcement Officer has determined that certain violations of the Ordinance have occurred on the premises; and

WHEREAS, the Ordinance authorizes the Town to bring enforcement actions to cure violations of the Ordinance, including actions for legal and equitable relief and fines; and

WHEREAS, the Town is considering an enforcement action pursuant to the Ordinance and pursuant to 30-A M.R.S.A. §4452; and

WHEREAS, the parties agree that the following facts exist and relevant Ordinance provisions apply with respect to said alleged violations:

1. The Ordinance requires that all principle structures in the Village District be located at least 20 feet from the side and rear boundaries of the Premises.
2. The existing Premises is bounded on the rear by a Tributary Stream of Maranacook Lake and the principle structure does not fully meet the 20-foot rear property boundary setback.
3. The Ordinance further requires that all structures in the Village District be located at least 50 feet from any Tributary Stream, which the existing principal structure does not meet.
4. The existing principal structure is non-conforming to these setbacks but is considered an existing, non-conforming structure.
5. The Ordinance allows for an existing non-conforming structure to be added to or expanded if such addition or expansion does not increase the non-conformity of a structure.
6. On September 20, 2020 the Hills submitted a building permit application to the Town's Code Enforcement Officer for a building permit to expand The Premises with an addition of approximately 768 sq. ft. of floor area which includes 384 sq. ft. to become an enclosed 3-season porch; the remaining 384 sq. ft. to be constructed and used as open deck.
7. The application for a building permit prepared by The Hills was accompanied by a site sketch of the property, as required by the application, but did not depict the required horizontal distances of the proposed expansion to the Tributary Stream or boundary.
8. The application was approved on September 28, 2020 and the approval was amended on November 17, 2020.

9. The expansion does not meet the required rear boundary setback of 20 feet or the Tributary Stream setback of 50 feet and renders the non-conforming principle structure as more non-conforming, however, a portion of approximately 300 sq. ft. of the open deck could meet a reduced setback of 25 ft. allowed with an approved stormwater management plan.
10. The Town's Code Enforcement Officer issued the permit on November 17, 2020 in error based on the insufficient information provided.
11. The Hills constructed the addition relying on the good faith of the Town issuing the building permit.

AND WHEREAS, The Hills and the Town wish to avoid litigation in regard to these matters, NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

This Consent Agreement constitutes a full and final agreement of all matters in dispute, as those matters are described herein.

1. Providing that The Hills comply with the terms and conditions of this Agreement, the Town shall forego its rights under 30-A M.R.S.A. §4452 and the Ordinance to pursue judicial relief for all setback violations regarding the non-conforming expansions to the premises as they existed on or prior to the date of this Agreement.
2. The Hills will obtain, at their expense, a stormwater and erosion control plan prepared by a qualified professional.
3. Once approved by the Code Enforcement Officer, The Hills will

implement the approved stormwater/erosion control plan prior to occupancy of the Premises, subject to any seasonal limitation, which the code enforcement officer may approve until those limitations cease to be relevant.

4. The Hills, and all future owners of this property will maintain all components of said stormwater/erosion control plan.

5. The Hills, nor any future owner of this structure may convert or finish any portion of the porch to heated, year-round floor area, or enclose any portion of the open deck.

6. At any future time, if the Premises are in compliance with this Consent Agreement, the Code Enforcement Officer may issue a letter of compliance which shall cause the premises, land and structures to be deemed lawfully conforming with respect to all violations described herein that exist as of the date of this Consent Agreement.

7. Any new violations discovered upon inspection shall be handled according to the procedures established by the Readfield Zoning Ordinance.

8. This Agreement must be recorded at the Kennebec County Registry of Deeds within thirty (30) days of signing as evidence that the violations set forth above are deemed cured as to the Hills and their successors, heirs and assigns, subject to the conditions stated herein.

WITNESS:

Alan Hill

_____ Dated

Joyce Hill

_____ Dated

TOWN OF READFIELD

By _____
Its: Town Manager, duly authorized by
vote of the Selectboard

STATE OF MAINE
KENNEBEC, ss.

January ____, 2021

Personally appeared the above-named Eric Dyer, Town Manager of the Town of Readfield, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Town of Readfield.

Before me,

Notary Public

EXHIBIT B



**CENTRAL MAINE
 POWER**

Request Form for the installation, removal, maintenance and relocation of street light fixtures.

Box 1 (CMP will fill in grayed column)		
Municipality: Readfield Date Sent: January 15, 2021 Street Name: Various	Municipal Street/Area Lighting Request Exhibit B	SAP Customer No: _____ Account No: _____ Notification: _____ Work Order: _____

Please fill out **Box 1** and **Box 2**, and send to your Key Account Manager (KAM). The KAM will create a time estimate and return to you. Please fill out **Box 3** to signify your acceptance of this agreement and return to KAM.

KAM Name: _____ Tammy Pierce _____ Email Address: _____ Tamra.Pierce@cmpco.com _____
 Phone: _____ 207-629-9514 _____ Fax #: _____ 207-629-4887 _____

Box 2 Additional spaces on next page if required (CMP will fill in grayed columns)											
Pole #	Road Name	No.	Watts	Type	Remove	Install	Maintenance	Relocation	Road Code	Rate Code	Estimated Amount
29	Plains Rd. & Rt. 17	Int.	18W	LED		X					
235	Old Fairgrounds Rd. & Rt. 17	Int.	18W	LED		X					
21	Lane Rd. & P Ridge Rd.	Int.	18W	LED		X					

Notes: We are requesting to install municipally owned lights, similar to the ones recently put up.

