

# TOWN OF WELLS



## Annual Town Meeting

July 14, 2020

Tuesday, July 14 – 8:00AM to 8:00PM

*Warrant and Plans for the Fiscal Year 2021*

Town of Wells  
Town Office  
208 Sanford Road  
Wells, Maine 04090

BULK RATE  
U.S. POSTAGE PAID  
WELLS, ME 04090  
PERMIT NO. 3  
CARRIER ROUTE - SORT

**POSTAL PATRON**

**FY 2021 PROPOSED BUDGET SUMMARY**

ARTICLE	ARTICLE DESCRIPTION	FY 21 PROPOSED AMOUNT	TAXES	OTHER REVENUE / PASS THRU	SURPLUS	RESERVES	USE OF ENTERPRISE FUNDS	EXPOSE FROM SURPLUS
ARTICLE 3	ESTIMATED REVENUE	\$ 5,320,987		\$ 5,320,987				
ARTICLE 4	PASS THROUGH ACCOUNTS	\$ 852,500		\$ 852,500				
ARTICLE 5	SALARIES AND BENEFITS	\$ 9,551,038	\$9,451,038					\$ 100,000.00
ARTICLE 6	OPERATIONS/EXPOSE FROM SURPLUS	\$ 6,786,954	\$6,781,330			\$ 5,624		
ARTICLE 7	POTENTIAL EMPLOYEE RELATED EXPENSES	\$ 60,000						\$ 60,000
ARTICLE 8	POTENTIAL TOWN LIABILITIES	\$ 295,000						\$ 295,000
ARTICLE 9	CAPITAL IMPROVEMENT PLAN	\$ 2,911,100	\$ 672,738		\$ 2,000,000	\$ 213,362	\$ 25,000	
ARTICLE 10	CAPITAL EXPENDITURES	\$ 2,242,470				\$ 2,242,470		
ARTICLE 11	EXPENDITURES FROM SPECIFIC CIP FUNDS							
ARTICLE 12	GENERAL ASSISTANCE	\$ 60,000						\$ 60,000
ARTICLE 13	TOWN CLERK'S COMPENSATION	\$ 69,974	\$ 69,974					
ARTICLE 14	CONSERVATION LAND PURCHASE - MAP 62 LOT 4	\$ 120,000				\$ 120,000		
ARTICLE 15	CONSERVATION LAND PURCHASE - MAP 60 LOT 1	\$ 144,000				\$ 144,000		
ARTICLE 16	CONSERVATION LAND PURCHASE - MAP 39 LOT 14	\$ 82,000				\$ 82,000		
	TOTAL MUNICIPAL BUDGET	\$ 23,175,036						
	Subtotals of Revenue		\$16,975,080	\$ 6,173,487	\$ 2,000,000	\$ 2,807,456	\$ 25,000	\$ 515,000
	Less Revenue & Pass Through	\$ (6,173,487)						
	Less Surplus	\$ (2,000,000)						
	Less Reserves	\$ (2,807,456)						
	Less Use of Revenue	\$ -						
	Less Use of Enterprise Funds	\$ (25,000)						
	Less Exposed Surplus	\$ (515,000)						
	Balance to be Raised by Taxation	\$ 11,654,093						

**FY 2021 PROPOSED ADDITIONAL ARTICLE**

<b>ARTICLE</b>	<b>ARTICLE</b>	<b>FY 21</b>	<b>FUTURE</b>					
	<b>DESCRIPTION</b>	<b>PROPOSED</b>	<b>BOND</b>					
		<b>AMOUNT</b>						
<b>ARTICLE 17</b>	BOND FOR ROAD, BRIDGE AND SEAWALL REPAIR/IMPROVEMENT	\$ 4,500,000	\$ 4,500,000					
	TOTAL ADDITIONAL ARTICLE	\$ 4,500,000						
	Less Future Bond	\$ (4,500,000)						
	Balance to be Raised by Taxation	\$ -						

### FY 21 TAX RATE INFORMATION AND PROJECTIONS

<b>TOTAL ESTIMATED TOWN TAXES</b>			<b>Est. Tax Rate</b>		
Proposed Municipal FY 21	\$ 11,654,093		\$ 3.56		
Estimated County Tax FY 21	\$ 1,818,326		\$ 0.56		
Estimated School Budget FY 21	\$ 20,668,596		\$ 6.32		
Estimated Overlay Budget FY 21	\$ 1,000,000		\$ 0.31		
Total Estimated Tax Revenue FY 21	\$ 35,141,014		\$ 10.75		
<b>COMPARATIVE TAX RATES</b>	<b>EST. FY 21</b>	<b>% Change</b>	<b>FY 20</b>	<b>FY 19</b>	<b>FY 18</b>
<b>TOWN</b>	\$ 3.56	8.98%	\$ 3.27	\$ 3.29	\$ 3.08
<b>COUNTY</b>	\$ 0.56	4.90%	\$ 0.53	\$ 0.53	\$ 0.55
<b>SCHOOL</b>	\$ 6.32	1.28%	\$ 6.24	\$ 6.25	\$ 6.23
<b>OVERLAY</b>	\$ 0.31	-19.53%	\$ 0.38	\$ 0.25	\$ 0.30
<b>TOTAL</b>	\$ 10.75	3.12%	\$ 10.42	\$ 10.32	\$ 10.16
	<b>FY 17</b>	<b>FY 16</b>	<b>FY 15</b>	<b>FY 14</b>	<b>FY 13</b>
<b>TOWN</b>	\$ 3.08	\$ 3.00	\$ 3.01	\$ 2.86	\$ 2.59
<b>COUNTY</b>	\$ 0.55	\$ 0.54	\$ 0.52	\$ 0.53	\$ 0.50
<b>SCHOOL</b>	\$ 6.17	\$ 6.04	\$ 5.90	\$ 5.63	\$ 5.32
<b>OVERLAY</b>	\$ 0.26	\$ 0.37	\$ 0.07	\$ 0.10	\$ 0.16
<b>TOTAL</b>	\$ 10.06	\$ 9.95	\$ 9.50	\$ 9.12	\$ 8.57
<b>VALUATIONS</b>					
<b>Projected Valuation FY 21</b>	3,270,395,740	1.0%			
<b>Actual Valuation FY 20</b>	3,238,015,584	2.0%			
<b>Actual Valuation FY 19</b>	3,174,708,336	2.3%			
<b>Actual Valuation FY 18</b>	3,103,810,973	2.0%			
<b>Actual Valuation FY 17</b>	3,042,534,224	1.4%			
<b>Actual Valuation FY 16</b>	3,001,040,603	1.7%			
<b>Actual Valuation FY 15</b>	2,951,308,116	2.1%			
<b>Actual Valuation FY 14</b>	2,890,663,097	-4.9%	<b>REVALUATION YEAR</b>		
<b>Actual Valuation FY 13</b>	3,039,040,053	1.1%			
<b>Actual Valuation FY 12</b>	3,006,525,404	1.0%			
<b>Actual Valuation FY 11</b>	2,976,032,721	1.6%			
<b>Actual Valuation FY 10</b>	2,929,174,323	0.9%			

## WARRANT

July 14, 2020  
STATE OF MAINE  
COUNTY OF YORK, ss.

To: Marianne Goodine, resident of the Town of Wells, County of York, and State of Maine;

### GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Wells, qualified by law to vote in Town affairs, to meet at the Wells Junior High School Gymnasium, 1470 Post Road, in said Town of Wells on **Tuesday, July 14, 2020 at 8:00 AM** in the forenoon and then and there to vote on Article 1 and by secret ballot to act on all remaining Articles set out below. Pursuant to Title 21-A, Section 759(7), **absentee ballots will be processed on Tuesday the 14<sup>th</sup> day of July, 2020 at the polls at the following times: 9:00, 10:00, 11:00 am, 12:00, 1:00, 2:00, 3:00, 4:00, 5:00, 6:00, 7:00 and 8:00 pm.**

**ARTICLE 1.** To elect a Moderator to preside in said meeting.

**ARTICLE 2.** To elect all necessary Town Officers for the ensuing terms by secret ballot.

**ARTICLE 3. ESTIMATED REVENUES:** Shall the Town vote to collect and appropriate the estimated amounts in Town Generated Revenue and State Revenue in the amount of \$5,320,987 to reduce the amount to be raised by taxation as shown in Table 1 of the appendix to the Annual Town Meeting Warrant?

Board of Selectmen Recommends	YES (5 in Favor / 0 Against)
Budget Committee Recommends	YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting which was \$4,741,192.

**ARTICLE 4. PASS THROUGH ACCOUNTS:** Shall the Town vote to authorize the Town Treasurer to accept and pay out Pass Through Funds in the estimated amount of \$852,500 from specified sources as shown on Table 2 of the appendix to the Annual Town Meeting Warrant?

Board of Selectmen Recommends	YES (5 in Favor / 0 Against)
Budget Committee Recommends	YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting which was \$852,500.

**ARTICLE 5. SALARIES AND BENEFITS:** Shall the Town vote to raise and appropriate \$9,451,038 and appropriate \$100,000 from the Undesignated Fund Balance (Surplus) and transfer said monies (\$9,551,038) into various department salary lines and to expend same for municipal employees' salaries and wages during FY 2021 as shown on Table 3 of the appendix to the Annual Town Meeting Warrant?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting which was \$6,721,356.

**Explanation:** Starting in FY'21 employee benefits which were previously budgeted in operations have been moved from operations and added to salaries. Total salaries and benefits approved at last year's Annual Town Meeting was \$8,834,651.

**ARTICLE 6. OPERATIONS:** Shall the Town vote to raise and appropriate \$6,781,330 and appropriate \$5,624 from reserve 0803 (Pay Classification) and transfer said monies (\$6,786,954) into various department operation lines and to expend same as shown on Table 4 of the appendix to the Annual Town Meeting Warrant for the operation of municipal departments and committees during FY 2021?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting which was \$7,781,359.

**ARTICLE 7. POTENTIAL EMPLOYEE-RELATED EXPENSES:** Shall the Town vote to appropriate and expend up to \$60,000 from Undesignated Fund Balance (Surplus) for the following:

**Retirement Benefit Reimbursement - \$25,000** to fund payment, when necessary, of accrued benefits to employees who are retiring or leaving Town Service;

**Workers Compensation – Light Duty Fund - \$25,000** to pay wages of injured employees able to work in a light duty capacity; and

**Educational Reimbursement Fund - \$10,000** to fund educational course reimbursement in FY'21 for eligible union and non-union employees based on contract requirements and the Non-Union Educational Assistance Program guidelines.

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting which was \$60,000.

**ARTICLE 8. POTENTIAL TOWN LIABILITIES:** Shall the Town vote to appropriate and expend up to \$295,000 from the Undesignated Fund Balance (Surplus) for the following potential liabilities:

**Legal Services Fund - \$75,000** to be used at the discretion of the Board of Selectmen, following a public hearing, to fund legal services for significant legal and/or legislative matters beyond the normal legal budget; and

**Self-Insurance Claims Coverage - \$10,000** to fund payment of the Town's deductible and other expenses associated with accepted claims made against the Town; and

**Emergency Fuel and Utilities Account - \$40,000** to be expended, following a public hearing by the Board of Selectmen, to cover potential shortfalls in the FY'21 fuel and utilities budgets due to the unpredictable markets for diesel, unleaded gasoline, propane and electricity; and

**Emergency Facility Repair and Energy Efficiency Improvement Fund - \$50,000** to be used at the discretion of the Board of Selectmen, following a public hearing, to pay for emergency repairs and energy efficiency improvements to town-owned facilities that are not contemplated in the FY'21 operating budget; and

**Shortfall on State Revenue Projected to offset Town Budget Funding - \$40,000** to be used at the discretion of the Board of Selectmen, following a public hearing, at the end of the fiscal year to balance any shortfall in State Revenue projected to be received that offset the budget for property tax purposes; and

**Health Reimbursement Account Fund - \$30,000** to fund payment of the Town's portion of employee's health insurance deductibles for employees covered by high deductible health insurance plans; and

**Facility Maintenance and Repair Fund - \$50,000** to be used at the discretion of the Board of Selectmen, following a public hearing, to pay for maintenance and repairs to town-owned facilities and property that are not contemplated in the FY'21 operating budget.

