

**TOWN OF BOWDOINHAM
TOWN MEETING WARRANT**

**Sagadahoc, ss
State of Maine**

To: Jamie Magno, a resident of the Town of Bowdoinham, in said County of Sagadahoc, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Bowdoinham, in said County and State, qualified to vote in Town affairs, to assemble at **Bowdoinham Community School on Saturday, June 1, 2024, at 9:00am**, then and there to act on Articles 1 through 46 as set out below.

ARTICLE 1: To choose a moderator to preside at said meeting.

COMPREHENSIVE PLAN

ARTICLE 2: Shall the Town adopt a new Comprehensive Plan entitled, “Town of Bowdoinham Comprehensive Plan, April 2024, approved for June 1, 2024 Town Meeting Warrant,” which will repeal and replace the existing Comprehensive Plan, adopted by the Town on June 11, 2014?

Copies of the proposed comprehensive plan are available from the Town Clerk.

RECOMMENDATION: Select Board recommends this article to pass, 5-0.

TAX INCREMENT FINANCING

ARTICLE 3: Shall the Town vote to amend the CMP/Riverfront Municipal Development and Tax Increment Financing District and Development Program originally dated June 10, 2014, and amended June 14, 2023 pursuant to Title 30-A Chapter 206 of the Maine Revised Statutes, in accordance with the Resolution approved by the Select Board on April 23, 2024, a copy of which is attached and incorporated herein by reference?

RECOMMENDATION: Select Board recommends this article to pass, 5-0.

ORDINANCES

ARTICLE 4: Shall an ordinance entitled “An Ordinance to Amend the Town of Bowdoinham Land Use Ordinance to Update District Requirements” be enacted?

RECOMMENDATION: Select Board recommends this article ought not to pass, 4-1.

ARTICLE 5: Shall an ordinance entitled “An Ordinance to Amend the Town of Bowdoinham Land Use Ordinance to Add, Revise and Clarify Provisions” be enacted?

RECOMMENDATION: Select Board recommends this article to pass, 5-0.

CAPITAL IMPROVEMENT ARTICLES

ARTICLE 6: Shall the Town vote to appropriate the remaining funding from Coronavirus Local Fiscal Recovery Funds (aka American Rescue Plan Act or ARPA funds) received by the Town from the federal government for the following project, as itemized below?

Road & Parking Lot Maintenance	\$112,918.20
Total (<i>not to exceed</i>)	\$323,136.89

Explanation: At June Town Meeting in 2022 and 2023 the Town appropriated the \$322,761.90 of ARPA Funds for an estimate of \$315,000 in projects. The Town’s not to exceed balance has changed to reflect the funding we received. Additionally, all previously approved projects have been completed except for the road and parking lot maintenance, which was originally estimated to be \$100,000.

RECOMMENDATION: Select Board recommends this article to pass, 5-0.

ARTICLE 7: To see if the Town will authorize the Select Board to negotiate and enter into a long-term lease agreement with TowerCo 2013 LLC (or similar communications tower operator) to lease up to 4,000 sq. ft. of land area at 57 Post Road with necessary access and easement rights, for the purpose of erecting and operating a wireless communications tower, on such terms and conditions as the Select Board may negotiate?

Explanation: The Town has been presented with a lease offer of \$1,475 per month with an annual escalator of 1.5% for forty years with the possibility of an additional \$300 per month per tenant companies on the tower (not including the anchor tenant). The Town would have usage of one rad center on the tower rent-free, for Town’s emergency service providers.

RECOMMENDATION: Select Board unanimously agreed to not give a recommendation on this article.

ARTICLE 8: To see if the Town will vote to authorize the Select Board to purchase a fire truck with related equipment for the Fire and Rescue Department (the "Equipment") at a purchase price not to exceed \$750,000, and to authorize the Select Board, in its discretion, to finance the Equipment purchase through either:

- a. the issuance of general obligation bonds and notes in anticipation thereof in the name of the Town of Bowdoinham in a principal amount not to exceed \$750,000, which bonds and notes may be made callable and shall be signed by the Treasurer and the Chair of the Select Board; or
- b. the execution and delivery of a lease purchase agreement with principal and interest payments subject to annual appropriation?