Central Maine Power Company	Municipality Box 3
By (printed name):	By: (printed name)
Date:	Title:
Signature:	Date:
Date Received:	Signature:
Estimated Completion Date:	Complete Request:
Reject Reason:	Drop Request:

(See next page if more lines are required)



Network Theorems

- Lower service price = Greater market share
- Greater minimum bandwidth = Greater market share
- Greater market share = Lower required subsidy per subscriber
- Universal property tax = Lower pricing than Infrastructure fees
- Fewer service speed options = Lower cost per unit
- Greater market share = Lower cost per unit
- Fewer competitors = Greater market share
- All fiber = Best Reliability & Best Speed
- Consumer owned = Greater adoption
- First entrant = Greater market share
- Greater scale = Pricing power

Timeline / Budget

Readfield - Municipal-owned Fiber-to-the-Home Network Project - Timeline / Budget																				
Task	Estimated Costs																			
	Low	High	Mo 1	Mo 2	Mo 3	Mo 4	Mo 5	Mo 6	Mo 7	Mo 8	Mo 9	Mo 10	Mo 11	Mo 12	Mo 13	Mo 14	Mo 15	Mo 16	Mo 17	Mo 18
5-year Financial Operating Pro Forma	\$2,000	\$4,000																		
Determine level of taxpayer support	\$2,000	\$4,000																		
Engineering RFP Process	\$1,000	\$1,000																		
Engineering	\$80,000	\$80,000																		
Construction RFP Process	<i>include in OPM</i>																			
Network Operator RFP Process	<i>include in OPM</i>																			
Contract Negotiations	<i>include in OPM</i>																			
PUC Certification	<i>include in OPM</i>																			
Pole Attachment Agreement Negotiation	<i>include in OPM</i>																			
Utility Pole Make-ready process	\$882,024	\$882,024																		
Construction	\$1,920,500	\$1,920,500																		
Subscriber Turn-up (50% take rate)	\$665,000	\$665,000																		
Owners Project Manager (OPM) 5% - 10%	\$177,626	\$355,652																		
Subtotal	\$3,730,150	\$3,912,176																		
Contingency 10%	\$346,752	\$346,752																		
Total	\$4,076,903	\$4,258,929																		

Assumptions

- Project would not proceed without a minimum quantity of subscribers presubscribed
- Network would not be an open-access network



Conventional Loan vs Bond Financing			
2020 Readfield Real Estate Tax Commitment			
Total RE Assessed Value	\$ 261,478,034		
Total RE Taxes Collected	\$ 4,594,169		
Mil Tax Rate	0.01757		
Conventional Loan			
Construction Cost	\$ 4,200,000		
Borrowed at	3.00%		
For 20 Years	Fixed		
Monthly Payment	\$ 23,293		
Annual Payment	\$ 279,517		
Percent Tax Increase	6.08417%		
Mil Rate Increase	0.00107		
Bond Financing			
Construction Funds Needed	\$ 4,200,000		
Debt Service Reserve	\$ 477,273	10.00%	<i>Of Total Bond Issued</i>
Cost of Issuance Financed	\$ 95,455	2.00%	<i>Of Total Bond Issued</i>
Total Bond Issued	\$ 4,772,727		
Maturity	20 years		
Bond Yield	3.000%		
Monthly Payments	\$ 26,469		
Interest returned on Debt Reserve	\$ (1,193)	3.000%	
Net Monthly Payment	\$ 25,276		
Annual Payment	\$ 303,315		
Percent Tax Increase	6.6022%		
Mil Rate Increase	0.00116		
<i>At maturity of the Bond, the Town gets back its Debt Service Reserve of \$477,273</i>			



Fiber-to-the-Home Financial Proforma						
		Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total
Revenue						
Potential subscribers	1,331					
Market share end of 1st year	40%					
Market share end of 2nd year	40%					
Market share end of 3rd year	40%					
Market share end of 4th year	40%					
Market share end of 5th year	40%					
Subscribers added by month		532	-	-	-	-
Subscribers disconnected by month	0%	0	0	0	0	0
Subscribers in service, net of disconnects		532	532	532	532	532
Monthly recurring revenue	\$ 30	\$ 103,818	\$ 191,664	\$ 191,664	\$ 191,664	\$ 191,664
Non-Recurring Installation Charge per subscriber	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue		\$ 103,818	\$ 191,664	\$ 191,664	\$ 191,664	\$ 191,664
Cumulative Revenue since Inception		\$ 103,818	\$ 295,482	\$ 487,146	\$ 678,810	\$ 870,474
Operating Expense						
Expense Inflation per year	3%					
<i>Cost of Goods Sold</i>						
IP Transit (Internet Capacity) - minimum amt	\$ 2,044	\$ 24,528	\$ 24,528	\$ 24,528	\$ 24,528	\$ 24,528
IP Transit (Internet Capacity) - % of MRC	6%					
Pole quantity	2,205					
Annual Pole & conduit license	\$ 20.00	\$ 44,100	\$ 45,423	\$ 46,786	\$ 48,189	\$ 49,635
Utilities / Fuel	\$ 300	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052
Outside Plant Backbone Mileage	66.8					
Outside Plant Maintenance per mile per month	\$ 25	\$ 20,040	\$ 20,641	\$ 21,260	\$ 21,898	\$ 22,555
Insurance per month	\$ 4,000	\$ 48,000	\$ 49,440	\$ 50,923	\$ 52,451	\$ 54,024
<i>COGS subtotal</i>		\$ 140,268	\$ 143,740	\$ 147,317	\$ 151,000	\$ 154,794
<i>Gross Margin</i>		\$ (36,450)	\$ 47,924	\$ 44,347	\$ 40,664	\$ 36,870
		-35%	25%	23%	21%	19%
<i>Sales / General / Administrative</i>						
Network Operator - Base Management Fee	\$ 98,400	\$ 98,400	\$ 101,352	\$ 104,393	\$ 107,524	\$ 110,750
Network Operator - Fee per subscriber	\$ 15.87	\$ 54,920	\$ 101,390	\$ 101,390	\$ 101,390	\$ 101,390
Admin	\$ 5,000	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628
Postage	\$ 500	\$ 500	\$ 515	\$ 530	\$ 546	\$ 563
Truck Maintenance	\$ 3,000	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377
Contingency	\$ 10,000	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255
Annual Accounting / Legal	\$ 5,000	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628
Bad debt (per month)	2%	(\$2,076)	(\$3,833)	(\$3,833)	(\$3,833)	(\$3,833)
Total Operating Expense		\$ 315,011	\$ 366,854	\$ 374,197	\$ 381,761	\$ 389,551
EBITDA		(211,193)	(175,190)	(182,533)	(190,097)	(197,887)
		-203%	-91%	-95%	-99%	-103%
Cumulative EBITDA		(\$211,193)	(\$386,384)	(\$568,917)	(\$759,013)	(\$956,900)
New Subscriber Installation Cost (CAPEX)	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Bond Payment	\$ 303,315	\$ 303,315	\$ 303,315	\$ 303,315	\$ 303,315	\$ 303,315
Annual Net Tax Increase		\$ 514,508	\$ 478,505	\$ 485,848	\$ 493,412	\$ 501,202
Annual Mil Rate allocated to FTTH		0.0020	0.0018	0.0019	0.0019	0.0019
Subscriber Impact using Property Taxes						
Assessed Property Value	\$ 200,000					
Monthly Service Price	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30
Monthly Property Tax Impact	\$ 33	\$ 31	\$ 31	\$ 31	\$ 31	\$ 32
Total Subscriber Service Cost	\$ 63	\$ 61	\$ 61	\$ 61	\$ 61	\$ 62
Subscriber Impact using Infrastructure Fee						
Monthly Service Price	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30
Infrastructure Fee	\$ 81	\$ 75	\$ 76	\$ 77	\$ 78	\$ 78
Total Subscriber Service Cost	\$ 111	\$ 105	\$ 106	\$ 107	\$ 108	\$ 108

