

TOWN OF WISCASSET

To Lawrence Hesselstine, Chief Constable, of the Town of Wiscasset in the County of Lincoln, Maine:

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Wiscasset, in said County and State, qualified by law, to vote in Town affairs to meet at the Wiscasset Community Center at 242 Gardiner Road, the 14th day of June, 2022 from 8:00 am to 8:00 pm then and there to act upon the following articles:

Article 1. To elect a moderator to preside at said meeting.

Article 2. To vote by secret ballot for elected positions.

Board of Selectmen – 3 (2-year terms)

Wiscasset School Board – 2 (3-year terms)

Budget Committee – 3 (3-year terms)

Budget Committee - 2 (2-year terms)

Budget Committee – 2 (1-year terms)

Wiscasset Water District Trustee – 2 (3-year terms)

Wiscasset Water District Trustee- 1 (2-year term)

Article 3. Should any cost center (departmental budget) question fail to pass, shall the Town vote to raise and appropriate an amount for the Selectmen to expend not to exceed 3/12 of the previous year's cost center appropriation?

Article 4. Do you favor approving the Wiscasset School Department budget for the upcoming school year that was adopted at the latest Wiscasset School Department budget meeting?

Article 5. Shall the Town of Wiscasset (Town) vote to adopt the provisions of 5 M.R.S. § 18252-C (PL 2021, Chapter 286) as allowed by MainePERS Rule Chapter 803.

The Town agrees:

- 1) To adopt the provisions of 5 M.R.S. §18252-C as enacted by PL 2021, Chapter 286 as allowed by MainePERS Rule Chapter 803 for its non-participating employees with optional membership who previously declined to participate in MainePERS (“eligible employees”) and to comply with the following requirements:
 - a. To offer by July 1, 2022, the opportunity to join MainePERS prospectively to all its eligible employees who were employed for more than 5 years as of November 1, 2021, to advise these employees that this will be their only opportunity to join, and to provide MainePERS with documentation of each eligible employee's election; and
 - b. Beginning in 2022, to annually offer eligible employees who have been employed for less than 5 years, and in 2022 eligible employees who had reached 5 years of employment between November 1, 2021 and November 1, 2022, the opportunity to join MainePERS on a prospective basis during an open enrollment period from September 1st through November 1st and to provide MainePERS with documentation of each election made by eligible employees under this provision: and
 - c. To withhold employee contributions for employees who join under this provision on an after-tax basis and to remit them to MainePERS.

TOWN OF WISCASSET

2) To authorize the Town Manager, to sign the Amended Agreement between the Town of Wiscasset and the Maine Public Employees Retirement System.

Article 6. Shall the Town vote to appropriate the following **Estimated Revenues** to reduce the tax commitment?

Recreation	\$ 465,000
Excise	\$ 660,000
State Revenues	\$ 719,487
Miscellaneous	\$ 276,550
Emergency Medical Services	\$ 365,940
Transfer Station	\$ 299,063
Charges for Services	\$ 65,400
Airport	\$ 85,970
Senior Center	\$ 5,500
Waterfront	\$ 21,575
Total	\$2,964,485

Article 7. Shall the Town vote to raise and appropriate \$198,940 for **Town Office Administration/Operations?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 8. Shall the Town vote to raise and appropriate \$90,521 for the **Airport?**

The Airport anticipates \$85,970 in revenue which partially offsets the above appropriation.

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 9. Shall the Town vote to raise and appropriate \$17,050 for **Animal Control?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 10. Shall the Town vote to raise and appropriate \$7,244 for the **Office of Assessment?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 11. Shall the Town vote to raise and appropriate \$4,209 for **Municipal Boards and Committees?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 12. Shall the Town vote to raise and appropriate \$22,975 for **Celebrations?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

TOWN OF WISCASSET

Article 13. Shall the Town vote to appropriate an amount, not to exceed \$178,185 from the Perpetual Care Trust Fund for the care of **Cemeteries**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 14. Shall the Town vote to raise and appropriate \$98,739 for the **Town Clerk/Excise Tax Collector/Registrar**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 15. Shall the Town vote to raise and appropriate \$38,294 for **Code Enforcement**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

The Code Enforcement Department anticipates \$25,300 in revenue which partially offsets the above appropriation.