TREASURER'S FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid	\$6,162,564.35
B. Bonds authorized and unissued:	\$1,000,000.00
C. Bonds to be issued if this Article is approved:	<u>\$750,000.00</u>
Total	\$7,912,564.35

Costs:

At an estimated interest rate of 3.5% for an assumed 15-year maturity, the estimated costs of this bond issue will be:

Principal:	\$750,000.00
Interest:	\$226,782.03
Total Debt Service:	\$976,782.22

Validity: The validity of the bonds and 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.



Nicole Briand, Treasurer
Town of Bowdoinham, Maine

RECOMMENDATION: Select Board (5-0) and Finance Advisory Committee recommend this article to pass.

ARTICLE 9: Shall the Town vote to raise and appropriate \$650,000, as itemized below, for the CAPITAL RESERVE Budget?

Capital Improvements:	\$7,500
Town Hall & Town Office:	\$40,000
Cemetery Maintenance:	\$15,000
Solid Waste & Recycling:	\$5,000
Public Works Reserve:	\$487,000

Fire Reserve:	\$85,000
Recreation Reserve:	\$3,000
Electronic Equipment Reserve	\$4,500
Waterfront Reserve:	\$3,000
Total	\$650,000

RECOMMENDATION: Select Board (5-0) and Finance Advisory Committee recommend this article to pass.

ARTICLE 10: Shall the Town vote to establish the Legal Services Reserve Fund for the purpose of supporting the Town’s legal expenses, and to appropriate and expend from said fund in the manner consistent with said purpose?

RECOMMENDATION: Select Board (5-0) and Finance Advisory Committee recommend this article to pass.

ARTICLE 11: Shall the Town vote to establish the Employee Health Benefits Reserve Fund for the purpose of supporting employee health benefits, and to appropriate and expend from said fund in a manner consistent with said purpose?

RECOMMENDATION: Select Board (5-0) and Finance Advisory Committee recommend this article to pass.

FUND BALANCE ARTICLES

ARTICLE 12: Shall the Town vote to appropriate the sum of \$35,000 from the UNDESIGNATED FUND BALANCE to the Legal Services Reserve Fund to be used in a manner consistent with the said Fund purpose?

RECOMMENDATION: Select Board (5-0) and Finance Advisory Committee recommend this article to pass.

ARTICLE 13: Shall the Town vote to appropriate the sum of \$25,000 from the UNDESIGNATED FUND BALANCE to the Employee Health Benefits Reserve Fund to be used in a manner consistent with the said Fund purpose?

RECOMMENDATION: Select Board (5-0) and Finance Advisory Committee recommend this article to pass.

EXPENSE BUDGET ARTICLES

All recommendations for the Expense Budget Articles are joint recommendations of the Select Board (5-0) and the Finance Advisory Committee.

ARTICLE 14: To see what sum of money the Town will vote to raise and appropriate for the ADMINISTRATION DEPARTMENT Budget?

RECOMMENDATION: \$ 810,867

ARTICLE 15: To see what sum of money the Town will vote to raise and appropriate for the GENERAL SERVICES Budget?

RECOMMENDATION: \$ 47,000

ARTICLE 16: To see what sum of money the Town will vote to raise and appropriate for the DEBT SERVICES Budget?

RECOMMENDATION: \$ 697,361

ARTICLE 17: To see what sum of money the Town will vote to raise and appropriate for the FIRE AND RESCUE DEPARTMENT Budget?

RECOMMENDATION: \$ 412,008

ARTICLE 18: To see what sum of money the Town will vote to raise and appropriate for the TOWN FACILITIES MAINTENANCE Budget?