2 Streamside Lane
Gardiner, Maine 04345
(207)233-2976
www.cascobayadvisors.com

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Tax Impact vs Infrastructure Fee with Marketshare and Pricing Variables																				
Price + Tax Impact @ \$200k Assessed Value					Tax Impact \$200k assessed value @ Variable Marketshare & Price						Infrastructure Fee @ Variable Marketshare & Price					Price + Infrastructure Fee				
1st Year	2nd Year	3rd Year	4th Year	5th Year	1st Year	2nd Year	3rd Year	4th Year	5th Year	Service Pricing	1st Year	2nd Year	3rd Year	4th Year	5th Year	1st Year	2nd Year	3rd Year	4th Year	5th Year
25%	30%	35%	40%	45%	25%	30%	35%	40%	45%		25%	30%	35%	40%	45%	25%	30%	35%	40%	45%
\$64	\$64	\$64	\$64	\$64	\$34	\$34	\$34	\$34	\$34	\$30	\$134	\$113	\$96	\$83	\$73	\$164	\$143	\$126	\$113	\$103
\$73	\$72	\$71	\$70	\$69	\$33	\$32	\$31	\$30	\$29	\$40	\$128	\$103	\$86	\$74	\$64	\$168	\$143	\$126	\$114	\$104
\$81	\$79	\$77	\$76	\$75	\$31	\$29	\$27	\$26	\$25	\$50	\$123	\$94	\$77	\$64	\$54	\$173	\$144	\$127	\$114	\$104
\$90	\$76	\$84	\$82	\$80	\$30	\$16	\$24	\$22	\$20	\$60	\$117	\$84	\$67	\$54	\$44	\$177	\$144	\$127	\$114	\$104
\$98	\$93	\$91	\$88	\$86	\$28	\$23	\$21	\$18	\$16	\$70	\$112	\$75	\$58	\$45	\$35	\$182	\$145	\$128	\$115	\$105
30%	35%	40%	45%	50%	30%	35%	40%	45%	50%		30%	35%	40%	45%	50%	30%	35%	40%	45%	50%
\$64	\$64	\$63	\$63	\$63	\$34	\$34	\$33	\$33	\$33	\$30	\$110	\$94	\$82	\$72	\$65	\$140	\$124	\$112	\$102	\$95
\$72	\$70	\$69	\$69	\$68	\$32	\$30	\$29	\$29	\$28	\$40	\$105	\$85	\$72	\$63	\$55	\$145	\$125	\$112	\$103	\$95
\$80	\$77	\$76	\$74	\$73	\$30	\$27	\$26	\$24	\$23	\$50	\$99	\$75	\$63	\$53	\$45	\$149	\$125	\$113	\$103	\$95
\$89	\$83	\$82	\$80	\$78	\$29	\$23	\$22	\$20	\$18	\$60	\$93	\$66	\$53	\$43	\$36	\$153	\$126	\$113	\$103	\$96
\$97	\$90	\$88	\$86	\$84	\$27	\$20	\$18	\$16	\$14	\$70	\$88	\$56	\$44	\$34	\$27	\$158	\$126	\$114	\$104	\$97
35%	40%	45%	50%	55%	35%	40%	45%	50%	55%		35%	40%	45%	50%	55%	35%	40%	45%	50%	55%
\$63	\$63	\$63	\$62	\$62	\$33	\$33	\$33	\$32	\$32	\$30	\$93	\$81	\$71	\$64	\$57	\$123	\$111	\$101	\$94	\$87
\$71	\$69	\$68	\$67	\$67	\$31	\$29	\$28	\$27	\$27	\$40	\$88	\$71	\$62	\$54	\$48	\$128	\$111	\$102	\$94	\$88
\$79	\$75	\$74	\$72	\$71	\$29	\$25	\$24	\$22	\$21	\$50	\$82	\$62	\$52	\$44	\$38	\$132	\$112	\$102	\$94	\$88
\$87	\$81	\$79	\$78	\$76	\$27	\$21	\$19	\$18	\$16	\$60	\$77	\$52	\$42	\$35	\$29	\$137	\$112	\$102	\$95	\$89
\$95	\$87	\$85	\$83	\$81	\$25	\$17	\$15	\$13	\$11	\$70	\$71	\$43	\$33	\$26	\$19	\$141	\$113	\$103	\$96	\$89
40%	45%	50%	55%	60%	40%	45%	50%	55%	60%		40%	45%	50%	55%	60%	40%	45%	50%	55%	60%
\$63	\$62	\$62	\$62	\$61	\$33	\$32	\$32	\$32	\$31	\$30	\$81	\$70	\$63	\$56	\$51	\$111	\$100	\$93	\$86	\$81
\$71	\$68	\$67	\$66	\$65	\$31	\$28	\$27	\$26	\$25	\$40	\$75	\$61	\$53	\$47	\$42	\$115	\$101	\$93	\$87	\$82
\$78	\$73	\$72	\$71	\$70	\$28	\$23	\$22	\$21	\$20	\$50	\$69	\$51	\$43	\$37	\$32	\$119	\$101	\$93	\$87	\$82
\$86	\$79	\$77	\$76	\$74	\$26	\$19	\$17	\$16	\$14	\$60	\$64	\$41	\$34	\$28	\$23	\$124	\$101	\$94	\$88	\$83
\$94	\$85	\$83	\$80	\$78	\$24	\$15	\$13	\$10	\$8	\$70	\$58	\$32	\$25	\$19	\$14	\$128	\$102	\$95	\$89	\$84
40%	40%	40%	40%	40%	40%	40%	40%	40%	40%		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
\$63	\$61	\$61	\$61	\$62	\$33	\$31	\$31	\$31	\$32	\$30	\$81	\$75	\$76	\$77	\$78	\$111	\$105	\$106	\$107	\$108
\$71	\$66	\$67	\$67	\$68	\$31	\$26	\$27	\$27	\$28	\$40	\$75	\$65	\$66	\$67	\$68	\$115	\$105	\$106	\$107	\$108
\$78	\$72	\$73	\$73	\$74	\$28	\$22	\$23	\$23	\$24	\$50	\$69	\$54	\$56	\$57	\$58	\$119	\$104	\$106	\$107	\$108
\$86	\$78	\$79	\$79	\$79	\$26	\$18	\$19	\$19	\$19	\$60	\$64	\$44	\$45	\$47	\$48	\$124	\$104	\$105	\$107	\$108
\$94	\$84	\$85	\$85	\$85	\$24	\$14	\$15	\$15	\$15	\$70	\$58	\$34	\$36	\$37	\$38	\$128	\$104	\$106	\$107	\$108