Board of Selectmen Recommends        YES    (5 in Favor / 0 Against)

Budget Committee Recommends        YES    (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting which was \$295,000.

**ARTICLE 9. CAPITAL IMPROVEMENT PLAN (Raising and Appropriating from Taxation, and Appropriating and Transferring Funds From Reserves, Surplus, and the State to Fund the Capital Improvement Plan):** Shall the Town vote to raise and appropriate \$672,738, appropriate \$2,000,000 from the Undesignated Fund Balance (Surplus); appropriate \$213,362 from various CIP Reserve Funds; and appropriate \$25,000 from Enterprise funds; and transfer said monies (\$2,911,100) into various CIP reserve funds, which will be used to fund the CIP program as specified in Table 5 of the appendix to the Annual Town Meeting Warrant?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the same amount approved at last year's Annual Town Meeting which was \$3,246,786.

**ARTICLE 10. CAPITAL EXPENDITURES (Appropriations (Spending) of Fund Monies):** Shall the Town vote to appropriate and expend \$2,242,470 from the Capital Reserve Funds to fund the Capital Expenditures as specified in Table 5 of the appendix to the Annual Town Meeting Warrant?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the same amount approved at last year's Annual Town Meeting which was \$3,346,700.

**ARTICLE 11. EXPENDITURES FROM SPECIFIC CIP RESERVE ACCOUNTS:** Shall the Town vote to authorize the Board of Selectmen, in the event of emergency and after a public hearing, to expend up to the fund balance (as specified in Table 5 of the appendix to the Annual Town Meeting Warrant) in the following CIP reserve accounts: Infrastructure, Technology, and Ambulance?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

**ARTICLE 12. GENERAL ASSISTANCE:** Shall the Town vote to appropriate and expend from the Undesignated Fund Balance (Surplus) up to \$60,000 to fund the Town of Wells General Assistance Program?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting which was \$60,000.

**ARTICLE 13. TOWN CLERK COMPENSATION:** Shall the Town vote to raise and appropriate \$2,030 to increase the Elected Town Clerk's current salary of \$67,944 by 3.00% in FY'21 and to expend \$69,974 for the Town Clerk's compensation in FY'21?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

If this Article is defeated, the appropriation for this Article shall be the amount approved at last year's Annual Town Meeting, which with adjustment was \$67,944.

**Explanation:** The Town Meeting is asked to approve the Elected Town Clerk's compensation for FY'21 that will increase by 3.00%.

**ARTICLE 14. CONSERVATION LAND PURCHASE – MAP 62 LOT 4:** Shall the Town vote to: (a) appropriate and expend up to \$120,000 from the Conservation Land Bank Reserve account to purchase an available parcel of land for conservation and recreation (Map 62 Lot 4) as requested by the Town's Conservation Commission; (b) accept approximately \$190,000 in grants and other gifts to facilitate these purchases, as requested by the Town's Conservation Commission; (c) authorize the Board of Selectmen, after a public hearing, to make said purchase; and (d) authorize the Board of Selectmen to take all steps reasonable and necessary to complete said purchase transaction, including obtaining appraisals, surveys, title work, and negotiating and executing documents?

Board of Selectmen Recommends        YES (5 in Favor / 0 Against)  
Budget Committee Recommends        YES (7 in Favor / 0 Against)

**Explanation:** This 60+ acre parcel in High Pine has exceptional ecological value in its habitat diversity and is near other conservation lands. This parcel also abuts the course of the proposed Eastern Trail. A map and description of the parcel is shown in Appendix 1.

**ARTICLE 15. CONSERVATION LAND PURCHASE – MAP 60 LOT 1:** Shall the Town vote: (a) appropriate and expend up to \$144,000 from the Conservation Land Bank Reserve account to purchase an available parcel of land for conservation and recreation (a portion of Map 60 Lot 1), as requested by the Town's Conservation Commission; (b) authorize the Board of Selectmen, after a public hearing, to make said purchase; and (c) authorize the Board of Selectmen to take all steps reasonable and necessary to complete said purchase transaction, including obtaining appraisals, surveys, title work, accepting grants and other funds, and negotiating and executing documents?

Board of Selectmen Recommends        YES (5 in Favor / 0 Against)  
Budget Committee Recommends        YES (7 in Favor / 0 Against)

**Explanation:** This parcel is a minimum of 20 acres on the Bald Hill Road. It protects the Merriland River and allows public access to the river for fishing and hiking. On the north it abuts the Fenderson Wildlife Commons East, extending the Commons all way to the Bald Hill Road. A map and description of the parcel is shown in Appendix 2.

**ARTICLE 16. CONSERVATION LAND PURCHASE – MAP 39 LOT 14:** Shall the Town vote to: (a) appropriate and expend up to \$82,000 from the Conservation Land Bank Reserve account to purchase an available parcel of land (Map 39 Lot 14), as requested by the Town's Conservation Commission; (b) as part of consideration for this purchase, to grant a ROW easement to Bragdon Estate Inc. (Map 20 Lot 11A) as requested by both the Town's

Conservation Commission and Bragdon Estate Inc. for the purpose of allowing Bragdon Estate Inc. to access its property on Map 20 Lot 11 from Route 9 to the rear of its property; (c) authorize the Board of Selectmen, after a public hearing, to make said purchase; and (d) authorize the Board of Selectmen to take all steps reasonable and necessary to complete said purchase transaction, including obtaining appraisals, surveys, title work, accepting grants and other funds, and negotiating and executing documents?

Board of Selectmen Recommends YES (5 in Favor / 0 Against)  
Budget Committee Recommends YES (7 in Favor / 0 Against)

**Explanation:** This parcel (Map 39 Lot 14) of approximately 6 acres fronting on Bill's Lane extends and improves the public access for the 130-acre Town-owned Getchell Pasture Wildlife Commons, acquired in 2018 for conservation and recreation. This parcel provides off-road parking and improves access to the Commons. The land will be purchased from Bragdon Estate Inc. This granting of a right of way accompanies the Town's purchase of property from the grantee. A map and description of the parcel is shown in Appendix 3.

**ARTICLE 17.** Shall the Town of Wells Board of Selectmen be authorized to issue bonds in a total amount not to exceed \$4,500,000 for the purpose of funding costs of an infrastructure project to repair and improve roads, seawalls, a bridge, and related infrastructure, including Swamp John Road, Pine Ledge Drive, Robinson Road, Webhannet seawall, Crescent Beach seawall, Casino Square seawall, and the Drakes Island Bridge; to make the bonds subject to call for redemption with or without premium; to prioritize and to add or subtract from these project components and the project scope to keep costs within available funding; and to acquire project-related easements and other real estate interests, including drainage easements for Pine Ledge Drive and Robinson Road?

Board of Selectmen Recommends: YES (5 in Favor / 0 Against)  
Budget Committee Recommends: YES (6 in Favor / 1 Against)

Information on Infrastructure Bonding for Projects is shown in Appendix 4.

**Financial Statement**

Outstanding Unpaid and Authorized Debt. The following is a summary of the bonded indebtedness of the Town of Wells as of the date of this referendum:

Bonds Now Outstanding and Unpaid:	\$15,913,148
Interest to be Repaid on Outstanding Bonds:	<u>\$ 4,140,898</u>
Total to be Repaid on Bonds Outstanding:	\$20,054,046

Principal Amount of Bonds Authorized But Not Yet Issued: \$ 0.00

Project Description and Estimated Costs if Project Receives Voter Approval. This project will repair and improve Town infrastructure, including an estimated \$2,250,000 for roads, including Swamp John Road, Pine Ledge Drive, and Robinson Road, and an estimated \$2,250,000 for

Webhannet, Crescent Beach, and Casino Square seawalls and the Drakes Island Bridge. The selectmen will prioritize and will add to or subtract from these project components and the project scope to keep costs within available funding. The project may include acquisition of easements and other real estate interests, including drainage easements for Pine Ledge Drive and Robinson Road. The following is a summary of the estimated costs involved, at an assumed rate of 3.00% and a bond principal repayment schedule of ten (10) years.

Bond Principal Amount to Be Issued if Approved:	\$ 4,500,000
Estimated Cost of Interest if Approved:	<u>\$ 674,750</u>
Total Estimated Cost if Approved:	\$ 5,174,750

Bonding Limit: The bonding limit of the Town is set forth in 30-A MRSA section 5702, which provides: “No municipality may incur debt which would cause its total debt outstanding at any time, exclusive of debt incurred for school purposes, for storm or sanitary sewer purposes, for energy facility purposes or for municipal airport purposes to exceed 7 1/2% of its last full state valuation, or any lower percentage or amount that a municipality may set. A municipality may incur debt for school purposes to an amount outstanding at any time not exceeding 10% of its last full state valuation, or any lower percentage or amount that a municipality may set, for storm or sanitary sewer purposes to an amount outstanding at any time not exceeding 7 1/2% of its last full state valuation, or any lower percentage or amount that a municipality may set, and for municipal airport and special district purposes to an amount outstanding at any time not exceeding 3% of its last full state valuation, or any lower percentage or amount that a municipality may set; provided, however, that in no event may any municipality incur debt which would cause its total debt outstanding at any time to exceed 15% of its last full state valuation, or any lower percentage or amount that a municipality may set. For the purposes of this section, full state valuation shall mean the state valuation most recently certified by the State Tax Assessor pursuant to Title 36, section 381, adjusted to 100%.” The 2020 State Valuation of the Town is \$3,533,050,000.

Note as to Estimates and Validity: When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bonds but also interest on the bonds. The amount of interest to be paid will vary depending upon the rate of interest and the years to maturity at the time of issue. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the estimates made of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued and the total cost of principal and interest to be paid at maturity. If the actual amount of the total debt service for the bonds varies from the estimate, the ratification by the voters is nevertheless conclusive and the validity of the bonds is not affected by reason of the variance.


/s/ \_\_\_\_\_  
Jodie Sanborn, Treasurer, Town of Wells

Given under our hands this 12<sup>th</sup> day of May, 2020.


BOARD OF SELECTMEN OF THE TOWN OF WELLS:

  
\_\_\_\_\_  
Karl Ekstedt

  
\_\_\_\_\_  
Timothy Roche

  
\_\_\_\_\_  
Kathleen Chase

  
\_\_\_\_\_  
John K. MacLeod III

  
\_\_\_\_\_  
Sean P. J. Roche

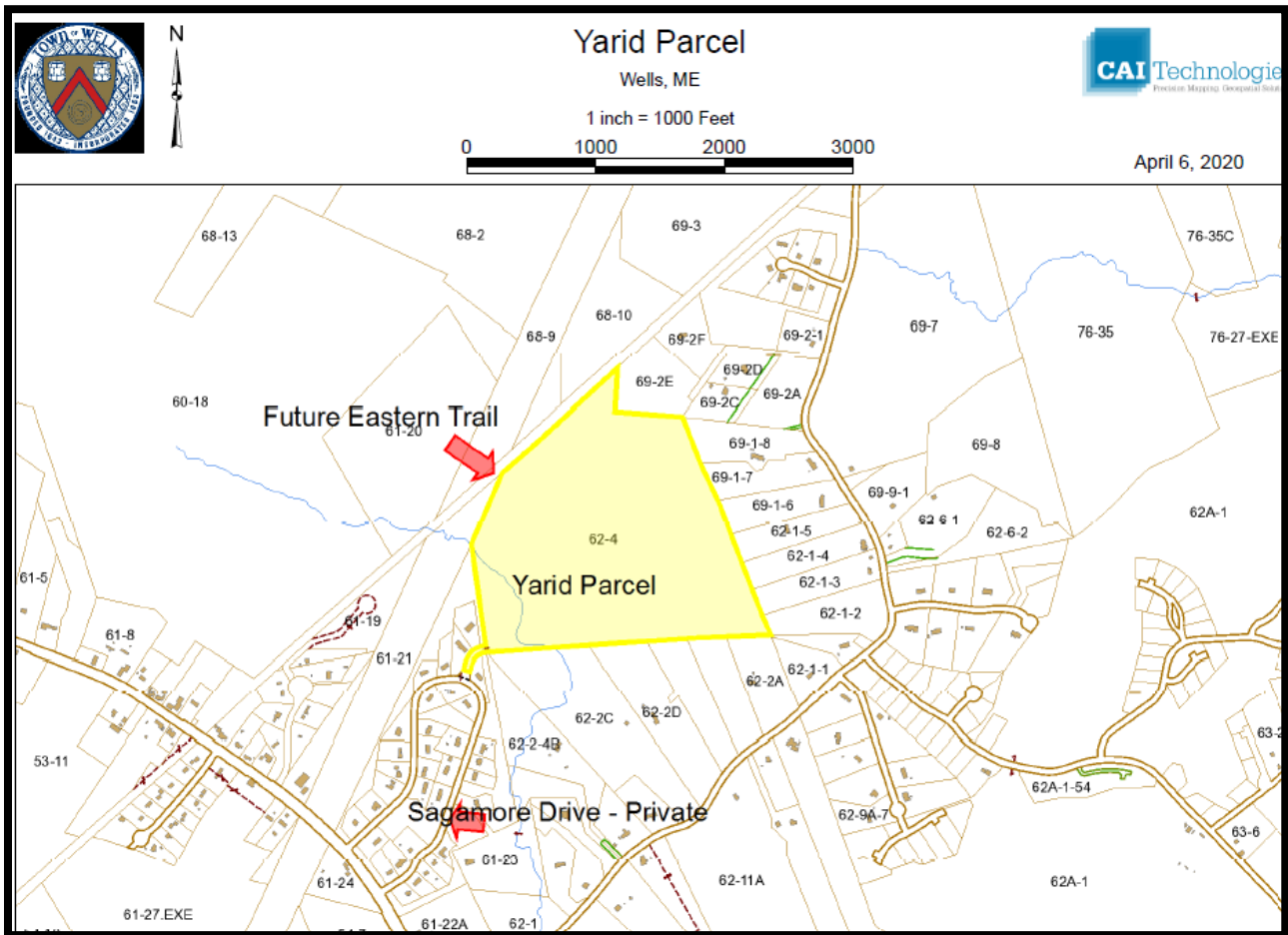
A True Copy, ATTEST:

\_\_\_\_\_  
Town Clerk

## APPENDICES

### APPENDIX 1

Yarid Parcel Purchase: This parcel (Map 62 Lot 4) is a 60+ plus acre ecological forested parcel exceptional in its habitat diversity and is near other town conservation lands. The parcel also abuts the proposed off road section of the Eastern Trail which over time would become the public entrance to the parcel. The parcel is habitat that is part of the Merriland River headwaters. The Conservation Commission received a \$120,000 grant from the Maine Natural Resource Conservation Program to apply towards the purchase price. In addition, the conservation minded owners agreed to sell at \$70,000 below appraised value. Together the grant and bargain sale reduced the amount of funds needed from the Open Space Fund to \$120,000.



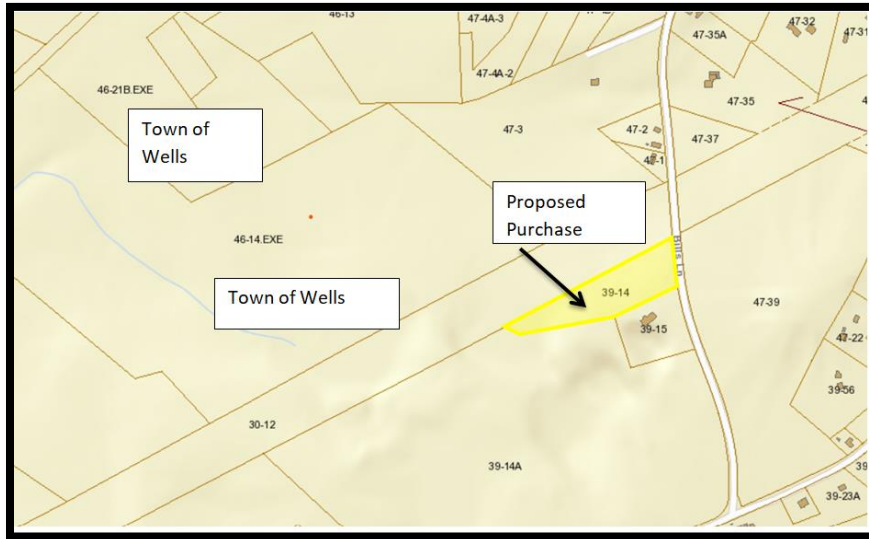
## APPENDIX 2

This parcel (Map 60 Lot 1) is a minimum of 20 acres (outlined below) that abuts the Bald Hill Road. It protects the Merriland River and allows public access to the river for fishing and hiking. On the north it abuts the Fenderson Wildlife Commons East, extending the Commons all the way to the Bald Hill Road. The property owner is Mark Matthews and property selling price to the Town is \$144,000. While the survey is not completed the estimated actual acreage is likely more than fifty acres.

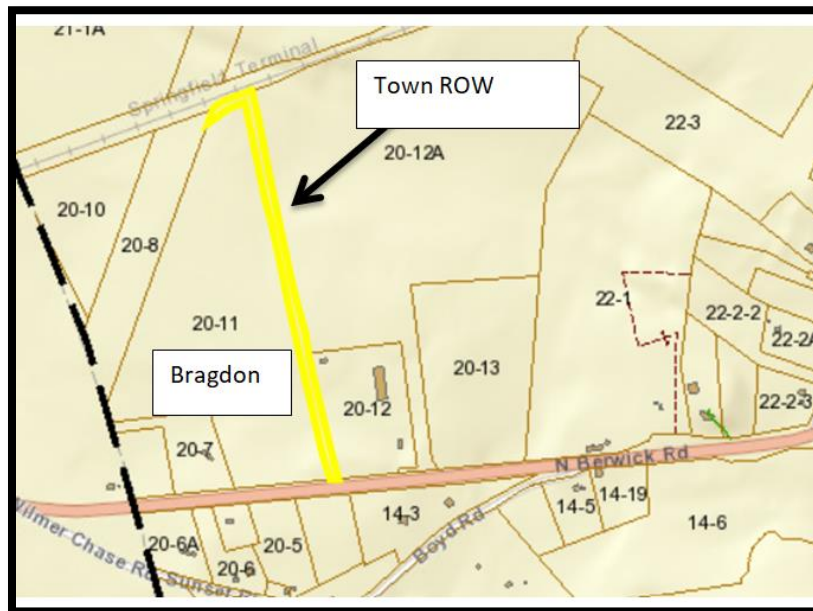


### APPENDIX 3

This parcel (Map 39, Lot 14) of approximately 6 acres fronting on Bill's Lane extends and improves public access for the 130-acre Town-owned Getchell Pasture Wildlife Commons, acquired in 2018 for conservation and recreation. This parcel has potential to provide off-road parking and improves access to the Commons.



Granting Right of Way over Town Land to abutter Bragdon Estate to access property more efficiently. This parcel is wooded at present. This ROW is located near the North Berwick line off Route 9. The Wells Conservation Commission is making this request through the Board of Selectmen to the Town Meeting for consideration.





Alternative 1	
BMP at 434 Littlefield Rd with Outfall on Ridge Top Lane	
Roadway and drainage improvements within the neighborhood	\$500,000
NE ditch outfall & additional improvements to pipe to NE corner	
Offsite Stormwater Improvements (434 Littlefield BMP & Ridge Top Outfall Pipe	\$250,000
Project Construction Subtotal	\$750,000
Project Construction Contingency (10%)	\$75,000
Cost Inflation to 2020 (2%)	\$16,500
Engineering Design & Permitting (10%)	\$75,000
Construction Administration (8%)	\$60,000
Total	\$980,000

- Drakes Island Bridge \$500,000– Under Structural review and bid development. The guardrail is a life safety issue, and there are serious washouts in the wing wall embankments.
- 3 Seawalls = \$2M (2 FEMA. Under Structural Review and bid development
  - Crescent Beach Seawall Replacement –FEMA 75% Reimbursement (obligated) town 25% and must start by November 2020.
  - Webhannet Drive (across from Lobster Pound-150’)-Possible FEMA Reimbursement 75% Town 25%
  - Casino Sq. Seawall –Town is not eligible for FEMA – Engineering assessment is still being done.

**Notes:**

- **Swamp John Road:** Swamp John Road has been in disrepair and the Board of Selectmen with the Town Manager and Public Works Director has deemed this an essential road for capital repair project outside of the normal paving program. The estimate reflects a project entailing the entire roadway from Route 9 to Bragdon Road that will involve engineering, reconstruction, drainage, shoulder and paving work with contingency. Environmental permit work will be obtained before commencing work.
- **3 Seawall Projects:** These projects should be done before next winter if at all possible or at least triage with the worse completed and not lose the FEMA funding obligated. 1) The Crescent Beach Seawall has a FEMA authorization of over \$1m in funds which has been obligated and project needs to commence by November 2020 or funding could be lost. The town has to pay for the entire project and wait for reimbursement of 75% from FEMA. 2) The seawall across from the Lobster Pound on Webhannet for about 200’ has deteriorated and water has infiltrated under the road. This project may be eligible for FEMA reimbursement which the town is pursuing; 3) The Casino Sq. seawall is deteriorating and is being looked at to determine the most appropriate and cost effective approach to take with its repair.

- **Drakes Island Bridge (built 1938)** is a wood bridge under the pavement and is being structurally assessed. It is the only access to Drakes Island. The guardrail is a life safety issue, and there are serious washouts in the wing wall embankments. Assessment is being done by the town's structural engineer consultant. The State of Maine issued their bridge report which was received May 8<sup>th</sup> indicating many issues with the bridge which is a wood structure.
- **Pine Ledge Drive / Robinson Road** are the two streets in a very old poorly designed subdivision. Drainage is fairly nonexistent and the project is both a road reconstruction but includes an elaborate drainage solution making it very expensive. This project has been underway for several years to determine the drainage solutions.

**TABLE 1****FY 2021 MUNICIPAL REVENUE PROJECTIONS**

<b><u>DESCRIPTION</u></b>	<b><u>FY 20 PROPOSED BUDGET</u></b>	<b><u>FY 21 PROPOSED BUDGET</u></b>	<b><u>CHANGE</u></b>
Town Clerk Fees-Lodging	29,000.00	29,000.00	0.00
Town Clerk Fees-Other-(Marriage lic, etc)	28,000.00	29,000.00	1,000.00
Town Clerk Fees-H&F Agent	2,400.00	2,500.00	100.00
Liquor Licenses	1,900.00	2,000.00	100.00
Boat Excise Taxes	11,000.00	11,000.00	0.00
Background Checks	1,000.00	900.00	-100.00
Legal Ads	3,900.00	3,900.00	0.00
Town Clerk Agent Fee	2,000.00	2,000.00	0.00
<b>Total Town Clerk</b>	<b>79,200.00</b>	<b>80,300.00</b>	<b>1,100.00</b>
Auto Excise Tax	2,650,000.00	2,850,000.00	200,000.00
Interest & Penalties	78,000.00	65,000.00	-13,000.00
Auto Registrations	37,500.00	39,000.00	1,500.00
Interest Earned	44,000.00	90,000.00	46,000.00
Cable TV Fees	186,000.00	195,000.00	9,000.00
Chick A Dee Fund	335.00	335.00	0.00
Admin Misc	3,000.00	3,000.00	0.00
State- Mun Rev Sharing	210,000.00	220,000.00	10,000.00
Snowmobile	1,500.00	1,500.00	0.00
Tree Growth	38,000.00	35,000.00	-3,000.00
Homestead	350,000.00	380,000.00	30,000.00
Veteran Reimbursement	11,000.00	11,000.00	0.00
BETE reimbursement	60,000.00	65,000.00	5,000.00
General Assistance	3,000.00	3,000.00	0.00
Rachel Carson	7,500.00	8,000.00	500.00
State Park	1,200.00	1,200.00	0.00
<b>Sub Total- Gen Office</b>	<b>3,681,035.00</b>	<b>3,967,035.00</b>	<b>286,000.00</b>
Appeals Board	1,000.00	1,000.00	0.00
Plumbing permits	34,000.00	36,000.00	2,000.00
Building permits	175,000.00	175,000.00	0.00
Street Openings	1,000.00	1,000.00	0.00
Code Enforcement Fines	8,000.00	8,000.00	0.00
Base Fee	40,000.00	40,000.00	0.00
Re- Inspections	1,000.00	1,000.00	0.00