Article 16. Shall the Town vote to raise and appropriate \$50,000 for **Contingency**?

Board of Selectmen recommendation: 5-Favor 0-Opposed Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 17. Shall the Town vote to raise and appropriate \$248,250 for **Contractual Services**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 18. Shall the Town vote to raise and appropriate \$21,839 for **Office of Elections**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 19. Shall the Town vote to raise and appropriate \$759,553 for the **Emergency Medical Services**?

The EMS Department anticipates \$365,940 in revenue which partially offsets the above appropriation.

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 20. Shall the Town vote to raise and appropriate \$275,932 for **Office of Finance/Tax Collector**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

TOWN OF WISCASSET

Article 21. Shall the Town vote to raise and appropriate \$155,708 for the **Fire Department?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 22. Shall the Town vote to raise and appropriate \$25,171 for **General Assistance?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 23. Shall the Town vote to raise and appropriate \$84,240 for **Municipal Building Maintenance/Operations?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 24. Shall the Town vote to raise and appropriate \$129,009 for **Municipal Insurances?**

Municipal Property/Casualty	\$41, 972
Unemployment Insurance	\$14, 653
Workers' Compensation Insurance	<u>\$72, 384</u>
Total	\$129, 009

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 25. Shall the Town vote to appropriate \$44,496 for the payment of retiree health insurance premiums, the funds to come from the **Retiree Health Insurance Reserve Account?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 26. Shall the Town vote to raise and appropriate \$977,546 for the **Parks & Recreation Department?**

The Parks and Recreation Department anticipates \$465,000 in revenue which partially offsets the above appropriation.

Board of Selectmen recommendation: 4-Favor 1-Opposed 0-Abstain
Budget Committee recommendation: 6-Favor 1-Opposed 0-Abstain

Article 27. Shall the Town vote to raise and appropriate \$50,000 for **Planning Services?**

Board of Selectmen recommendation: 5- Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7 -Favor 0-Opposed 0-Abstain

Article 28. Shall the Town vote to raise and appropriate \$674,035 for the **Police Department?**

Board of Selectmen recommendation: 5- Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

TOWN OF WISCASSET

Article 29. Shall the Town vote to raise and appropriate \$86,253 for the **Police Department School Resource Officer, (SRO)?**

Board of Selectmen recommendation: 4-Favor 1-Opposed 0-Abstain
Budget Committee recommendation: 5-Favor 2-Opposed 0-Abstain

The School Resource Officer appropriation will be partially offset by a \$60,000 grant from the Wiscasset School Department.

Article 30. Shall the Town vote to raise and appropriate \$365,093 for **Public Utilities?**

Street Lights	\$ 58,149
Christmas Tree Lighting Meter	\$ 200
Fire Protection (Hydrants paid to Water District)	<u>\$306,744</u>
Total	\$365,093

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 31. Shall the Town vote to raise and appropriate \$673,870 for the **Public Works Department?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 32. Shall the Town vote to raise and appropriate \$27,829 for **Office of Selectmen?**

Board of Selectmen recommendation: 4-Favor 1-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 33. Shall the Town vote to raise and appropriate \$13,183 for the **Senior Center?**

The Senior Center anticipates \$5,500 in revenue which partially offsets the above appropriation.

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 34. Shall the Town vote to raise and appropriate \$4,186 for **Shellfish Conservation?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

The Shellfish Conservation anticipates \$2,650 in revenue which partially offsets the above appropriation.

Article 35. Shall the Town vote to raise and appropriate \$724,084 for the **Transfer Station?**

The Transfer Station anticipates \$299,063 in revenue which partially offsets the above appropriation.

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

TOWN OF WISCASSET

Article 36. Shall the Town vote to appropriate the sum of \$846,942 (the entire amount to come from departmental revenues and surplus) for the total **Enterprise Fund-Wastewater Treatment Plant** operational budget?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 37. Shall the Town vote to raise and appropriate \$64,564 for **Waterfront & Harbors**?

Waterfront and Harbors anticipates \$21,575 in revenue which partially offsets the above appropriation.

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 6-Favor 1-Opposed 0-Abstain

COMMUNITY ORGANIZATIONS

Article 38. Shall the Town vote to raise and appropriate \$63,000 for the **Wiscasset Public Library**?