Matrix WKLCA Proposal for uncabled road segments	
\$95 for 100Mbps symmetrical	
\$155 for 200Mbps symmetrical	
\$10 Infrastructure Fee	
\$400 Install fee if sign up <u>prior</u> to network construction	
\$1,500 Install fee if sign up <u>after</u> network construction	

Eric Dyer

From: Kathryn Woodsum <kwoodsum@readfieldmaine.org>
Sent: Tuesday, January 5, 2021 7:08 PM
To: Brian Lippold
Cc: Eric Dyer; Deborah Nichols
Subject: Re: FTTH information request
Attachments: image001.png

Thanks for your information Brian. It is helpful to see something else. Now I can have a better discussion with Eric and see what to pass on to other board members. Cheers. Kathryn

On Tue, Jan 5, 2021, 4:40 PM Brian Lippold <Brian@cascobayadvisors.com> wrote:

Hi Kathryn,

I am working with 16 other towns who are working on Warrant language similar to what you are proposing, but I am not aware of any to date that have finalized and approved their language. I will forward those as they become available. Below is one example from Minot, but it is not to build their own network but rather to approve subsidies to expand FirstLight's FTTH service.

FYI - I'm not sure the last 2 questions you provided can be answered without quite of bit of education prior to the vote.

I am happy to discuss further if you would like to have a call.

Broadband Expansion Fund – To see if the Town will vote to accept the following Resolution, which outlines the process the Town of Minot will use to pursue a grant from the ConnectME Authority:

RESOLVE:

1. Authorization: Be it resolved by residents of the Town of Minot to authorize its Board of Selectmen to apply, on behalf of the Town, for grant funding to expand broadband service to homes and businesses in Minot.
2. Approval of Funding: To see if the Town will raise and appropriate up to \$100,000 over two (2) years to provide the Town share of matching funds to expand broadband in the Town, such funds to be split between two (2) years with \$25,000 to be from the Undesignated Fund Balance and \$25,000 to be raised with tax revenues in each of the years. All of these appropriations will carry forward until the project is completed.

3. Non-award of Grant: Be it further resolved that if the ConnectME Grant is now awarded to the Town of Minot, then all funds that were raised and/or appropriated by this Resolution will be deposited into the Town's Undesignated Fund Balance or to the Broadband Reserve Fund after consideration by the Board of Selectmen.

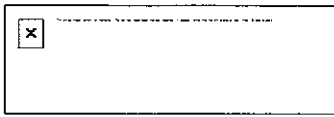
Thanks

Brian

Brian Lippold | President

207-233-2976

Brian@CascoBayAdvisors.com



From: Kathryn Woodsum <kwoodsum@readfieldmaine.org>

Date: Monday, January 4, 2021 at 1:34 PM

To: Brian Lippold <Brian@cascoBayadvisors.com>

Cc: Eric Dyer <manager@readfieldmaine.org>, "kwoodsum@readfieldmaine.org" <kwoodsum@readfieldmaine.org>, Deborah Nichols <clerk@readfieldmaine.org>

Subject: FTTH information request

Greetings. Thanks for a good presentation in December. I really like the way you designed the tables to all change with any given input changes. That will prove to be very useful.