ZBA Legal	1,000.00	1,000.00	0.00
ZBA Postage	500.00	500.00	0.00
Flood	5,000.00	7,000.00	2,000.00
Plumb Surcharge	3,500.00	4,000.00	500.00
Miscellaneous	1,000.00	1,000.00	0.00
Lodging Enforcement	500.00	500.00	0.00
Sign Permits	1,000.00	1,000.00	0.00
<b>Sub Total Code</b>	<b>272,500.00</b>	<b>277,000.00</b>	<b>4,500.00</b>
Miscellaneous	500.00	500.00	0.00
Planner Time	500.00	500.00	0.00
Planning Board	16,000.00	16,000.00	0.00
Staff Review Fees	2,500.00	2,000.00	-500.00
Plan/CEO Application Fee	500.00	1,000.00	500.00
<b>Sub Total Planning</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>0.00</b>
Gun Permits	500.00	500.00	0.00
Accident Reports	1,600.00	2,000.00	400.00
Police Fines	15,000.00	16,000.00	1,000.00
Police Alarms	1,000.00	0.00	-1,000.00
Miscellaneous	1,000.00	1,000.00	0.00
Salary Reimbursement	70,000.00	132,000.00	62,000.00
<b>Sub Total Police</b>	<b>89,100.00</b>	<b>151,500.00</b>	<b>62,400.00</b>
<b>Dispatch</b>	<b>100,000.00</b>	<b>105,000.00</b>	<b>5,000.00</b>
Miscellaneous	7,400.00	8,000.00	600.00
Tires	2,000.00	2,000.00	0.00
Trash Bags	190,000.00	190,000.00	0.00
Metal & White Goods	15,000.00	6,500.00	-8,500.00
Brush & Wood	6,500.00	7,000.00	500.00
Furniture	500.00	0.00	-500.00
Demolition	120,000.00	143,000.00	23,000.00
Shingles	4,500.00	4,500.00	0.00
Rental Income	6,000.00	6,000.00	0.00
<b>Sub Total Transfer Station</b>	<b>351,900.00</b>	<b>367,000.00</b>	<b>15,100.00</b>
Restaurant Lease	78,930.00	80,302.00	1,372.00
Marina Lease	5,777.00	5,950.00	173.00
Public Hoist	200.00	200.00	0.00
Bait Locker	2,400.00	2,400.00	0.00
Pumpout Fees	50.00	100.00	50.00

<b>Sub Total Harbor</b>	<b>87,357.00</b>	<b>88,952.00</b>	<b>1,595.00</b>
<b>Library</b>	<b>9,500.00</b>	<b>10,200.00</b>	<b>700.00</b>
<b>Local Roads Assistance Program</b>	<b>0.00</b>	<b>200,000.00</b>	<b>200,000.00</b>
<b>Debt Service</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>0.00</b>
<b>Transportation Center</b>	<b>600.00</b>	<b>4,000.00</b>	<b>3,400.00</b>
<b>Totals</b>	<b>4,741,192.00</b>	<b>5,320,987.00</b>	<b>579,795.00</b>

**TABLE 2  
FY 2021 PASS THROUGH ACCOUNTS**

<u><b>PURPOSE</b></u>	<u><b>RECEIPT</b></u>	<u><b>AMOUNT</b></u>
State IF&W	Town Clerk	71,000.00
Vital Records	Town Clerk	2,000.00
Dogs	Town Clerk	7,000.00
Applicant Costs/ Legal Ads & Postage	ZBA/ Planning	2,500.00
State Auto Registrations	General Office	770,000.00
<b>Total</b>		<b>852,500.00</b>

<u><b>PURPOSE</b></u>	<u><b>PAYMENT TO</b></u>	<u><b>AMOUNT</b></u>
State IF&W	Town Clerk	71,000.00
Vital Records	Town Clerk	2,000.00
Dogs	Town Clerk	7,000.00
Applicant Costs/ Legal Ads & Postage	ZBA/ Planning	2,500.00
State Auto Registrations	General Office	770,000.00
<b>Total</b>		<b>852,500.00</b>

**TABLE 3**  
**FY 2021 PROPOSED SALARIES AND BENEFITS**

<u>POSITION TITLE</u>	<u>FY 20</u> <u>PROPOSED</u>	<u>FY 20</u> <u>CURRENT</u>	<u>FY 21</u> <u>PROPOSED</u>
<b>TOWN MANAGER</b>			
TOWN MANAGER	125,526.00	125,526.00	156,587.00
ADMINISTRATIVE ASSISTANT	49,700.00	51,436.00	51,436.00
RECORDING SECRETARY	8,577.00	9,694.00	9,694.00
OVERTIME	1,100.00	1,100.00	1,100.00
TRANSPORTATION STIPEND	4,800.00	4,800.00	4,800.00
TOTAL SALARIES	189,703.00	192,556.00	223,617.00
FICA	0.00	6,451.00	17,107.00
MSRS + ICMA	0.00	16,444.00	48,305.00
HEALTH INSURANCE	0.00	18,230.00	40,361.00
TOTAL BENEFITS	0.00	41,125.00	105,773.00
TOTAL TOWN MANAGER SALARIES AND BENEFITS	189,703.00	233,681.00	329,390.00
<b>ADMINISTRATION</b>			
FINANCE DIRECTOR	78,200.00	89,625.00	89,625.00
ACCOUNTANT	53,176.00	53,176.00	53,176.00
OFFICE MANAGER - A/P & PAYROLL SPECIALIST	52,072.00	52,072.00	52,490.00
ASST. TAX COLLECTOR - BMV AGENT	40,935.00	40,935.00	41,815.00
ASST. TAX COLLECTOR	36,958.00	36,958.00	38,357.00
ASST. TAX COLLECTOR	37,392.00	37,392.00	38,937.00
OVERTIME	2,000.00	2,000.00	2,000.00
TOTAL SALARIES	300,733.00	312,158.00	316,400.00
FICA	0.00	9,845.00	24,204.00
MSRS + ICMA	0.00	9,615.00	19,880.00
HEALTH INSURANCE	0.00	35,875.00	101,997.00
TOTAL BENEFITS	0.00	55,335.00	146,081.00
TOTAL ADMINISTRATION SALARIES AND BENEFITS	300,733.00	367,493.00	462,481.00

**TOWN CLERK**

DEPUTY TOWN CLERK/OFFICE MANAGER	48,606.00	48,606.00	50,576.00
DEPUTY TOWN CLERK/VOTER REGISTRAR	46,929.00	46,929.00	48,900.00
DEPUTY TOWN CLERK	39,888.00	39,888.00	39,887.00
ELECTION WORKERS	18,000.00	18,000.00	20,000.00
OVERTIME	2,000.00	2,000.00	2,000.00
TOTAL SALARIES	155,423.00	155,423.00	161,363.00
FICA	0.00	6,676.00	17,697.00
MSRS + ICMA	0.00	6,412.00	13,380.00
HEALTH INSURANCE	0.00	32,846.00	72,389.00
TOTAL BENEFITS	0.00	45,934.00	103,466.00
TOTAL TOWN CLERK SALARIES AND BENEFITS	155,423.00	201,357.00	264,829.00

**HUMAN RESOURCES**

HUMAN RESOURCES DIRECTOR	72,539.00	75,100.00	75,100.00
VOLUNTEER COORDINATOR	20,283.00	21,216.00	21,216.00
TOTAL SALARIES	92,822.00	96,316.00	96,316.00
FICA	0.00	3,047.00	7,368.00
MSRS + ICMA	0.00	2,603.00	5,257.00
HEALTH INSURANCE	0.00	13,672.00	21,087.00
TOTAL BENEFITS	0.00	19,322.00	33,712.00
TOTAL HR SALARIES AND BENEFITS	92,822.00	115,638.00	130,028.00

**ASSESSOR**

ASSESSOR	67,793.00	73,570.00	73,570.00
ASSISTANT ASSESSOR	49,528.00	50,332.00	51,017.00
ASSESSOR'S CLERK	42,716.00	42,716.00	42,715.00
ASSESSOR'S CLERK - PART TIME	23,749.00	23,749.00	23,980.00
RESERVE/SEASONAL	0.00	0.00	12,000.00
TOTAL SALARIES	183,786.00	190,367.00	203,282.00
FICA	0.00	6,069.00	15,551.00
MSRS + ICMA	0.00	6,013.00	12,213.00
HEALTH INSURANCE	0.00	17,232.00	47,273.00
TOTAL BENEFITS	0.00	29,314.00	75,037.00
TOTAL ASSESSOR SALARIES AND BENEFITS	183,786.00	219,681.00	278,319.00

**PLANNING/TOWN ENGINEER**

PLANNER/TOWN ENGINEER	82,295.00	86,397.00	86,397.00
PLANNING ASSISTANT	51,448.00	51,448.00	53,082.00
RESERVE/SEASONAL	0.00	0.00	11,000.00
TOTAL SALARIES	133,743.00	137,845.00	150,479.00
FICA	0.00	4,267.00	11,512.00
MSRS + ICMA	0.00	4,527.00	9,234.00
HEALTH INSURANCE	0.00	18,436.00	40,688.00
TOTAL BENEFITS	0.00	27,230.00	61,434.00
TOTAL PLANNING SALARIES AND BENEFITS	133,743.00	165,075.00	211,913.00

**CODE ENFORCEMENT**

CODE ENFORCEMENT OFFICER	77,007.00	81,788.00	81,788.00
ASSISTANT CEO	51,016.00	51,016.00	51,771.00
ASSISTANT CEO	52,652.00	52,652.00	52,652.00
ASSISTANT CEO	46,301.00	46,301.00	46,316.00
SECRETARY	44,545.00	44,545.00	45,022.00
SECRETARY	41,815.00	41,815.00	41,908.00
RESERVE/SEASONAL	7,500.00	7,500.00	7,500.00
OVERTIME	1,500.00	1,500.00	1,500.00
TOTAL SALARIES	322,336.00	327,117.00	328,457.00
FICA	0.00	10,946.00	25,128.00
MSRS + ICMA	0.00	7,591.00	15,437.00
HEALTH INSURANCE	0.00	24,305.00	59,639.00
TOTAL BENEFITS	0.00	42,842.00	100,204.00
TOTAL CODE ENFORCEMENT SALARIES AND BENEFITS	322,336.00	369,959.00	428,661.00

**POLICE**

POLICE CHIEF	106,355.00	109,545.00	109,545.00
POLICE CAPTAIN	88,988.00	91,658.00	91,658.00
POLICE CAPTAIN	80,850.00	83,680.00	83,680.00
SECRETARY	53,888.00	53,888.00	54,810.00
SECRETARY/CLERK	42,402.00	42,402.00	44,121.00
SUBTOTAL - ADMINISTRATION	372,483.00	381,173.00	383,814.00