RECOMMENDATION: \$ 106,850

ARTICLE 19: To see what sum of money the Town will vote to raise and appropriate for the ANIMAL CONTROL AND HARBOR MASTER DEPARTMENT Budget?

RECOMMENDATION: \$ 38,809

ARTICLE 20: To see what sum of money the Town will vote to raise and appropriate for the PUBLIC WORKS DEPARTMENT Budget?

RECOMMENDATION: \$ 883,528

ARTICLE 21: To see what sum of money the Town will vote to raise and appropriate for the SOLID WASTE AND RECYCLING DEPARTMENT Budget?

RECOMMENDATION: \$ 217,946

ARTICLE 22: To see what sum of money the Town will vote to raise and appropriate the RECREATION & COMMUNITY SERVICES DEPARTMENT Budget?

RECOMMENDATION: \$ 153,864

ARTICLE 23: To see what sum of money the Town will vote to raise and appropriate for the PLANNING, DEVELOPMENT AND CODE ENFORCEMENT DEPARTMENT Budget?

RECOMMENDATION: \$ 150,514

OUTSIDE ORGANIZATION REQUESTS

Select Board (5-0) and the Finance Advisory Committee recommend these articles to pass.

ARTICLE 24: Shall the Town vote to raise and appropriate \$1,733 for SPECTRUM GENERATIONS?

ARTICLE 25: Shall the Town vote to raise and appropriate \$762 for The Life Flight Foundation?

ARTICLE 26: Shall the Town vote to raise and appropriate \$100 for Kennebec Behavioral Health?

ARTICLE 27: Shall the Town vote to raise and appropriate \$100 for Maine Public?

REVENUE BUDGET ARTICLE

ARTICLE 28: Shall the Town vote appropriate the sum of \$1,122,625 from the ESTIMATED REVENUES ACCOUNTS (Non-Property Tax Revenues) to be applied to reduce the 2025 tax commitment?

RECOMMENDATION: Select Board (5-0) and Finance Advisory Committee recommends this article to pass.

BUSINESS ARTICLES

The Select Board unanimously recommends these business articles to pass.

ARTICLE 29: Shall the Town vote to fix the first day of November 2024 and the first day of May 2025 when all 2025 real estate and personal property taxes shall be due and payable in semi-annual installments and to instruct the Tax Collector to charge interest at 8.50% per annum on all taxes unpaid after said date(s)?

ARTICLE 30: Shall the Town vote to establish the interest rate of 4.50% per year on the amount of overpayment to be paid to a taxpayer who is determined to have paid an amount of real estate or personal property taxes in excess of amount finally assessed pursuant to 36 M.R.S. §506-A?

ARTICLE 31: Shall the Town vote to authorize the Tax Collector to accept tax payments prior to the commitment of taxes?

ARTICLE 32: Shall the Town vote to authorize the Tax Collector to offer a 2025 Tax Club Plan to taxpayers who enroll no later than July 31, 2024, who pay the total amount of 2025 taxes by monthly payments from September 2024 to June 30, 2025, who abide by the requirements of said plan; who shall receive from the Town, in return for such payments, full credit for such taxes paid without incurring any charge of interest?

ARTICLE 33: Shall the Town vote to authorize the payment of any overdrafts that may occur in the Town's 2024/2025 budget to be paid out of the undesigned fund balance?

ARTICLE 34: Shall the Town vote to authorize the Select Board to appropriate funds from various reserve funds, as they deem necessary, in a manner that is consistent with the purposes for which said funds were established?

ARTICLE 35: Shall the Town vote to authorize the Select Board to transfer unexpended funds remaining in department expense accounts, which are appropriated by the town meeting in FY24-25 but which are not expended in FY24-25, in to related reserve accounts?

ARTICLE 36: Shall the Town vote to authorize the Select Board and Treasurer to accept on behalf of the Town, monetary gifts, and donated equipment and vehicles, and to appropriate said gifts to supplement the accounts and departments as specified by the benefactor?