During the second part of the meeting, after you left, we agreed to put several (up to 3) questions on our warrant for the midterm election we are holding in March of this year. Our elected State Senator became the Secretary of State for Maine and thus the position is open and we will be holding a special town meeting for the election and can add in other items. We

think this is a great opportunity to solicit public opinion and will help us determine how quickly we should move forward on our FTTH project.

I would like to know if you have any questions that have been publicly proposed to towns in Maine that we could review and revise to meet our needs? I think this is better than starting from scratch. I'm not asking for anything proprietary but only things that have been used in public.

If there is nothing that you can share, what would be your guidance on topic and depth to present to the public?

I am thinking of the following:

Do you want the Town of Readfield to move forward immediately, in FY2022, with bringing FTTH to every utility pole located in the town through the creation of a town-owned utility? This would allow for a completed network in 12 to 18 months from approval. (I want to be clear that we are not proposing to take this up the side of a mountain just because someone has a cabin there off the grid.)

Do you want the Town of Readfield to create the utility district and the FTTH network, and to fund same, either partially or in whole, to be paid for by the entire taxable property base in the town, thus having users of FTTH only pay the additional cost of monthly operations? In other words, everyone in town pays for the network (a tax increase), but only users additionally pay for the operating costs

Do you want the Town of Readfield to create the utility district and the FTTH network, and have the users of FTTH pay the entire cost of the creation of the utility district and the FTTH network, and the cost of monthly operations? In other words, only the users of the network pay for the network and the operating costs.

I know that we would have to provide an information sheet of what the proposed costs will be, and that means our Select Board would have to agree on a set of variables to be used in your spreadsheet to give a model, or models, we feel is acceptable.

Your thoughts?

--

Cheers, Kathryn

Readfield Select Board Member

If the town of Readfield were to establish a public utility to pursue a fiber high speed internet network in fiscal year 2021/2022 available to all residents would you:

(Vote for one choice only)

I would support an approximate \$4,000,000 bond to be paid back by a mix of taxes and user fees.

I would support an approximate \$4,000,000 bond to be paid back by user fees only with administrative support of the town.

I would not support a bond to build a fiber high speed internet network.

I am undecided at this time.



SIGN UP FREE



Town of Readfield Internet survey

QUESTION SUMMARIES

INDIVIDUAL RESPONSES

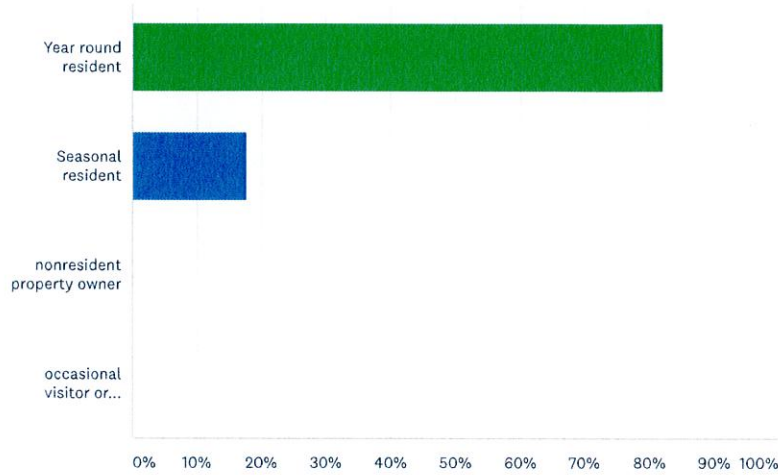
Q1

Do you live in Readfield year round?

Answered: 237 Skipped: 5



Add a comment

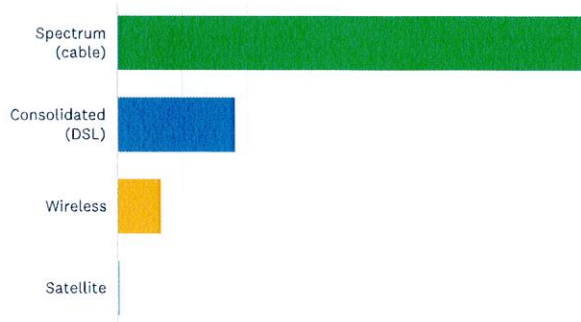


ANSWER CHOICES	RESPONSES	
Year round resident	82.28%	195
Seasonal resident	17.72%	42
nonresident property owner	0.00%	0
occasional visitor or cottage renter	0.00%	0
TOTAL		237

Q2

If you use the internet in Readfield, how do you connect to it? Please choose the one option that you use most of the time, if you use more than one.

Answered: 233 Skipped: 9



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<https://www.surveymonkey.com/re>

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Share

242 responses



ANSWER CHOICES	RESPONSES	
Spectrum (cable)	73.39%	171
Consolidated (DSL)	18.45%	43
Wireless	6.87%	16
Satellite	0.43%	1
I don't use the Internet in Readfield	0.86%	2
TOTAL		233

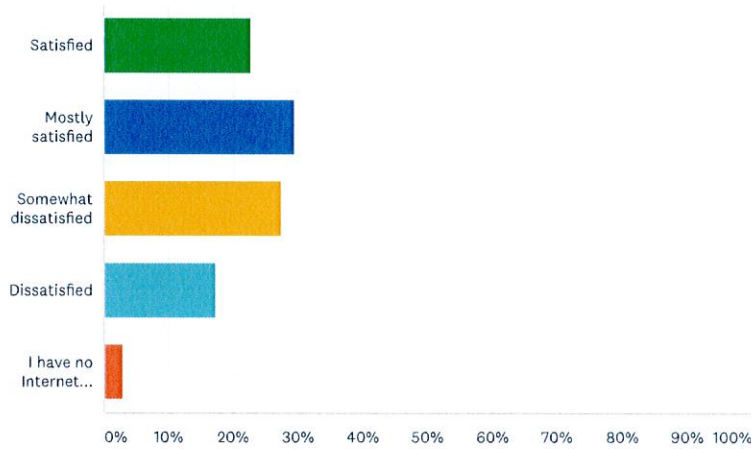
[Comments \(18\)](#)

Q3



If you have Internet service in Readfield, are you satisfied with it?