Board of Selectmen recommendation: 4-Favor 0-Opposed 1-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 39. Shall the Town vote to raise and appropriate \$1,500 for **Healthy Kids**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 40. Shall the Town vote to raise and appropriate \$1,515 for **New Hope for Women**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 41. Shall the Town vote to raise and appropriate \$2,000 to support the **Help Yourself Food Pantry** and the **Church of the Nazarene Outreach Food Pantry**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 42. Shall the Town vote to raise and appropriate \$600 to support the **American Legion Flag Project**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 43. Shall the Town vote to raise and appropriate \$933 to support **LifeFlight of Maine**?

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

TOWN OF WISCASSET

Article 44. Shall the Town vote to raise and appropriate \$239 to support the **Waldo Community Action Partners?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 45. Shall the Town vote to raise and appropriate \$1,950 to support **Spectrum Generations?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

CAPITAL IMPROVEMENT QUESTIONS

Article 46. Shall the Town vote to appropriate an amount not to exceed \$125,000 from the Capital Reserve Account for the purchase of a **Public Works Plow Truck?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 47. Shall the Town vote to appropriate an amount not to exceed \$235,000 from the Capital Reserve Account for the purchase of a **New Ambulance?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7 -Favor -Opposed 0-Abstain

Article 48. Shall the Town vote to appropriate an amount not to exceed \$174,500 from the Capital Reserve Account for the **Harbor Expansion Project**

Board of Selectmen recommendation: 4-Favor 1-Opposed 0-Abstain
Budget Committee recommendation: 0-Favor 7-Opposed 0-Abstain

Article 49. Shall the Town vote to appropriate an amount not to exceed \$40,000 from the Capital Reserve Account for the purchase of a **Public Works Maintenance Truck?**

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 50. Shall the Town (1) approve the acquisition of a **fire department tanker truck** (“Project”); (2) appropriate up to **\$400,000** for the Project; (3) fund such appropriation by authorizing and delegating authority to the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset, Maine (“Town”) (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$400,000 plus any additional premium, and delegating to the Treasurer and the Chairman of the Board of Selectmen the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution of loan and other necessary agreements and execution and delivery said securities on behalf of the Town, and to provide for the sale thereof?

TOWN OF WISCASSET

FINANCIAL STATEMENT

1. Total Indebtedness
 - a. Bonds outstanding and unpaid: \$1,929,775.25
 - b. Bonds authorized and unissued: \$ 0.00
 - c. Bonds to be issued if this Article is approved \$ 400,000.00
2. Costs

At an estimated interest rate of 3.87 % for a 10 year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 400,000.00
Interest	\$ 91,486.67
Total Debt Service:	\$ 491,486.67
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.

/s/ Dennis L. Simmons
Town Treasurer

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

- Article 51. Shall the Town (1) approve a **capital roofing project for the Community Center** ("Project"); (2) appropriate up to **\$80,000** for the Project; (3) fund such appropriation by authorizing and delegating authority to the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset, Maine ("Town") (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$80,000 plus any additional premium, and delegating to the Treasurer and the Chairman of the Board of Selectmen the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution of loan and other necessary agreements and execution and delivery said securities on behalf of the Town, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness
 - a. Bonds outstanding and unpaid: \$1,929,775.25
 - b. Bonds authorized and unissued: \$ 0.00
 - c. Bonds to be issued if this Article is approved \$ 80,000.00
2. Costs

At an estimated interest rate of 3.87 % for a 10 year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 80,000.00
Interest	\$ 18,268.38
Total Debt Service:	\$ 98,268.38
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.

/s/ Dennis L. Simmons
Town Treasurer

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

TOWN OF WISCASSET

Article 52. Shall the Town (1) approve a **capital roofing project for the Sand/Salt Shed** (“Project”); (2) appropriate up to **\$50,000** for the Project; (3) fund such appropriation by authorizing and delegating authority to the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset, Maine (the “Town”) (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$50,000 plus any additional premium, and delegating to the Treasurer and the Chairman of the Board of Selectmen the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution of loan and other necessary agreements and execution and delivery said securities on behalf of the Town, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness

- | | | |
|----|--|----------------|
| a. | Bonds outstanding and unpaid: | \$1,929,775.25 |
| b. | Bonds authorized and unissued: | \$ 0.00 |
| c. | Bonds to be issued if this Article is approved | \$ 50,000.00 |

2. Costs

At an estimated interest rate of **3.87 %** for a 10 year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 50,000.00
Interest	\$ 14,406.88
Total Debt Service:	\$ 64,406.68

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.

