

**TOWN OF THOMASTON
ANNUAL TOWN MEETING WARRANT
FOR FISCAL YEAR
JULY 1, 2020 THROUGH JUNE 30, 2021**

TO: Timothy Hoppe, a Constable of the Town of Thomaston in the County of Knox, 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 Thomaston, in the County of Knox, State of Maine, qualified to vote by law in Town affairs, to meet at the THOMASTON MUNICIPAL BUILDING (former Lura Libby School) at 13 Valley Street in said Town on Tuesday, September 15, 2020 at 8:00 AM prevailing time, then and there to act upon articles 1-31 of the Annual Town Meeting Warrant. Polls will open at eight (8) o'clock in the morning and will close at eight (8) o'clock in the evening prevailing time.

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

ARTICLE 2: Shall ordinance amendments to "Chapter 7 of the Land Use: Article I Zoning Regulations, Article II General Standards of Performance, Article III Land Subdivisions, and Article IV Site-Plan Review" and "Chapter 10 of the Land Use, Definitions" be enacted?

Planning Board & Select Board Recommends

A copy of this ordinance is available for review and inspection at the Town Clerk's Office, on the Town's website at www.thomastonmaine.gov, and at the polling place prior to voting.

ARTICLE 3: Shall the town vote to authorize the Select Board to enter into a long-term land lease on the lot of land in the Town of Thomaston cemetery under the following conditions?

1. This land shall be leased to Mid-coast Crematory, Inc. solely for the purpose of building and operating a crematorium;
2. The size of the Thomaston cemetery lot is approximately 100 feet by 100 feet and an addition includes an access right-of-way;
3. The crematorium building shall be built in accordance with specific plans agreed by the Select Board;
4. The lease shall require a bond to protect against liens from building contractors, vendors and subcontractors;
5. And to allow the Select Board to enter into such lease agreement under such additional terms and conditions as the Select Board deem appropriate.

Village Cemetery Trustees & Select Board Recommends

ARTICLE 4: Shall the Town vote to authorize a one-year contract with Community Concepts Finance Corporation of \$65,000.00 for an Economic Development Director to be funded from the Non-TIF (Tax Increment Financing) funds?

Economic Development Committee & Select Board Recommends

EXPLANATION: Non-TIF funds are designated for economic development expenditures only and will not increase property taxes.

ARTICLE 5: Shall the Town vote to appropriate and authorize the Thomaston Select Board to borrow on behalf of the Town, a principal amount not to exceed One Million Two Hundred

Thousand Dollars (\$1,200,000.00) through the issuance of general obligation bonds or notes of the Town of Thomaston, which may be callable bonds or notes, the proceeds to be used for the purpose of financing a solar array (the "Project") to be installed on Town property that will provide most of the electricity used by all the municipal accounts; and further to authorize the municipal officers to accept any state and federal grants, which are hereby appropriated for the Project, and to take any and all actions and execute any and all documents, contracts or agreements necessary or convenient to issue the bonds or notes of the Town and to accomplish the Project?

Select Board Recommends

FINANCIAL STATEMENT

Town of Thomaston

Total Town Indebtedness:

A. Total Debt outstanding and unpaid:	\$5,013,146.26
B. Total Debt authorized and unissued	\$ 0.00
C. Total Debt to be incurred if this article is approved:	<u>\$1,200,000.00</u>
TOTAL:	\$6,213,146.26

EXPLANATION: The municipal electric accounts use between 725,000 and 750,000 kWh of electricity per year. Pollution Control uses about 75% and the other departments about 25%. The annual electric cost is about \$150,000. The proposed solar array will generate an estimated \$80,000 a year in credits that will be subtracted from the electric bills. This savings plus the savings from switching the streetlights to LED bulbs (completed in June 2020) will provide funds to repay the \$1.2M loan without raising property taxes or increasing sewer user fees. Once the loan is paid off the Town will save an estimated \$100,000 per year in electric costs.

ARTICLE 6: Shall the Town vote to approve the 2020 Thomaston Comprehensive Plan?