Answered: 241 Skipped: 1



ANSWER CHOICES	RESPONSES	
Satisfied	22.82%	55
Mostly satisfied	29.46%	71
Somewhat dissatisfied	27.39%	66
Dissatisfied	17.43%	42
I have no Internet service in Readfield	2.90%	7
TOTAL		241

[Comments \(132\)](#)

Q4

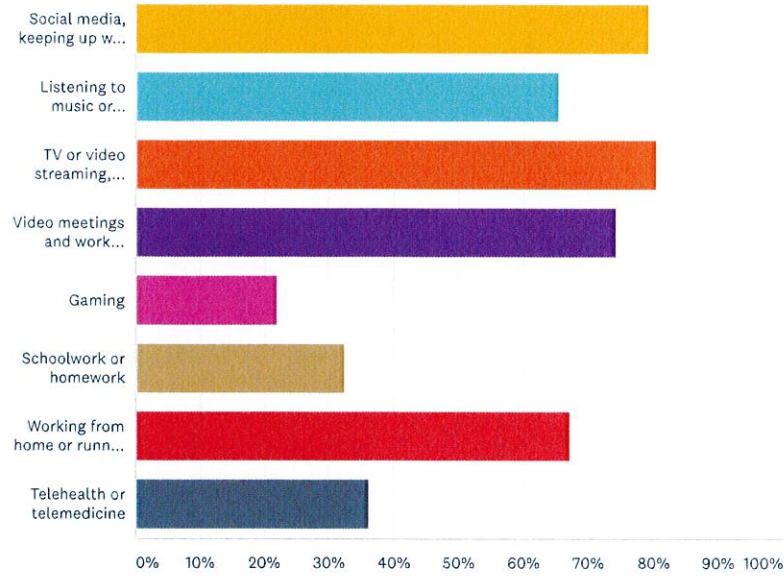


What do you use the internet for? Check as many as you want. If you don't use the internet, you can skip this question.

Answered: 241 Skipped: 1



SIGN UP FREE



ANSWER CHOICES	RESPONSES
Email	98.34% 237
Reading the news, getting weather forecasts, shopping, and Internet searching	95.44% 230
Social media, keeping up with friends	79.25% 191
Listening to music or podcasts	65.56% 158
TV or video streaming, including movies	80.50% 194
Video meetings and work collaboration	74.27% 179
Gaming	21.99% 53
Schoolwork or homework	32.37% 78
Working from home or running a business	67.22% 162
Telehealth or telemedicine	36.10% 87

Total Respondents: 241

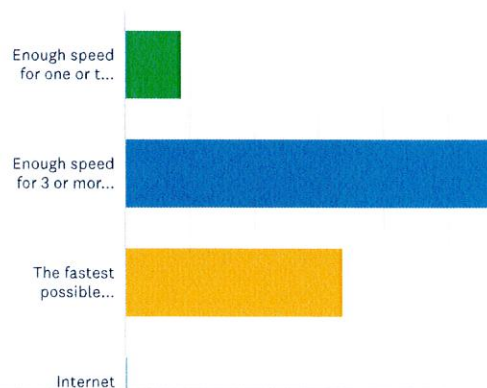
Comments (15)

Q5



Which speed of reliable internet service is important to you for your own and your family's use?

Answered: 240 Skipped: 2



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<https://www.surveymonkey.com/re>

COPY

Share

Twitter

Share

242 responses



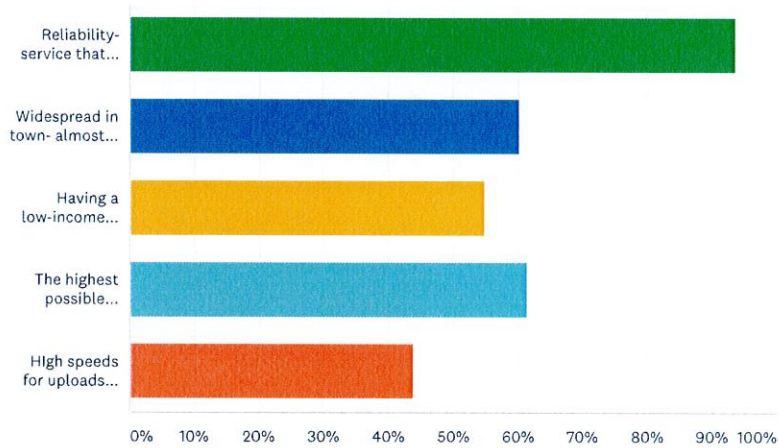
ANSWER CHOICES	RESPONSES
Enough speed for one or two devices at a time in a household, Fast enough for email, sending small files, and social media.	8.75% 21
Enough speed for 3 or more devices to use the Internet at once in a household. Fast enough for Zoom and other video chats and meetings, cloud backup, and HD movies.	57.08% 137
The fastest possible Internet speeds (much faster than is now available in Readfield)	33.75% 81
Internet service is not important to me	0.42% 1
TOTAL	240

Q6



Which of these elements of Internet service in Readfield are important to you for your own household use? Please check as many boxes as you wish.

Answered: 241 Skipped: 1



ANSWER CHOICES	RESPONSES
Reliability- service that stays on instead of going on and off	93.78% 226
Widespread in town- almost everyone who wants the Internet can get it	60.17% 145
Having a low-income Internet rate for those at low income	54.77% 132
The highest possible Internet speeds	61.41% 148
High speeds for uploads (sending large amounts of data), not just for streaming or watching or downloading (receiving information)	43.98% 106
Total Respondents: 241	

Q7



Would you like to get emails (no more than two a month) about Internet service in town and other Town initiatives? If so, please type your email address in this box. Your email will not be sold or shared.