/s/ Dennis L. Simmons
Town Treasurer

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 53. Shall the Town (1) approve various **capital improvements for the Municipal Building** including HVAC system upgrades and window replacement (“Project”); (2) appropriate up to **\$313,500** for the Project; (3) fund such appropriation by authorizing and delegating authority to the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset, Maine (the “Town”) (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$315,000 plus any additional premium, and delegating to the Treasurer and the Chairman of the Board of Selectmen the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution of loan and other necessary agreements and execution and delivery said securities on behalf of the Town, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness

- | | | |
|----|--|----------------|
| a. | Bonds outstanding and unpaid: | \$1,929,775.25 |
| b. | Bonds authorized and unissued: | \$ 0.00 |
| c. | Bonds to be issued if this Article is approved | \$ 313,500.00 |

2. Costs

At an estimated interest rate of **3.87%** for a 10 year maturity, the estimated costs of this bond issue will be:

TOWN OF WISCASSET

Principal: \$ 313,500.00
Interest \$ 71,597.01
Total Debt Service: \$ **385,097.01**

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.

/s/ Dennis L. Simmons
Town Treasurer

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 54. Shall the Town (1) approve various **municipal paving projects** including all necessary work related thereto ("Project"); (2) appropriate up to **\$200,000** for the Project; (3) fund such appropriation by authorizing and delegating authority to the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset, Maine (the "Town") (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$200,000 plus any additional premium, and delegating to the Treasurer and the Chairman of the Board of Selectmen the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution of loan and other necessary agreements and execution and delivery said securities on behalf of the Town, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness

a. Bonds outstanding and unpaid: \$1,929,775.25
b. Bonds authorized and unissued: \$ 0.00
c. Bonds to be issued if this Article is approved \$ 200,000.00

2. Costs

At an estimated interest rate of 3.87% for a 10 year maturity, the estimated costs of this bond issue will be:

Principal: \$ 200,000.00
Interest \$ 45,685.43
Total Debt Service: \$ **245,685.43**

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.

/s/ Dennis L. Simmons
Town Treasurer

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 55. Shall the Town (1) approve **capital improvements and repairs to the wastewater plant** including all necessary work related thereto ("Project"); (2) appropriate up to **\$209,000** for the Project; (3) fund such appropriation by authorizing and delegating authority to the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset, Maine (the "Town") (including temporary notes in

TOWN OF WISCASSET

anticipation of the sale thereof) in an aggregate principal amount not to exceed \$209,000 plus any additional premium, and delegating to the Treasurer and the Chairman of the Board of Selectmen the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution of loan and other necessary agreements and execution and delivery said securities on behalf of the Town, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness
 - a. Bonds outstanding and unpaid: \$1,929,775.25
 - b. Bonds authorized and unissued: \$ 0.00
 - c. Bonds to be issued if this Article is approved \$ 209,000.00
2. Costs

At an estimated interest rate of 3.87% for a 10 year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 209,000.00
Interest	\$ <u>47,740.99</u>
Total Debt Service:	\$ 256,740.99
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.

/s/ Dennis L. Simmons
Town Treasurer

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

- Article 56. Shall the Town (1) approve **capital improvements and repairs municipally owned Sunken Garden** including all necessary work related thereto ("Project"); (2) appropriate up to **\$15,000** for the Project; (3) fund such appropriation by authorizing and delegating authority to the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset, Maine (the "Town") (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$15,000 plus any additional premium, and delegating to the Treasurer and the Chairman of the Board of Selectmen the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution of loan and other necessary agreements and execution and delivery said securities on behalf of the Town, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness
 - a. Bonds outstanding and unpaid: \$ 1,929,775.25
 - b. Bonds authorized and unissued: \$ 0.00
 - c. Bonds to be issued if this Article is approved \$ 15,000.00
2. Costs

At an estimated interest rate of 3.87% for a 10 year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 15,000.00
Interest	\$ <u>3,474.18</u>
Total Debt Service:	\$ 18,474.18
3. Validity

TOWN OF WISCASSET

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.