Select Board and Comprehensive Plan Committee recommends

ARTICLE 7: Shall the Town vote to authorize the Select Board to negotiate the sale of development land to Avesta Housing in the Thomaston Green to not exceed 2 ½ acres of land for the purpose of creating affordable housing for citizens 55 years of age or older, and to be consistent with the Thomaston Green Redevelopment Project as outlined in the Master Plan approved by the voters on June 10, 2008?

Economic Development Committee & Select Board recommends

ARTICLE 8: Shall the Town vote to authorize the Select Board to negotiate the sale of development land to Coastal Opportunities in the Thomaston Green to not exceed 33,000 square feet of land for the purpose of constructing a home for up to six (6) developmental challenged residents, and to be consistent with the Thomaston Green Redevelopment Project as outlined in the Master Plan approved by the voters on June 10, 2008?

Economic Development Committee & Select Board recommends

ARTICLE 9: Shall the Town vote to lapse all non-real estate/personal property tax revenues to Unassigned Fund Balance (surplus), and to see what sum of money the Town will vote to appropriate to reduce the property tax assessment for Fiscal Year July 1, 2020 through June 30, 2021?

Select Board Recommends

Explanation: This authorizes the Town to accept any additional revenues or funds and expend any other revenue from the State, Federal, local and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation.

ARTICLE 10: Shall the Town vote to appropriate \$100,000.00 from the Assigned Fund, \$35,000.00 from the MEPEERS Retirement Account, and \$22,407.00 from the Computer Reserve, a total of \$157,407.00, and apply these funds to the FY2021 tax commitment as a reduction in the amount to be raised from taxation?

Select Board and Budget Committee recommends

ARTICLE 11: Shall the Town vote to raise and appropriate \$557,434.77 for GENERAL GOVERNMENT for the 2020/2021 Fiscal Year?

Select Board and Budget Committee recommends

ARTICLE 12: Shall the Town vote to raise and appropriate \$125,950.00 for maintenance and operation of MUNICIPAL BUILDINGS for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 13: Shall the Town vote to raise and appropriate \$424,403.60 for the POLICE DEPARTMENT for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 14: Shall the Town vote to raise and appropriate \$166,269.44 for the FIRE DEPARTMENT for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 15: Shall the Town vote to raise and appropriate \$224,717.52 for PROTECTION AND PUBLIC SAFETY for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 16: Shall the Town vote to raise and appropriate \$554,927.85 for PUBLIC WORKS for the 2020/2021 fiscal year?

Select Board and Budget Committee Recommends

ARTICLE 17: Shall the Town vote to raise and appropriate \$331,788.48 for the AMBULANCE DEPARTMENT for the 2020/2021 fiscal year?

Select Board and Budget Committee Recommends

Explanation: Revenues from the ambulance department will offset the costs of ambulance department wages.

ARTICLE 18: Shall the Town vote to raise and appropriate \$255,621.00 for the TRANSFER STATION for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 19: Shall the Town vote to raise and appropriate \$10,000.00 for GENERAL ASSISTANCE for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 20: Shall the Town vote to raise and appropriate \$111,059.56 for the RECREATION & LEISURE SERVICES for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 21: Shall the Town vote to raise and appropriate \$16,075.00 for SOCIAL SERVICES & LOCAL AGENCIES for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 22: Shall the Town vote to raise and appropriate \$779,850.04 for UNCLASSIFIED ACCOUNTS for the 2020/2021 fiscal year?

Select Board and Budget Committee recommends

ARTICLE 23: Shall the Town vote to raise and appropriate \$390,276.54 for CAPITAL IMPROVEMENTS & RESERVE ACCOUNTS for the 2020/2021 fiscal year?

Select Board and Budget Committee recommend

ARTICLE 24: Shall the Town vote to authorize the Select Board, on behalf of the Town, TO SELL AND DISPOSE OF ANY REAL ESTATE ACQUIRED BY THE TOWN for non-payment of the taxes thereon and to execute quit claim deeds for said property except that the Municipal Officers shall use the special sale process required by 36 M.R.S.A. §943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner (s)?. Said real estate to be sold is as follows:

1. A notice of intent to sell such property shall be published in a newspaper of general circulation in Knox County at least three weeks prior to such sale, inviting interested parties to submit sealed bids thereon.
2. The parties from whom the property has been taken for non-payment of taxes thereon may purchase said real estate from the Town at any time during the process, the purchase price in the latter case being all unpaid taxes on said property, plus interest, lien costs and the cost of the publication of the notice plus the cost of the quit claim deed.
3. In the event the parties from whom the real estate was taken by the Town for unpaid taxes fails to redeem the property as provided in Paragraph 2, the Select Board may sell the property to the highest sealed bidder.