POLICE OFFICER 1	62,848.00	62,848.00	64,048.00
POLICE OFFICER 2	61,952.00	61,952.00	61,952.00
POLICE OFFICER 3	64,586.00	64,586.00	62,516.00
POLICE OFFICER 4	62,862.00	62,862.00	64,528.00
POLICE OFFICER 5	64,528.00	64,528.00	62,230.00
POLICE OFFICER 6	61,781.00	61,781.00	63,778.00
POLICE OFFICER 7	63,778.00	63,778.00	61,780.00
POLICE OFFICER 8	61,552.00	61,552.00	62,991.00
POLICE OFFICER 9	62,275.00	62,275.00	60,790.00
POLICE OFFICER 10	61,391.00	61,391.00	60,065.00
POLICE OFFICER 11	59,948.00	59,948.00	62,260.00
POLICE OFFICER 12	61,381.00	61,381.00	59,385.00
POLICE OFFICER 13	57,697.00	57,697.00	58,257.00
POLICE OFFICER 14	57,209.00	57,209.00	61,779.00
POLICE OFFICER 15	70,757.00	70,757.00	55,795.00
POLICE OFFICER - CORPORAL 1	74,473.00	74,473.00	67,323.00
POLICE OFFICER - CORPORAL 2	64,586.00	64,586.00	72,172.00
POLICE OFFICER - SERGEANT 1	75,275.00	75,275.00	79,735.00
POLICE OFFICER - SERGEANT 2	72,380.00	72,380.00	72,380.00
POLICE OFFICER - SERGEANT 3	73,041.00	73,041.00	73,203.00
POLICE OFFICER - SERGEANT 4	74,475.00	74,475.00	74,654.00
SUBTOTAL - POLICE OFFICER/SERGEANTS/CORPORAL	1,368,775.00	1,368,775.00	1,361,621.00
CUSTODIAL	0.00	0.00	23,142.00
RESERVE - SEASONAL	149,250.00	149,250.00	149,250.00
HOLIDAYS	110,321.00	110,321.00	113,630.00
OVERTIME	143,920.00	143,920.00	151,116.00
TOTAL SALARIES	2,144,749.00	2,153,439.00	2,182,573.00
FICA	0.00	69,623.00	166,966.00
MSRS + ICMA	0.00	63,143.00	114,688.00
HEALTH INSURANCE	0.00	159,584.00	340,875.00
TOTAL BENEFITS	0.00	292,350.00	622,529.00
TOTAL POLICE SALARIES AND BENEFITS	2,144,749.00	2,445,789.00	2,805,102.00
 <b>ANIMAL CONTROL</b>			
ANIMAL CONTROL OFFICER	45,473.00	45,473.00	46,301.00
ANIMAL CONTROL - CALL OUT	3,100.00	3,100.00	3,100.00
TOTAL SALARIES	48,573.00	48,573.00	49,401.00
FICA	0.00	1,329.00	3,779.00
MSRS + ICMA	0.00	1,317.00	2,778.00
HEALTH INSURANCE	0.00	9,322.00	20,508.00
TOTAL BENEFITS	0.00	11,968.00	27,065.00

TOTAL ACO SALARIES AND BENEFITS	48,573.00	60,541.00	76,466.00
DISPATCH			
DISPATCHER	58,481.00	58,481.00	58,481.00
DISPATCHER	54,771.00	54,771.00	55,146.00
DISPATCHER	56,952.00	56,952.00	56,952.00
DISPATCHER	56,952.00	56,952.00	56,952.00
DISPATCHER	48,418.00	48,418.00	55,270.00
DISPATCHER	47,456.00	47,456.00	49,716.00
HOLIDAYS	15,000.00	15,000.00	17,000.00
SUB TOTALS - DISPATCHERS	338,030.00	338,030.00	349,517.00
PART-TIME	40,000.00	40,000.00	45,000.00
OVERTIME	53,135.00	53,135.00	60,000.00
TOTAL SALARIES	431,165.00	431,165.00	454,517.00
FICA	0.00	15,404.00	34,771.00
MSRS + ICMA	0.00	11,633.00	24,571.00
HEALTH INSURANCE	0.00	31,232.00	66,690.00
TOTAL BENEFITS	0.00	58,269.00	126,032.00
TOTAL DISPATCH SALARIES AND BENEFITS	431,165.00	489,434.00	580,549.00
FIRE			
FIRE CHIEF	88,721.00	93,167.00	92,000.00
SECRETARY	51,017.00	51,017.00	51,771.00
SUB TOTAL ADMINISTRATION	139,738.00	144,184.00	143,771.00
FIREFIGHTER/CAPTAIN	74,204.00	74,204.00	74,284.00
FIREFIGHTER/CAPTAIN	72,985.00	72,985.00	73,209.00
FIREFIGHTER/CAPTAIN	72,985.00	72,985.00	72,984.00
FIREFIGHTER	62,465.00	62,465.00	62,465.00
FIREFIGHTER	51,352.00	51,352.00	51,352.00
FIREFIGHTER	62,725.00	62,725.00	62,725.00
FIREFIGHTER	63,505.00	63,505.00	54,115.00
FIREFIGHTER	63,245.00	63,245.00	63,245.00
FIREFIGHTER	63,235.00	63,235.00	63,245.00
FIREFIGHTER	34,072.00	34,072.00	32,404.00
SUB TOTAL REGULAR SALARIES	620,773.00	620,773.00	610,028.00
RESERVE/SEASONAL	22,224.00	22,224.00	22,224.00
OVERTIME	204,569.00	204,569.00	208,000.00
FIRE CALL	87,622.00	87,622.00	87,622.00
TOTAL SALARIES	1,074,926.00	1,079,372.00	1,071,645.00
FICA	2,607.00	34,201.00	81,981.00
MSRS + ICMA	2,385.00	30,556.00	65,522.00
HEALTH INSURANCE	11,984.00	81,656.00	218,310.00
TOTAL BENEFITS	16,976.00	146,413.00	365,813.00

TOTAL FIRE SALARIES AND BENEFITS	1,091,902.00	1,225,785.00	1,437,458.00
EMERGENCY MANAGEMENT			
PART-TIME	5,000.00	5,000.00	5,000.00
FICA	0.00	0.00	383.00
TOTAL EMA SALARIES AND BENEFITS	5,000.00	5,000.00	5,383.00
PUBLIC WORKS			
ROAD COMMISSIONER	79,500.00	75,270.00	75,577.00
CREW CHIEF	53,384.00	53,384.00	54,056.00
MECHANIC	71,662.00	71,662.00	75,076.00
EQUIPMENT OPERATOR 1	49,487.00	49,487.00	49,487.00
EQUIPMENT OPERATOR 2	48,543.00	48,543.00	48,543.00
EQUIPMENT OPERATOR 3	48,543.00	48,543.00	47,495.00
EQUIPMENT OPERATOR 4	47,495.00	47,495.00	45,268.00
EQUIPMENT OPERATOR 5	41,773.00	41,773.00	43,643.00
EQUIPMENT OPERATOR 6	41,983.00	41,983.00	40,360.00
EQUIPMENT OPERATOR 7	40,306.00	40,306.00	39,483.00
EQUIPMENT OPERATOR 8	40,102.00	40,102.00	39,415.00
SUBTOTAL REGULAR WAGES	562,778.00	558,548.00	558,403.00
RESERVE/SEASONAL	17,233.00	17,233.00	17,750.00
OVERTIME	50,000.00	50,000.00	50,000.00
GRAVESITE BEAUTIFICATION	16,500.00	16,500.00	16,500.00
TOTAL SALARIES	646,511.00	642,281.00	642,653.00
FICA	0.00	18,697.00	49,163.00
MSRS + ICMA	0.00	13,292.00	33,851.00
HEALTH INSURANCE	0.00	62,512.00	173,923.00
TOTAL BENEFITS	0.00	94,501.00	256,937.00
TOTAL PUBLIC WORKS SALARIES AND BENEFITS	646,511.00	736,782.00	899,590.00
TRANSFER STATION			
COORDINATOR	49,966.00	49,966.00	49,966.00
TRANSFER STATION 1	47,188.00	47,188.00	47,188.00
TRANSFER STATION 2	43,222.00	43,222.00	43,222.00
PART TIME	12,351.00	12,351.00	12,854.00
OVERTIME	10,000.00	10,000.00	10,000.00
TOTAL TRANSFER STATION*	162,727.00	162,727.00	163,230.00
FICA	0.00	5,027.00	12,487.00
MSRS + ICMA	0.00	3,174.00	7,223.00
HEALTH INSURANCE	0.00	23,213.00	51,068.00
TOTAL BENEFITS	0.00	31,414.00	70,778.00
TOTAL TRANSFER STATION SALARIES AND BENEFITS	162,727.00	194,141.00	234,008.00

HARBOR

HARBOR MASTER	62,877.00	69,645.00	67,012.00
DEPUTY HARBOR MASTER PART TIME	15,524.00	17,715.00	17,715.00
TOTAL SALARIES	78,401.00	87,360.00	84,727.00
FICA	0.00	2,820.00	6,482.00
MSRS + ICMA	0.00	2,286.00	4,691.00
HEALTH INSURANCE	0.00	9,115.00	20,181.00
TOTAL BENEFITS	0.00	14,221.00	31,354.00
TOTAL HARBOR SALARIES AND BENEFITS	78,401.00	101,581.00	116,081.00

RECREATION

RECREATION DIRECTOR	77,018.00	79,715.00	79,715.00
ASSISTANT REC. DIRECTOR	54,291.00	57,011.00	57,011.00
SECRETARY	38,124.00	39,458.00	39,458.00
SEASONAL	7,000.00	7,000.00	7,000.00
PROGRAM/ACTIVITIES COORDINATOR	17,384.00	18,028.00	18,028.00
MAINTENANCE GROUNDSKEEPER	44,209.00	46,405.00	46,405.00
OVERTIME	3,000.00	3,000.00	3,000.00
TOTAL SALARIES	241,026.00	250,617.00	250,617.00
FICA	0.00	8,664.00	19,172.00
MSRS + ICMA	0.00	8,371.00	17,053.00
HEALTH INSURANCE	0.00	33,166.00	83,308.00
TOTAL BENEFITS	0.00	50,201.00	119,533.00
TOTAL RECREATION SALARIES AND BENEFITS	241,026.00	300,818.00	370,150.00

LIBRARY

LIBRARY DIRECTOR	64,737.00	65,500.00	65,500.00
ASST. DIRECTOR	50,016.00	52,505.00	52,505.00
CIRCULATION COORDINATOR	27,371.00	28,743.00	28,743.00
ADULT SERVICES LIBRARIAN	43,479.00	45,651.00	45,651.00
LIBRARY CATALOGER	44,710.00	46,950.00	46,950.00
LIBRARY ADMINISTRATIVE ASSISTANT	32,855.00	34,470.00	30,436.00
LIBRARY ASSISTANT	30,132.00	31,647.00	31,647.00
LIBRARY ASSISTANT	23,686.00	24,865.00	24,865.00
LIBRARY ASSISTANT	16,292.00	18,002.00	18,002.00
LIBRARY MAINTENANCE	22,860.00	22,854.00	13,712.00
TOTAL SALARIES	356,138.00	371,187.00	358,011.00
FICA	0.00	9,777.00	27,388.00
MSRS + ICMA	0.00	7,599.00	19,920.00
HEALTH INSURANCE	0.00	25,675.00	88,617.00
TOTAL BENEFITS	0.00	43,051.00	135,925.00

TOTAL LIBRARY SALARIES AND BENEFITS	356,138.00	414,238.00	493,936.00
<b>CABLE TV STUDIO WORKERS</b>			
SALARIES	5,905.00	5,905.00	9,780.00
FICA	0.00	199.00	748.00
TOTAL CABLE TV SALARY AND BENEFITS	5,905.00	6,104.00	10,528.00
<b>GENERAL GOVERNMENT</b>			
SELECTMEN	5,000.00	5,000.00	5,000.00
FACILITIES MANAGER	47,118.00	47,118.00	47,118.00
FACILITIES MANAGER OVERTIME	2,000.00	2,000.00	2,000.00
TOTAL SALARIES	54,118.00	54,118.00	54,118.00
FICA	0.00	1,513.00	4,140.00
MSRS + ICMA	0.00	1,634.00	3,438.00
HEALTH INSURANCE	0.00	5,981.00	13,158.00
TOTAL BENEFITS	0.00	9,128.00	20,736.00
TOTAL GEN GOVERNMENT SALARIES AND BENEFITS	54,118.00	63,246.00	74,854.00
<b>TRANSPORTATION CENTER</b>			
HOSTS	26,121.00	28,776.00	28,776.00
COORDINATOR	13,822.00	13,822.00	9,100.00
OVERTIME	0.00	0.00	500.00
TOTAL TRANSPORTATION CENTER	39,943.00	42,598.00	38,376.00
FICA	0.00	1,013.00	2,936.00
MSRS + ICMA	0.00	0.00	0.00
HEALTH INSURANCE	0.00	0.00	0.00
TOTAL BENEFITS	0.00	1,013.00	2,936.00
TOTAL TRANSPORTATION SALARIES AND BENEFITS	39,943.00	43,611.00	41,312.00
<b>WAGE AND SALARY ADJUSTMENT</b>	100,000.00		300,000.00
<b>WAGE AND SALARY BALANCE AFTER ADJUSTMENTS</b>		106,608.00	
<b>GRAND TOTAL SALARIES AND BENEFITS</b>	6,684,704.00	7,866,562.00	9,551,038.00