/s/ Dennis L. Simmons
Town Treasurer

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

DEBT SERVICE

Article 57. Shall the Town vote to raise and appropriate \$231,868 for **Debt Service?**

Tax Anticipation Note Interest & Bond Counsel	\$ 10,000
Taxable General Obligation Bond	\$221,868
(For RSU withdrawal)	
Total	<u>\$231,868</u>

Board of Selectmen recommendation: 5-Favor 0-Opposed 0-Abstain
Budget Committee recommendation: 7-Favor 0-Opposed 0-Abstain

Article 58. To see if the Town will fix Thursday, October 27, 2022 and Thursday, April 26, 2023 as the dates when semi-annual tax payments are due and payable and instruct the Tax Collector to charge interest at the rate of **4% per annum** on all taxes unpaid after said dates?

Article 59. Shall the Town vote to authorize the Tax Collector to enter into standard agreement with taxpayers establishing a "tax club" payment plan for commercial and/or residential real estate property taxes, whereby:

1. The taxpayer agrees to pay specified monthly payments to the Town based on his/her estimated and actual tax obligation for current year real estate property taxes;
2. The Town agrees not to charge interest on timely payments made pursuant to the tax club agreement;
3. The Town authorizes the Tax Collector to accept tax club payments for current year taxes which may be due prior to the commitment of those taxes;
4. The agreement is automatically terminated if a scheduled payment is late, and the taxpayer then becomes subject to the same due date(s) and interest date(s) and rate as other taxpayers who are not participating in a tax club program; and
5. Taxpayers wishing to participate in a tax club for a particular property tax year shall enter an agreement with the town by a publicly-advertised deadline determined by the Tax Collector.

Article 60. Shall the Town vote to approve the following:

A. To pay interest at **1.50% per annum** on any amount overpaid on property taxes as noted in M.R.S.A. Title 36, Section 506-A, and to authorize such interest paid or abatements granted to be appropriated from overlay funds or, if necessary, from undesignated fund balance;

B. To authorize the payment of tax abatements and applicable interest approved by the Selectmen/Board of Assessors from the overlay;

TOWN OF WISCASSET

C. To authorize the Tax Collector to accept pre-payment of property taxes, with no interest to be paid on the same;

D. To authorize the Selectmen, on behalf of the Town, to sell and dispose of any real estate acquired by the Town for non-payment of taxes thereon, on such terms as they may deem advisable and in accordance with Maine law, and to execute quit claim deeds for such property. Property that, in the opinion of the Selectmen, best serves the interest of the Town by remaining Town-owned property need not be sold, unless otherwise provided by Maine law;

E. To authorize the Selectmen to expend additional funds received from federal, state and other sources during the year for Town purposes provided such additional funds do not require the expenditure of local funds not previously appropriated;

F. To authorize the Selectmen and Treasurer, on behalf of the Town, to accept gifts, real estate and other funds including trust funds that may be given or left to the Town and to apply these funds to the accounts the Selectmen deem appropriate;

G. To authorize the Selectmen to sell or dispose of various items, except real estate, that serve little or no purpose in the operation of the Town, and to apply the proceeds from these sales to the accounts the Selectmen deem appropriate;

H. To authorize the Selectmen to apply for and accept State and Federal grants, including Community Development Block Grant (CDBG) applications, and grants from non-profit organizations, donations or revenues, on the Town's behalf for municipal purposes, including, when necessary, the authority to sign grant contracts, documents or other paperwork and to accept the conditions that accompany grant funds and to appropriate and expend grant funds and/or funds for authorized purposes as the Board of Selectmen deems to be in the best interest of the Town during the fiscal year.

I. To see if the Town will authorize the Board of Selectmen to transfer and expend the appropriate funds from taxes and personal property revenue in accordance with the Tax Increment Financing (TIF) agreement for repayment of taxes and for economic development purposes from the Tax Increment Finance (TIF) District Account, consistent with 30-A M.R.S.A. §5221-5250-T.