ARTICLE 37: Shall the Town vote to authorize the following actions on behalf of the town: (1) to authorize the Select Board to rent, lease, sell, or otherwise dispose of any real estate acquired by the town for non-payment of taxes thereon on such terms as they deem advisable and execute Municipal Quit Claim deeds for same; (2) to authorize the Select Board to keep any real estate acquired for non-payment of taxes or portion thereof for the use of the town when they deem it to be in the town's best interests; and (3) to authorize the Select Board to rent or lease town-owned real estate that was not acquired for non-payment of taxes when they deem it to be in the town's best interest and on such terms as they deem advisable?

ARTICLE 38: Shall the Town vote to authorize the municipal Treasurer to waive the foreclosure of a tax lien mortgage by recording a Waiver of Foreclosure at the Registry of Deeds in which the Tax Lien Certificate is recorded, prior to the right of redemption expiring, pursuant to 36 M.R.S. § 944?

ARTICLE 39: Shall the Town vote to authorize the Select Board and Treasurer, on behalf of the Town to sell or dispose of obsolete Town equipment, material, and commodities on such terms as they deem proper and place money from said sales into related reserve account, if the Board deems appropriate?

ARTICLE 40: Shall the Town vote to authorize the Treasurer to accept any donations, gifts or grants of money for the Heating Assistance Program reserve account and to expend available funds from the account for the designated purpose?

ARTICLE 41: Shall the Town vote to authorize the Select Board and Treasurer to enter into multi-year contracts necessary to provide services to the Town?

Explanation: Services for the town include but are not limited to ambulance service, banking, road maintenance, snow removal, curbside recycling and trash disposal.

ARTICLE 42: Shall the Town vote to authorize the Select Board and Treasurer to accept and expend Community Development Block Grant Funds and other federal, state or private grants on behalf of the Town?

ARTICLE 43: Shall the Town vote to authorize the Select Board to periodically set fees for returned checks, copies of Town ordinances and other documents, and notary services?

ARTICLE 44: Shall the Town vote to authorize the Select Board to collect Solid Waste Management User Fees for Fiscal Year 2024-2025 at the rate of \$3.00 per bag?

ARTICLE 45: Shall the Town vote to set the annual permit fee of \$100.00 per year, per truck for commercial haulers operating within the Town of Bowdoinham, pursuant to the provisions of 7.1.1 of the Solid Waste Management Ordinance?

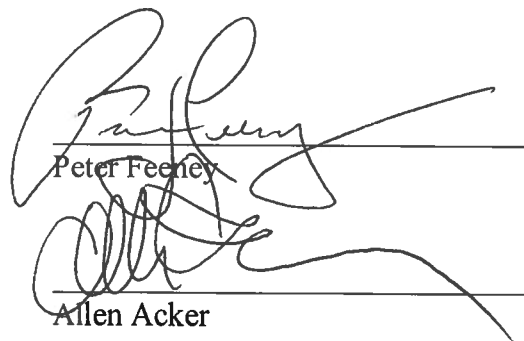
ARTICLE 46: Shall the Town vote to authorize the Select Board to close any road or roads or portions thereof for winter maintenance and to annul, alter, or modify such decisions, pursuant to 23 M.R.S. §2953, and that such orders made by the Select Board shall be a final determination?

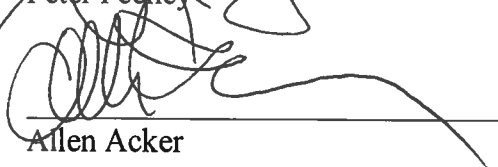
Given unto our hands the 23rd day of April 2024.

Select Board
Town of Bowdoinham


Joanne Joy, Chair


Debra Smith, Vice-Chair


Peter Feeney


Allen Acker


Mark Favreau

Witness to All:


Nicole Briand, Town Manager