Answered: 147 Skipped: 95



SIGN UP FREE



[Redacted]

12/29/2020 3:30 PM

[Redacted]

12/27/2020 11:58 AM

[Redacted]

12/26/2020 3:24 PM

[Redacted]

12/26/2020 12:51 PM

Q8



What would you like us to know about Internet access in Readfield?

Answered: 126 Skipped: 116

It is a lifesaver, particularly perhaps during this pandemic, but any time. Communication is essential.

1/8/2021 8:18 AM

Cell service is as important as Internet. US Cellular service is terrible, I may have to get a land line to supplement, which feels ridiculous.

1/4/2021 8:24 AM

It is very important in this day and age.

1/3/2021 12:54 PM

Keep improving the speed and reliability

1/2/2021 4:43 PM

Q9



What information would you like to have about Internet access in Readfield? If you write a question here, please also let us know how to reach you.

Answered: 45 Skipped: 197

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242 responses



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1/8/2021 8:18 AM

What are our realistic options now? t [redacted]

12/31/2020 9:02 AM

What options are available for Readfield residents i.e. providers and rates.

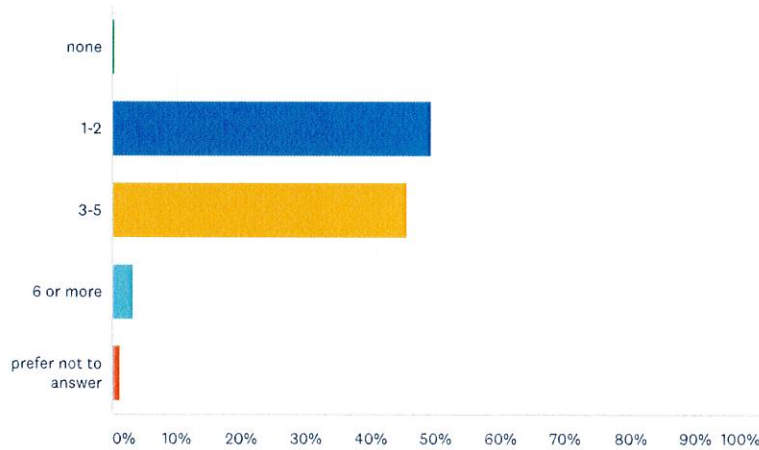
12/30/2020 3:57 PM

I just want to make sure that 5 G does not come to Readfield and that we don't have cell towers popping up around us. That was one of the reasons we sold our home in Manchester they put a cell tower about 1/4 of a mile from our house.

Q10

How many people in your household use the internet?

Answered: 241 Skipped: 1



ANSWER CHOICES	RESPONSES	
none	0.41%	1
1-2	49.38%	119
3-5	45.64%	110
6 or more	3.32%	8
prefer not to answer	1.24%	3
TOTAL		241

Q11

What options should the town explore for improving broadband internet services? Check all that you would support

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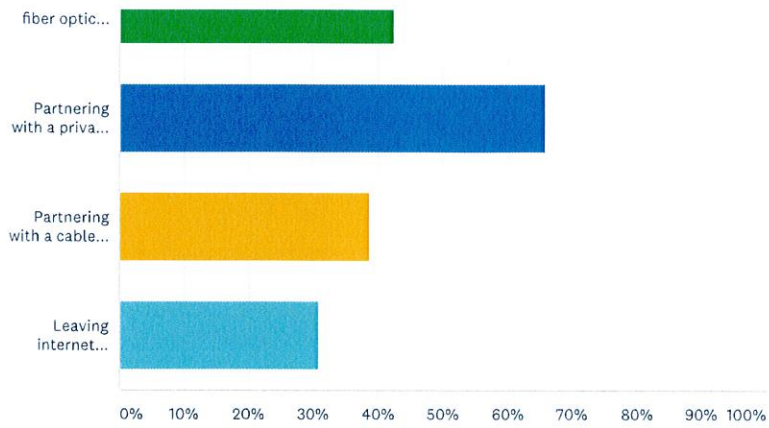
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242 responses



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ANSWER CHOICES	RESPONSES
Owning our own fiber optic network and contracting for construction, maintenance, and customer services	42.42% 56
Partnering with a private company to build and operate a fiber optic network they own	65.91% 87
Partnering with a cable or phone company to continue and expand current copper-based internet services	38.64% 51
Leaving internet service entirely to a private company or internet service provider (no town involvement)	31.06% 41

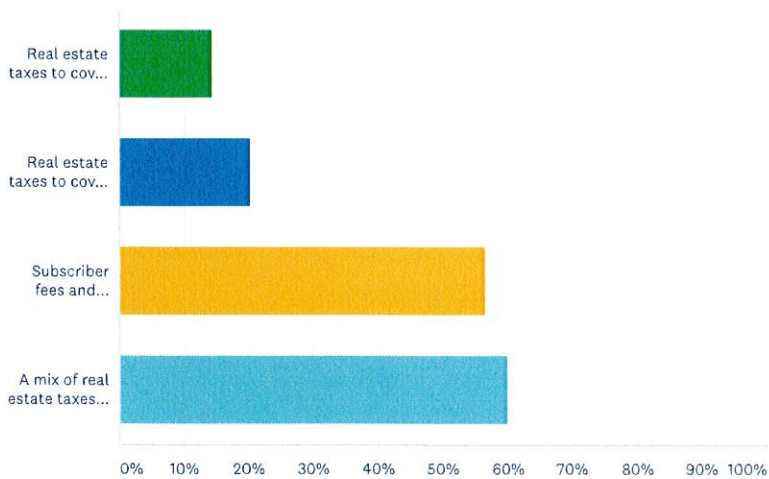
Total Respondents: 132

Q12



The Town will be investigating multiple funding sources to help pay for improving internet infrastructure for broadband services. With limited grant opportunities available to us, what funding sources would you support? Check all that apply.