Article 61. Shall the Town authorize the Selectmen to carry any unexpended balance as they deem advisable and to authorize the Selectmen to set at a later date the amount of undesignated fund balance, if any, to be used to reduce property tax assessment?

Article 62. Shall the Town vote to appropriate monies received from the State of Maine refund of snowmobile registration fees to the Wiscasset Sno-Goers for the purpose of maintaining snowmobile trails in Wiscasset?

TOWN OF WISCASSET

ORDINANCE QUESTIONS

Article 63 . Shall the Building Laws Article II be amended as follows?

1.2 PERMIT FEES [3-99]

1.2.1 The fees for building permits shall be set by the Town of Wiscasset Fee Schedule. ~~calculated upon the fair market value of the structure to be placed or erected upon a lot, the fair market value of the mobile home to be placed upon a lot, or the fair market value of the improvement to be made to an existing structure. The fees for building permits shall be:~~

~~1.2.1.1 For new non-commercial structures containing one or more residential dwelling units, and for mobile homes containing a dwelling unit, \$100.00 for the first \$1,000.00 of fair market value or part thereof, and \$3.00 for each additional \$1,000.00 of fair market value. [03-03]~~

~~1.2.1.2 For new non-commercial structures that do not contain residential dwelling units, and for the expansion of existing non-commercial structures which either do or do not contain residential dwelling units, \$25.00 for the first \$1,000.00 of fair market value or part thereof, and \$3.00 for each additional \$1,000.00 of fair market value. [03-03]~~

~~1.2.1.3 For new commercial structures, and for the expansion of existing commercial structures, \$200.00 for the first \$1,000.00 of fair market value or part thereof, and \$3.00 for each additional \$1,000.00 of fair market value. [03-03]~~

~~1.2.1.4 If a building permit is obtained after construction has been started or after a structure has been placed upon a lot, the fee shall be as set forth in the preceding subsections PLUS an additional \$300.00.~~

~~1.2.2 The fees for plumbing permits shall be those as set by the appropriate State of Maine Department or set by the Town of Wiscasset fee schedule [6-12].~~

~~1.2.3 [Removed 6-10]~~

Article 64. Shall Appendix B of the Shoreland Zoning Ordinance Article XIII be amended as follows?

Appendix B

Village Waterfront District

1. The following dimensional requirements shall apply within the Village Waterfront District provided development complies with all applicable laws, rules and regulations:

Minimum lot size:

1. Residential: ~~None~~ 10,000 square feet
2. Non-residential: ~~None~~ 10,000 square feet
3. White's Island: 30,000 square feet for both residential and non-resident

Minimum frontage

1. Water: ~~None~~ 50 feet, except for White's Island which should have a minimum of 100 feet of water frontage.
2. Road/Street: None

TOWN OF WISCASSET

Minimum setback requirements:

1. Front setback: None
2. Side setback: None
3. Rear setback: None

Minimum water body setback:

1. There shall be a minimum setback of twenty-five (25) feet, horizontal distance from the normal high-water line, except for White's Island, where the minimum setback shall be seventy-five (75) feet, horizontal distance from the normal high-water line. There shall be no minimum setback for roads or structures that require direct water access as an operational necessity including, but not limited to, piers, docks, wharfs and bridges; buildings in existence as of the effective date of this ordinance; buildings, structures or permissible uses of land for public benefit/use; seasonal, non-attached buildings or structures on existing piers. Any enlargement of these existing buildings must comply with all applicable setback requirements in this ordinance.

Maximum lot coverage

1. Maximum lot coverage: The total of all non-vegetated surface area shall be no more than seventy per cent (70%), except for White's Island where the total of all non- vegetated surface shall be no more than thirty percent (30%).

TOWN OF WISCASSET

And you are directed to serve this warrant by posting a copy thereof, attested by you, in a public and conspicuous place in said town, seven days, at least, before the time of holding said meeting.

Hereof, fail not, and due return make of this warrant to the Selectmen or Town Clerk, with your doings thereon, on or before the time of holding said meeting.

Given under our hands this day 12th of April, 2022.

Sarah M. Whitfield, Chairman

Pamela J. Dunning, Selectman

Kimberly H. Andersson, Selectman

Dusty Jones, Selectman

Terry H. Heller, Selectman

True Attest Copy: _____

Posted on: _____