**\* FICA, MSRS+ICMA AND HEALTH INSURANCE REVISED FIGURES ARE ONLY AS OF 12/31/2019**

**TABLE 4  
FY 2021 OPERATING EXPENSES BUDGET SUMMARY**

<u>OPERATIONS</u>	<u>FY 20 APPROVED</u>	<u>FY 20 REVISED</u>	<u>FY 21 PROPOSED</u>	<u>CHANGE PROPOSED TO REVISED</u>	<u>FUNDED BY TAXES</u>	<u>NOT FUNDED BY TAXES</u>
<i><b>BOARDS &amp; COMMITTEES</b></i>						
CONSERVATION BOARD	5,000.00	5,000.00	4,500.00	-500.00	4,500.00	
TOTAL BOARDS	5,000.00	5,000.00	4,500.00	-500.00	4,500.00	0.00
<i><b>BEACH AND HARBOR</b></i>						
HARBOR MASTER	32,598.00	32,598.00	35,050.00	2,452.00	35,050.00	
TOTAL BEACH AND HARBOR	32,598.00	32,598.00	35,050.00	2,452.00	35,050.00	0.00
<i><b>DEBT SERVICE</b></i>						
BOND REPAYMENT	1,015,488.00	1,015,488.00	1,849,707.00	834,219.00	1,849,707.00	
<i><b>GENERAL GOVERNMENT</b></i>						
TOWN CLERK	38,450.00	38,450.00	39,000.00	550.00	39,000.00	
ADMINISTRATION	81,792.00	81,792.00	84,400.00	2,608.00	84,400.00	
ASSESSOR	27,100.00	27,100.00	14,800.00	-12,300.00	14,800.00	
TOWN MANAGER	161,313.00	156,513.00	159,850.00	3,337.00	159,850.00	
GENERAL GOVERNMENT	411,000.00	411,000.00	412,633.00	1,633.00	412,633.00	
CABLE TV STUDIO	20,895.00	20,895.00	22,300.00	1,405.00	22,300.00	
PLANNING	19,852.00	25,152.00	40,200.00	15,048.00	40,200.00	
CODE ENFORCEMENT	29,350.00	21,850.00	22,500.00	650.00	22,500.00	
IT INFRASTRUCTURE	308,200.00	330,700.00	307,641.00	-23,059.00	307,641.00	
INFORMATION CTR	46,435.00	46,435.00	47,482.00	1,047.00	47,482.00	
BENEFITS & INSURANCE	2,082,148.00	2,082,148.00	2,128,095.00	45,947.00	2,128,095.00	
PROPERTY & LIABILITY	480,804.00	480,804.00	584,428.00	103,624.00	584,428.00	

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HUMAN RESOURCES	60,310.00	60,310.00	62,810.00	2,500.00	57,186.00	5,624.00
TRANSPORTATION CENTER	34,165.00	34,165.00	53,700.00	19,535.00	53,700.00	
TOTAL GENERAL GOVERNMENT	3,951,385.00	2,969,628.00	1,982,527.00	-987,101.00	1,976,903.00	5,624.00
<b><i>PUBLIC SAFETY</i></b>						
POLICE	568,850.00	568,850.00	541,800.00	-27,050.00	541,800.00	
FIRE	310,100.00	310,100.00	264,450.00	-45,650.00	264,450.00	
DISPATCH	136,630.00	136,630.00	130,370.00	-6,260.00	130,370.00	
EMA	80,200.00	80,200.00	54,200.00	-26,000.00	54,200.00	
ANIMAL CONTROL	16,150.00	16,150.00	16,150.00	0.00	16,150.00	
WEMS	315,000.00	315,000.00	365,000.00	50,000.00	365,000.00	
PUBLIC SAFETY FACILITY	0.00	0.00	125,100.00	125,100.00	125,100.00	
TOTAL PUBLIC SAFETY	1,426,930.00	1,426,930.00	1,497,070.00	70,140.00	1,497,070.00	0.00
<b><i>PUBLIC WORKS</i></b>						
PUBLIC WORKS	688,800.00	688,800.00	688,800.00	0.00	688,800.00	
TRANSFER STATION	372,600.00	372,600.00	409,500.00	36,900.00	409,500.00	
TOTAL PUBLIC WORKS	1,061,400.00	1,061,400.00	1,098,300.00	36,900.00	1,098,300.00	0.00
<b><i>EDUCATION &amp; LEISURE</i></b>						
RECREATION	54,800.00	54,800.00	58,320.00	3,520.00	58,320.00	
LIBRARY	118,223.00	118,223.00	119,000.00	777.00	119,000.00	
WELLS ACTIVITY CENTER	21,785.00	21,785.00	30,230.00	8,445.00	30,230.00	
TOTAL EDUCATION & LEISURE	194,808.00	194,808.00	207,550.00	12,742.00	207,550.00	0.00
<b><i>SOCIAL SERVICES</i></b>						
GRANTS	93,750.00	93,750.00	112,250.00	18,500.00	112,250.00	
TOTAL SOCIAL SERVICES	93,750.00	93,750.00	112,250.00	18,500.00	112,250.00	0.00
<b>GRAND TOTAL</b>	<b>7,781,359.00</b>	<b>6,799,602.00</b>	<b>6,786,954.00</b>	<b>-12,648.00</b>	<b>6,781,330.00</b>	<b>5,624.00</b>

**Note \*** Merging funding of FICA, MSRS+ICMA and Health Insurance to Department Salary Lines. Revised Budget is as of 12/31/2019.

**TABLE 5  
CIP FUNDING PROGRAM**

	EXISTING FUND	Balance @ 2/12/20	CIP FY 21 Proposed	CIP FY 21 Approp	Taxes	Proposed From			
						Undistributed		Use of	
						Budget	Reserves	Revenues	Enterprise Funds
<b><u>Buildings and Building Improvements</u></b>									
Library - Air Conditioner Replacement	0817	101,363.65	10,000.00	10,000.00	10,000.00				
Recreation - Activity Ctr. Lighting	0522	23,261.55		16,000.00					
Town Manager - 1710 House	0906	30,323.26	17,000.00	45,000.00	17,000.00				
Town Manager - Town Hall Drainage	0817	101,363.65	55,000.00	55,000.00	55,000.00				
Town Manager - Town Hall Siding	0817	101,363.65	20,000.00	80,000.00	20,000.00				
<b>Sub Total- Building Improvements</b>			<b>102,000.00</b>	<b>206,000.00</b>	<b>102,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Conservation</u></b>									
Conservation - Land Acquisition + Maint.	0705	282,633.25	100,000.00	20,000.00	79,043.00		20,957.00		
<b>Sub Total- Conservation</b>			<b>100,000.00</b>	<b>20,000.00</b>	<b>79,043.00</b>	<b>0.00</b>	<b>20,957.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Vehicles</u></b>									
Fire - Tower Truck	0703	673,724.58	200,000.00			200,000.00			
Fire - Utility 9 Replacement	0703	673,724.58	20,000.00		20,000.00				
Highway - Equipment Reserve	0701	334,920.06	480,000.00	530,000.00	180,000.00	300,000.00			
WEMS - Ambulance	0715	80,175.85	80,000.00		80,000.00				
<b>Sub Total- Vehicles</b>			<b>780,000.00</b>	<b>530,000.00</b>	<b>280,000.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Technology Plan</u></b>									
IT - Tech Committee	0830	38,693.09	14,100.00	14,100.00	14,100.00				
<b>Sub Total- Technology Plan</b>			<b>14,100.00</b>	<b>14,100.00</b>	<b>14,100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Infrastructure</u></b>									
Harbor - Floats	0013	-29,470.37	20,000.00	20,000.00	12,595.00		7,405.00		
Public Works - Paving/Culverts& Bridges	0723	200,874.63	1,100,000.00	1,100,000.00		1,100,000.00			
Public Safety - Parking Lot	NEW	0.00	40,000.00		40,000.00				
Town Manager - Public Works	0708	751,798.65	400,000.00	600,000.00		400,000.00			
<b>Sub Total- Infrastructure</b>			<b>1,560,000.00</b>	<b>1,720,000.00</b>	<b>52,595.00</b>	<b>1,500,000.00</b>	<b>7,405.00</b>	<b>0.00</b>	<b>0.00</b>

**CIP FUNDING PROGRAM (cont'd)**

	EXISTING FUND	Balance @ 2/12/20	CIP FY 21 Proposed	CIP FY 21 Approp	Proposed From				
					Taxes	Undistributed		Use of	
						Budget	Reserves	Revenues	Enterprise Funds
<b>Equipment</b>									
Fire - SCBA Breathing Apparatus Replacement	0734	193,675.94	40,000.00		40,000.00				
Fire - SCBA Bottles	0734	193,675.94	30,000.00	30,000.00	20,000.00		10,000.00		
Fire - Engine 7 Light Tower	0734	193,675.94	30,000.00	30,000.00	30,000.00				
Police - Radio Communications	0742	612,330.24	30,000.00	30,000.00	30,000.00				
WEMS- Major Medical Devices	0735	33,804.15	15,000.00	17,370.00	15,000.00				
<b>Sub Total- Equipment</b>			<b>145,000.00</b>	<b>107,370.00</b>	<b>135,000.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other</b>									
Assessing - Revaluation	0744	40,000.00	40,000.00				40,000.00		
Harbor - Future Dredge Funding	0805	90,000.00	20,000.00	30,000.00			20,000.00		
Public Works - Crushing	NEW	0.00	60,000.00	60,000.00			60,000.00		
Town Manager - Comp Plan Update	0739	170,971.65	25,000.00	25,000.00			25,000.00		
Town Manager - Pocket Park	0739	170,971.65	30,000.00	55,000.00			30,000.00		
Town Manager - Solar Panel Purchase	0745	40,000.00	10,000.00	50,000.00	10,000.00				
Town Manager - Way Finder Year 3	0739	170,971.65	25,000.00	25,000.00					25,000.00
<b>Sub Total - Other</b>			<b>210,000.00</b>	<b>245,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>175,000.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>Grand Total</b>			<b>2,911,100.00</b>	<b>2,242,470.00</b>	<b>672,738.00</b>	<b>2,000,000.00</b>	<b>213,362.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>FY 2020 Totals</b>			<b>3,246,786.00</b>	<b>3,346,700.00</b>	<b>938,200.00</b>	<b>1,391,500.00</b>	<b>692,086.00</b>	<b>200,000.00</b>	<b>25,000.00</b>
Difference			-335,686.00	-1,104,230.00	-265,462.00	608,500.00	-478,724.00	-200,000.00	0.00

**TABLE 6**  
**FY 2021 ENTERPRISE FUNDS**

		<b>FY 21 PROJECTION</b>	
<b>BEACH OPERATIONS ENTERPRISE</b>			
BEACH REVENUE		575,000.00	Note A
BEACH SALARIES		347,710.00	
BEACH OPERATIONS		275,360.00	
CIP FUND EXPENDITURES		25,000.00	
TRANSFER TO SPECIAL RESERVE	25,000.00		
 <b>RECREATION PROGRAM ENTERPRISE</b>			
PROGRAM REVENUE		593,500.00	Note B
PROGRAM SALARIES		242,639.00	
PROGRAM OPERATIONS		265,800.00	
CIP PROJECT EXPENDITURES		277,500.00	
SECURITY SYSTEM	23,500.00		
MILE RD PLAYGROUND	20,000.00		
PARKING LOT EXTENSION/LIGHTING	167,000.00		
2 15 PASSENGER VANS	67,000.00		
DESIGNATE ENTERPRISE FUNDS		228,000.00	
FOR CURRENT YEAR OR FUTURE CIP PROJECTS			
PUBLIC BATHROOM RENOVATION	5,000.00		
VEHICLE/STORAGE GARAGE	12,500.00		
SECURITY SYSTEM	5,000.00		
REPLACE MOWER	5,000.00		
REPLACE TRACTOR	5,000.00		
MILE RD PLAYGROUND	20,000.00		
TENNIS COURT OVERHAUL	25,000.00		
PARKING LOT EXTENSION	102,000.00		
DUMP TRUCK	8,500.00		
REPLACE 2 15 PASSENGER VANS	40,000.00		

**Note A**

The Selectmen created the Beach Enterprise in FY 13. An Enterprise Fund is self-supporting, that is, Revenues cover all Operating Expenses. The Revenue for the Beach Operations Fund will be from the sale of beach passes and parking at the Municipal lots. The Expenses will be to maintain the beach, beach restrooms, lifeguard operations, the parking lots, and the cost of the pay and display meters. The Salaries for Restroom Cleaning, Parking Lot Attendants, Lifeguards and Piping Plovers are funded from the Beach Operations Enterprise.