Answered: 138 Skipped: 104



ANSWER CHOICES	RESPONSES
Real estate taxes to cover operating expenses (potentially through long term	14.49% 20

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242 responses



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Total Respondents: 138

[Comments \(22\)](#)

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RESERVED



Town of Readfield MAINE

Published on *Readfield ME* (<https://www.readfieldmaine.org>)

[Home](#) > Parks and Recreation Workshop

Parks and Recreation Workshop



The Readfield Select Board is holding a workshop to discuss the future of Parks and Recreation in Readfield, with a particular focus on the Readfield Beach. We have made a lot of progress in the past few decades and are looking forward to enhancing and expanding our invaluable parks and recreation infrastructure and services to benefit our community in the coming years.

Parks and Recreation Workshop Agenda

January 7, 2021, 6:30 to 7:30 PM

- Establish the vision
- Discuss Funding
 - Initial year (21/22)
 - Subsequent years
 - Capital plans
- Policy considerations
- Operational considerations
- Beach access system

The public may participate via teleconference by calling +1 929 436 2866 and entering Meeting ID: 881 4960 8367 and Passcode: 781405, or join the Zoom web conference at <https://us02web.zoom.us/j/88149608367?pwd=Vm1OOFo0UzEwbVNnenhiYnF4bEN1Zz09>.

Source URL: <https://www.readfieldmaine.org/home/news/parks-and-recreation-workshop>



TOWN OF READFIELD

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Tel. (207) 685-4939 • Fax (207) 685-3420

Email: Readfield@roadrunner.com

To: Readfield Select Board
From: Eric Dyer, Town Manager
Date: March 3, 2017
Subject: Ad-hoc Parks Commission

Purpose and Authority

The Conservation Commission, Trails Committee, Recreation Board, Select Board, town staff, and many others have varying degrees of interest in and stewardship of municipal properties (including real property, easements, and rights-of-ways) within the Town of Readfield. Their diverse roles and responsibilities rarely conflict but often times overlap.

The purpose of the proposed Parks Commission is to review and consider the relationships of the above referenced groups and facilitate the efficient management, stewardship, and use of public properties. The Parks Commission is formed pursuant to a vote of the Select Board. The Parks Commission is advisory to the Select Board.

Organization and Administration

1. Term - The Commission shall be in effect for a term of one year.
2. Membership - The Commission shall consist of seven voting members who shall serve without compensation and shall be appointed by the municipal officers. The Select Board will consider the following recommended representation in making appointments, whenever possible, with the understanding that this representation is not a requirement:
 - a. Up to two members of the Conservation Commission *★ Add Cemetery*
 - b. Up to two members of the Recreation Board *Comm. Rep. ?*
 - c. Up to two members of the Trails Committee
 - d. At least one at large Readfield Resident
 - e. One non-voting ex officio members in the Town Manager
3. Appointment - The Commission shall be appointed by the Board of Selectmen in consideration of the Procedures for Application and Appointment. Appointments may be terminated without cause by a majority vote of the Board of Selectmen.
4. Member Term - Members shall serve for an initial term of one year.
5. Chairperson - The Commission shall elect a Chairperson from among its members. The Chairperson shall call meetings as necessary or when so requested by a majority vote of the Select Board. The Chairman shall preside at all meetings.
6. Vice Chairperson - The Commission shall elect a Vice Chairperson from among its members to serve in the absence of the Chairperson.
7. Secretary - The Commission shall elect a Secretary from among its members. The Secretary shall maintain a record of all proceedings including all

correspondence of the Committee and regularly submit the records to the Town Clerk.

8. Notice - All meetings shall be held in a public place and scheduled through the Town Manager or Clerk who shall provide reasonable notice to the public.
9. Quorum - A quorum necessary to conduct business shall consist of at least a majority of voting members.
10. Support - The municipal officers and town staff shall cooperate with and provide the Commission with such information as may be reasonably necessary and available to enable it to carry out its duties. The town staff shall also provide assistance updating electronic records as necessary.
11. Public Meetings and Records - All meetings and records shall be subject to the Maine Freedom of Access Act, 1 M.R.S.A. Sections 401-410 and the Town of Readfield FOAA Policy.

Tasks

The Parks Commission shall, in no particular order:

1. Review the programs and stewardship responsibilities of all groups involved with the use or management of public property in the Town of Readfield.
2. Collect and review information on public properties currently used for recreational purposes in the Town of Readfield.
3. Identify additional properties that may hold potential for future recreational use.
4. Hold public meetings and pursue other outreach to solicit input from the community on matters of parks, recreation, and the use and stewardship of public property.
5. Involve relevant committees, organizations, institutions, and interested parties. This may include regional organizations like the Kennebec Land Trust, and others.
6. Make recommendations to the Select Board regarding the management and stewardship of public properties.
7. Report to the Select Board a minimum of quarterly.

★ Add 5-yr plan? Separate group?

OTHER BUSINESS

Future Agenda Items - Proposed DRAFT

Ongoing Select Board Goals:

- Review, revise, draft governance documents as needed
- Continue a multiyear effort to bring high quality broadband service to town
- Finalize a solar energy plan for town facilities
- Further investigate Church Road sidewalk approaches
- Set budgetary and structure direction regarding Parks and Recreation
- Support a two-year Comprehensive Plan update
- Determine Salt and Sand Shed repair or replacement plan
- Review Pension Plan to improve plan for employee participation/retention

**** Important Public Participation Information ****

Meetings will be held remotely via Zoom exclusive until further notice