Select Board recommends

ARTICLE 25: Shall the Town vote to permit acceptance of PREPAID TAXES and to fix the dates of December 1, 2020 for the first payment and June 1, 2021 for the second payment, when the taxes shall become due and payable; and, to see if the Town will fix the rate of interest at 8 percent to be charged on taxes unpaid after said date for the period July 1, 2020 through June 30, 2021.

Select Board recommends

ARTICLE 26: Shall the Town vote to set the interest rate of 4% to be paid by the Town on abated taxes pursuant to 36 M.R.S.A. Section 506-A.

EXPLANATION: If taxes are paid but later abated, the municipality must refund the abated taxes and pay interest on them. Title 36 M.R.S.A § 506-A provides that the rate of interest set by the municipality to be paid on overpayments may not exceed the rate set for delinquent taxes, nor be less than that rate reduced by 4%. For instance, if the unpaid rate is 8%, then the Town Meeting may set a rate not higher than 8% and not lower than 4%; it may pick either of those numbers or any number in between. The statute governing the delinquency interest rate is 36 M.R.S.A. § 505(4). Pursuant to Title 36 M.R.S.A. Section 506-A "Overpayment of Taxes," when a tax collector has demanded and received from a taxpayer more than is due and more than appears to be due according to the lists, the excess must be refunded to the taxpayer, even though the amount has been paid into the Town Treasury.

Select Board recommends

ARTICLE 27: Shall the Town vote to authorize the Select Board to accept, on behalf of the Town, GIFTS, DONATIONS AND CONTRIBUTIONS in the form of money, personal services and materials for the benefit of the Town, its government including legal departments and public facilities thereof, for the purpose of aiding and enhancing the delivery of public services? Said gifts to be without conditions and not require the voters to raise additional maintenance money.

Select Board recommends

ARTICLE 28: Shall the Town vote to authorize the Select Board TO MOVE UP TO 10% OF UNEXPENDED BALANCES from various accounts as needed to provide for the smooth transition of Town business?

Select Board recommends

ARTICLE 29: Shall the Town vote to appropriate from the unassigned fund balance the sum of \$10,000.00 TO ASSIST THE FOURTH OF JULY COMMITTEE in continuing the annual celebration?

Select Board recommends

ARTICLE 30: Shall the Town raise and appropriate \$121,500.00 from the Dragon Products TIF (Tax Increment Financing) to purchase 20 air packs for the Fire Department?

Select Board recommends

ARTICLE 31: Shall the ordinance entitled "Georges River Regional Shellfish Management Ordinance" be amended?

The Georges River Regional Joint Clam Board recommends

A copy of this ordinance is available for review and inspection at the Town Clerk's Office, on the Town's website at www.thomastonmaine.gov, and at the polling place prior to voting.

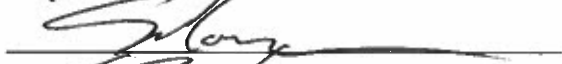
Given under our hands this 2nd day of July in the year of Our Lord Two Thousand Twenty by the vote of the Select Board.

THOMASTON SELECT BOARD:

Peter Lammert, Chair



Sandra Moore, Vice-Chair



William Hahn



Lee-Ann Upham



Diane Giese



A true copy of the signed warrant as certified to me by the Thomaston Select Board.


Melissa Stevens, Thomaston Town Clerk

7-2-20
Date

RETURN ON THE PUBLIC HEARING NOTICE

Thomaston, Maine
Date: August ____, 2020

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the Thomaston Town Office at 13 Valley Street, Pik Qwik Store at 138 Main Street, and Thomaston Grocery at 193 Main Street in said town, being public and conspicuous places in said town, on the ____ day of August 2020 A.D., being at least seven days before the meeting.

Timothy Hoppe
Constable of the Town of Thomaston, Maine