**Note B**

The Selectmen under the authority of the Town Charter created a Recreation Program Enterprise Fund for FY 14. The Revenue for the Recreation Program Enterprise will be from enrollment in Recreation Programs. The Expenses will be to run the advertised Recreation Programs. The Salaries for the Recreation Program Seasonal Staff and Before/After Care Program are paid by the Recreation Program Enterprise Fund. The Recreation Enterprise also designates funds toward Future CIP Projects.

**TABLE 7  
ENTERPRISE CAPITAL IMPROVEMENT PROGRAM**

	<b>EXISTING</b>	<b>Balance</b>	<b>CIP FY 21</b>	<b>CIP FY 21</b>	<b>Proposed From</b>
	<b>FUND</b>	<b>3/4/2020</b>	<b>Allocate for</b>	<b>Spend from</b>	<b>Enterprise</b>
			<b>Expense</b>	<b>Fund</b>	<b>Funds</b>
<b><u>Buildings and Building Improvements</u></b>					
Recreation - Public Bathroom Reno	0505	699,984.33	5,000.00		9,000.00
Recreation - Vehicle/Storage Garage	0505	699,984.33	12,500.00		12,500.00
<b>Sub Total- Building Improvements</b>			<b>17,500.00</b>	<b>0.00</b>	<b>21,500.00</b>
<b><u>Conservation</u></b>					
<b>Sub Total- Conservation</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Vehicles</u></b>					
Recreation - 15 Passenger Van Replacement	0505	699,984.33	40,000.00	67,000.00	40,000.00
Recreation - Dump Truck Replacement	0505	699,984.33	8,500.00		8,500.00
<b>Sub Total- Vehicles</b>			<b>48,500.00</b>	<b>67,000.00</b>	<b>48,500.00</b>
<b><u>Technology Plan</u></b>					
<b>Sub Total- Technology Plan</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Infrastructure</u></b>					
Recreation - Tennis Court Overhaul	0505	699,984.33	25,000.00		25,000.00
Recreation - Parking Lot Extension	0505	699,984.33	102,000.00	167,000.00	102,000.00
<b>Sub Total- Infrastructure</b>			<b>127,000.00</b>	<b>167,000.00</b>	<b>127,000.00</b>

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<b>Equipment</b>					
Recreation - Security System @ Walter Marsh	0505	699,984.33	5,000.00	23,500.00	5,000.00
Recreation - Mower Replacement	0505	699,984.33	5,000.00		5,000.00
Recreation - Mile Rd Playground	0505	699,984.33	20,000.00	20,000.00	20,000.00
Recreation - Tractor Replacement	0505	699,984.33	5,000.00		5,000.00
<b>Sub Total- Equipment</b>			<b>35,000.00</b>	<b>43,500.00</b>	<b>35,000.00</b>
<b>Other</b>					
<b>Sub Total - Other</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total</b>			<b>228,000.00</b>	<b>277,500.00</b>	<b>232,000.00</b>
<b>FY 2020 Totals</b>			<b>141,800.00</b>	<b>31,000.00</b>	<b>141,800.00</b>
Difference			86,200.00	246,500.00	90,200.00

**Background Notes for both Additions to funds (Proposed) and Expenditures (Appropriations) from funds.**

**Buildings and Building Improvements**

- 1) **Library – Air Conditioner Replacement (0817)** – The five existing air conditioner condensers at the library need to be replaced due to being 28 years old and having increasing maintenance costs. Plan is to spread the replacement of the five units over multiple years. The first year will replace one unit. The fund balance of 0817 as of February 29, 2020 is \$101,363.65. The Proposed and Expended Amount requested is \$10,000.00.
- 2) **Recreation – Activity Center Exterior Lighting (0522)** – The request is to replace the existing light poles and lights for the Activity Center Parking Lot. The fund balance of 0522 as of February 29, 2020 is \$23,411.55. The Expended Amount requested is \$16,000.00.
- 3) **Town Manager – 1710 House (0906)** – The 1710 House is on the National Historical Register and should be maintained. Repair and maintenance needed includes removing existing addition on west side of structure; remove weather head; remove and relocate electrical meter; relocate electrical panel in the interior of structure; replace wiring as necessary; scraping, caulking and preparing the interior structure for paint; repair the windows; stain or seal the exterior façade; re-shingle/shingle rear exterior; add additional support posts; scissoring the floor joists and replacing much of the sill. The fund balance of 0906 as of February 29, 2020 is \$30,232.26. The Proposed Amount requested is \$17,000.00 and the Expended Amount requested is \$45,000.00.
- 4) **Town Manager - Town Hall Drainage (0817)** – Currently the front entrance of Town Hall becomes flooded during weather events and as to be blocked from public use for safety reasons. The request is to remove pavers in the front courtyard (at front doors) to build drainage and re-grade the front area of the building to elevate the dangerous flooding and icing during the winter months. The project includes bringing the drainage to the existing catch basin in the parking lot and replacing the pavers in the courtyard. The fund balance of 0817 as of February 29, 2020 is \$101,363.65. The Proposed and Expended Amount requested is \$55,000.00.
- 5) **Town Manager – Town Hall Siding (0817)** – Request is to install vinyl cedar shake siding onto Town Hall as an alternative to repainting the facility. Town Hall was last painted in 2010 and is showing signs of paint wear and peeling on all four sides. The fund balance of 0817 as of February 29, 2020 is \$101,363.65. The Proposed Amount requested is \$20,000.00 and the Expended Amount requested is \$80,000.00.

**Conservation Commission**

- 1) **Conservation – Land Acquisition and Maintenance (0705)** - The Conservation Commission annual request for funds to be added to this account for potential open space land purchases. Request asks that up to \$20,000.00 of the reserve fund balance be allocated for the maintenance of conservation lands. The fund balance in 0705 as of February 29, 2020 is \$282,633.25. The Proposed Amount requested is \$100,000.00 and the Expended Amount requested is \$20,000.00.

**Vehicles**

- 1) **Fire Department – Fire Truck Reserve (0703)** – The Fire Chief requests that future funding be put into the fund for the anticipated future replacement of the Ladder Tower Truck. The current Tower Truck is a 2000 and has an average life expectancy of ten to twenty years. The fund balance of 0703 as of February 29, 2020 is \$673,724.58. The Proposed Amount requested is \$200,000.00.
- 2) **Fire Department – Utility 9 Replacement (0703)** – The Fire Chief is requesting to set aside funding for the future replacement of the Utility 9. The fund balance of 0703 as of February 29, 2020 is \$673,724.58. The Proposed Amount requested is \$20,000.00.
- 3) **Highway – Equipment Reserve (0701)** – The Highway Department seeks to add funds to the Highway Equipment Reserve to be used toward vehicle and equipment purchases. The Highway Department also seeks authorization for the following purchases: a) replace two 2007 Freightliner M2's (trucks 2 &3); b) replace a 1997 F350; c) replace a 2009 Ford F550 and purchase a shoulder machine. The fund balance of 0701 as of February 29, 2020 is \$378,571.06. The Proposed Amount requested is \$480,000.00. The Expended Amount requested is \$530,000.00.
- 4) **WEMS Ambulance (0715)** - Proposed annual addition to this fund for future ambulance replacement. The fund balance of 0715 as of February 29, 2020 is \$80,175.85. The Proposed Amount requested is \$80,000.00.

**Technology Plan**

- 1) **IT - Tech Committee (0830)** - The Technology Reserve account provides a self-funded computer equipment repair and replacement fund. It also funds enhancements and maintenance of the Town's GIS program. The fund balance of 0830 as of February 29, 2020 is \$38,693.09. The Proposed and Expended Amount requested is \$14,100.00.

### Infrastructure

- 1) **Harbor Master – Floats (0013)** – The Harbor Master wishes to continue with a strategic maintenance and replacement program for harbor floats. The plan calls for yearly triage to assess what floats need replacing and what can be patched, refastened, or repaired. The fund balance of 0013 as of February 29, 2020 is \$(18,891.39). The Proposed and Expended Amount requested is \$20,000.00.
- 2) **Public Works - Paving/Culverts and Bridges (0723)** - The Public Works Director has a long list of paving projects and additional surface coats to streets previously reconstructed. These funds have also been identified to meet paving, culverts and bridge needs. The fund balance of 0723 as of February 29, 2020 is \$200,874.63. The Proposed and Expended Amount requested is \$1,100,000.00.
- 3) **Public Safety – Parking Lot (NEW)** – A condition of the site plan approval for the corner public safety facility was to convert a vacant lot into a parking lot on or before August 19, 2022. This request would establish a new reserve fund for the project. The fund balance as of February 29, 2020 is \$0.00. The Proposed Amount requested is \$40,000.00.
- 4) **Town Manager - Infrastructure (0708)** – Request is to add funds and expend funds for large infrastructure related projects. Large projects remain and the list continues to grow. Those projects a) Pine Ledge Drive & Robinson drainage and paving; b) Swamp John Rd for drainage and paving; c) Furbish Rd Flap Grant for sidewalk and paving with outlook structure; d) Harbor Rd FLAP Grant for sidewalk and paving with outlook structure; e) FEMA repairs to seawall and Webhannet; f) Route 109/9A MDOT, MTA and Town project for a traffic light and road intersection improvement; g) Coles Hill Bridge; h) Eldridge Rd through the marsh and i) medium to major culvert or bridge repair for Charles West Bridge, Bragdon Road Bridge, Drakes Island Bridge and Harriseckett Bridge. The balance of fund 0708 as of February 29, 2020 is \$751,798.65. The Proposed Amount requested is \$400,000.00 and Expended Amount requested is \$600,000.00.

### Equipment

- 1) **Fire – SCBA Breathing Apparatus Replacement (0734)** – Request is an addition to the fund for the incremental replacement funding for firefighter SCBA breathing apparatus. The apparatus are approaching 20 years of service. Future replacement in 2027 would require \$350,000. The fund balance of 0734 as of February 29, 2020 is \$193,675.94. The Proposed Amount requested is \$40,000.00.
- 2) **Fire – SCBA Bottles (0734)** – Request is for the future replacement of Self Contained Breathing Apparatus Bottles. The bottles have a mandatory 15 year remove from service regulation. The fund balance of 0734 as of February 29, 2020 is \$193,675.94. The Proposed Amount and Expended Amount requested is \$30,000.00.
- 3) **Fire – Engine 7 Light Tower (0734)** – Request is to retrofit a light tower onto the roof of Engine 7 to allow firefighters to light up the scene of an accident, fire or other incident. The fund balance of 0734 as of February 29, 2020 is \$193,675.94. The Proposed Amount and Expended Amount requested is \$30,000.00.
- 4) **Police – Radio Communications (0742)** – Request is to purchase 45 UHF portable radios to upgrade and change from the current VHF portable radios. The fund balance as of February 29, 2020 is \$612,330.24. The Proposed and Expended Amount requested is \$30,000.00.
- 5) **WEMS – Major Medical Devices (0735)** – Proposed addition for future replacement purchases. Purchase for current year ae to replace the Town of Wells Automatic External Defibrillators with the cost to be split with the Police Department and to purchase video laryngoscopes. The fund balance of 0735 as of February 29, 2020 is \$33,804.15. The Proposed Amount requested is \$15,000.00 and the Expended Amount requested is \$17,370.00.

### Other

- 1) **Assessing – Revaluation (0744)** – The Town revaluation in 2013 cost around \$200,000.00. The Assessor requests to set aside funds over the next four years for a future revaluation. The fund balance of 0744 as of February 29, 2020 is \$40,000.00. The Proposed Amount requested is \$40,000.00.
- 2) **Harbor – Future Dredge Funding (0805)** – Request is to continue saving funding for a future Federal dredge for the areas in the harbor that the Town is responsible for. Those areas include the boat ramp, mooring basin and the frontage on Eastern Shore. To save money the Town will try and piggyback with the Army Corp to save mobilization fees of the dredge equipment. Request is also to continue experimenting with an alternative dredge concept called water injection dredge which if proven would lower cost of the Town’s portion dramatically and could possibly be maintained to avoid full dredges in the future. The fund balance of 0805 as of February 29, 2020 is \$90,000.00. The Proposed Amount requested is \$20,000.00 and the Expended Amount requested is \$30,000.00.
- 3) **Public Works – Crushing (NEW)** – Funding is needed to crush the stockpile of material in the Town’s pit into usable base for paving projects. Currently the department is using gravel from the pit that is running low on gravel. If crushing is not done the department will need to start purchasing gravel from projects. The fund balance as of February 29, 2020 is \$0.00. The Proposed Amount and the Expended Amount requested is \$60,000.00.

- 4) **Town Manager – Comp Plan Update (0739)** – The New Comprehensive Plan Ordinance was voted in on November 5, 2019. The work to update the 2005 Comprehensive Plan has started with the appointment of a committee and a request for proposals will be sent out for a consultant to work with the committee on updating the 2005 Plan for Wells. The fund balance of 0739 as of February 29, 2020 is \$171,833.17. The Proposed and Expended Amount requested is \$25,000.00.
- 5) **Town Manager – Pocket Park (0739)** – The Town purchased from the state the land that abuts Irving Oil Service Station and Mile Road to develop a pocket park. The project has been worked on for several years. The park design and signage will signify a Gateway Entrance to Wells Beach. The fund balance of 0739 as of February 29, 2020 is \$171,883.17. The Proposed Amount requested is \$30,000.00 and the Expended Amount requested is \$55,000.00.
- 6) **Town Manager – Garage Solar Panel Buy-out (0745)** – This project is to establish a fund with annual contributions to allow the Town to early purchase solar systems as they become available from their Power Purchase Agreement. Presently the Town has one solar system on the old Town Garage that can be purchased in FY 2021. The fund balance of 0745 as of February 29, 2020 is \$40,000.00. The Proposed Amount requested is \$10,000.00 and the Expended Amount requested is \$50,000.00.
- 7) **Town Manager – Town-wide Way Finder (0739)** – The Wayfinder Project Committee has started work following project development budgeting over the last several years. A consultant worked with the Committee which will lead into a Wayfinder Product Signage Plan for Fabrication. The Fabrication phase will take the next 2-3 years to complete. A Fabricator Company will provide the signage or products that will be installed. The fund balance of 0739 as of February 29, 2020 is \$171,833.17. The Proposed Amount and Expended Amount requested is \$25,000.00.

**Background Notes for both Allocations for Future Expense and Expenditures in the budget year from funds in Enterprise Funds.**

**Building and Building Improvements**

- 1) **Recreation – Public Restroom Renovations (0505)** – The public bathrooms at the Walter Marsh Recreation Area were built in 1995 and are in need of renovations after 25 years of wear and tear. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for Future Expense is \$5,000.00.
- 2) **Recreation – Vehicle/Storage Garage (0505)** – An additional storage garage is needed to store the Recreation vehicles and additional program supplies needed to run year round programs. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for Future Expense is \$12,500.00.

**Vehicles**

- 5) **Recreation – 15 Passenger Van Replacement (0505)** – Request is to allocate funding and release funding from the Enterprise Fund for the replacement of two 15 passenger vans. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for the Expense is \$40,000.00 and the Expenditure Amount is \$67,000.00.
- 6) **Recreation – Dump Truck Replacement (0505)** – Request is to allocate funding in the Enterprise Fund for the future replacement of a dump truck. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for Future Expense is \$8,500.00.

**Infrastructure**

- 5) **Recreation – Tennis Court Overhaul (0505)** – This request is to add funding for the future overhaul of the tennis courts. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for Future Expense is \$25,000.00.
- 6) **Recreation – Parking Lot Extension (0505)** – This request is to add funds and expend funds from the Enterprise to extend the parking lot at the Rec Park on Route 9A. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for the Expense is \$102,000.00 and the Expenditure Amount is \$167,000.00.

**Equipment**

- 1) **Recreation – Security System (0505)** – The security system at the Recreation Park on Rte 9A needs to be upgraded and additional cameras need to be installed for surveillance of the playground, ball fields and extended parking lot. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for the Expense is \$5,000 and the Expenditure Amount is \$23,500.00.
- 2) **Recreation – Mower Replacement (0505)** – The current mower will need to be replaced in the next 4 years. This request is to set aside funds for the future replacement. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for Future Expense is \$5,000.00.
- 3) **Recreation – Mile Road Playground (0505)** – The Mile Road Playground is in desperate need of repair. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for the Expense is \$20,000.00 and the Expenditure Amount is \$20,000.00.
- 4) **Recreation – Tractor Replacement (0505)** – The current tractor will need to be replaced in the next 4 years. This request is to set aside funds for the future replacement. The fund balance of 0505 as of February 29, 2020 is \$727,334.18. The Amount to Allocate for Future Expense is \$5,000.00.

## TOWN MANAGER'S BUDGET MESSAGE

### BACKGROUND

The Town Meeting procedure is set forth in the Town Charter under Article VII, Section 7.08. Specifically, registered voters will be asked to cast their ballots on Tuesday, July 14 2020 from 8 AM to 8 PM, at the WOCSJ Junior High School Gymnasium on Route One or voters may request an absentee ballot from the Town Clerk's Office. **Please note this is as of the signing of the Warrant and may change as COVID-19 issues evolve requiring changes to Town Meeting dates and procedures.**

### PROPOSED BUDGET – Fiscal Year 2021 (July 1, 2020 through June 30, 2021)

The Board of Selectmen established a budget guideline for FY'21 to be as conservative, but responsible as possible to the taxpayers in the development of the Town budget. I believe the Town Departments have accomplished that objective without undermining the level of services and needed capital maintenance, such as paving and infrastructure improvements. After months of work and review, the Board of Selectmen, Budget Committee, Town Staff, Committees and Community Organizations effectively met that goal. The FY'21 Budget process that started in October and ended with the Budget ZOOM hearing on April 7, 2020 and an amended Warrant Article 17 for an Infrastructure Bond on May 12, 2020 (Governor Mills moved the State Election from June 9 to July 14 and Board of Selectmen moved the Town Meeting to that same date). The entire budget process was extremely productive and professionally accomplished by Department Heads, Budget Committee and the Board of Selectmen. The coordination and number crunching was led by our Finance Director, who did a tremendous job with this budget and with the Town Finances in general with her Staff.

- The Outcome of the Budget is summarized as follows:
  - Gross Salaries and benefits are for Union and Non-Union Employees including Seasonal Hires = 8.11% Increase. The increase is tied in large part to adding employee benefits into the Salary budget. The projected increase for union and non-union is between 2-4% which is placed in the compensation reserve fund. Non-union compensation adjustments are tied to a merit review process which takes into account the market average for these positions and union adjustments are currently be negotiated. Lastly, regarding Salary articles, there is again a separate article for the Town Clerk. The article is presented as the Town Clerk is an elected official and the Board of Selectmen believes the voters should vote that compensation. No other employee is elected by the voters other than this position.
  - Gross Operating Expenses increased from FY'20 by 19.74%. The increase is due primarily to increases in costs to utilities, the new Public Safety Complex debt coming online and WEMS increased operational request.
  - Standard Warrant Articles Funding requests remain level funded which are exposures to the town surplus account if they are needed for the described liabilities and employee expenses.
  - Warrant Articles requiring an appropriation and expenditure for a project or purchase is up by 21.42%. The increase is primarily due to the three conservation land purchases
  - Capital Improvement Plan = Funding Reserve Accounts, capital items and projects decreased by -21.84%.
  - Revenues to offset budget are projected to decrease by -2.48%

- Gross Budget rose by 3.08% over the previous year while the Net Budget increased by 9.24%.
- Resulting in a LD-1 that is under our State tax cap by \$(174,125). This means we are in compliance with the LD1 level of appropriation that is calculated for Wells for FY'21.

TOWN OF WELLS					
PROPOSED BUDGET VS LD-1					
SELECTMEN REVIEW					
FY 21					
	<u>FY 21</u>	<u>FY 20</u>	<u>VAR</u>	<u>%</u>	
				<u>CHANGE</u>	
SALARIES & BENEFITS	\$ 9,551,038	\$ 8,834,651	\$ 716,387	8.11%	
OPERATING EXPENSES	\$ 6,786,954	\$ 5,668,064	\$ 1,118,890	19.74%	
WARRANT ARTICLES	\$ 1,683,474	\$ 1,386,492	\$ 296,982	21.42%	
CIP	\$ 5,153,570	\$ 6,593,486	\$ (1,439,916)	-21.84%	
TOTAL FUNDED BY TAXES	\$ 23,175,036	\$ 22,482,693	\$ 692,343	3.08%	
LESS REVENUE	\$ 11,520,943	\$ 11,813,978	\$ (293,035)	-2.48%	
NET	\$ 11,654,093	\$ 10,668,715	\$ 985,378	9.24%	
LD-1	\$ 11,828,218	\$ 11,219,304	\$ 608,914	5.43%	
OVER /(UNDER) LD-1	\$ (174,125)	\$ (550,589)	\$ 376,464		
<b><u>OTHER KEY DATA</u></b>					
<b>CIP</b>	<b><u>FY 21</u></b>	<b><u>FY 20</u></b>	<b><u>VAR</u></b>	<b><u>%</u></b>	
				<b><u>CHANGE</u></b>	
PROPOSED(ADDITIONS)	\$ 2,911,100	\$ 3,246,786	\$ (335,686)	-10.34%	
APPROPRIATED( SPENDING)	\$ 2,242,470	\$ 3,346,700	\$ (1,104,230)	-32.99%	
<b><u>SURPLUS/EXPOSED FROM SURPLUS/RESERVES USAGE</u></b>					
SURPLUS	\$ 2,000,000	\$ 1,541,500	\$ 458,500	29.74%	
EXPOSE FROM SURPLUS	\$ 515,000	\$ 415,000	\$ 100,000	24.10%	
RESERVES	\$ 2,807,456	\$ 4,038,786	\$ (1,231,330)	-30.49%	
TOTALS	\$ 5,322,456	\$ 5,995,286	\$ (672,830)	-11.22%	
<b>PROPOSED MUNICIPAL TAX RATE</b>	<b>\$ 3.56</b>	<b>\$ 3.27</b>	<b>\$ 0.29</b>	<b>8.98%</b>	
<b>PROPOSED OVERALL TAX RATE</b>	<b>\$ 10.75</b>	<b>\$ 10.42</b>	<b>\$ 0.33</b>	<b>3.12%</b>	

- Projected Municipal Budget Tax increase reflects an increase of 8.98% or \$.29 County Budget is not complete, but the draft budget basically reflects an estimated tax rate increase of 4.90%%. Because the County doesn't pass their budget until after the Town Warrant is printed we must estimate their increase.
- WOCSD Tax increased by 1.28%.
- Tax Rate is projected using a 1% increase in valuation at: \$3,270,395,740.
- Projected Property Tax Increase of 3.12% = \$10.75 or \$.33 over FY'20. (Tax Impact on a property valued at \$300,000 is a tax increase of \$99.00).

**FY 21 TAX RATE INFORMATION AND PROJECTIONS**

TOTAL ESTIMATED TOWN TAXES					
			Est. Tax Rate		
Proposed Municipal FY 21	\$ 11,654,093		\$ 3.56		
Estimated County Tax FY 21	\$ 1,818,326		\$ 0.56		
Estimated School Budget FY 21	\$ 20,668,596		\$ 6.32		
Estimated Overlay Budget FY 21	\$ 1,000,000		\$ 0.31		
Total Estimated Tax Revenue FY 21	\$ 35,141,014		\$ 10.75		
COMPARATIVE TAX RATES					
	EST. FY 21	% Change	FY 20	FY 19	FY 18
TOWN	\$ 3.56	8.98%	3.27	3.29	3.08
COUNTY	\$ 0.56	4.90%	0.53	0.53	0.55
SCHOOL	\$ 6.32	1.28%	6.24	6.25	6.23
OVERLAY	\$ 0.31	-19.53%	0.38	0.25	0.30
TOTAL	\$ 10.75	3.12%	10.42	10.32	10.16
	FY 17	FY 16	FY 15	FY 14	FY 13
TOWN	3.08	3.00	\$ 3.01	\$ 2.86	\$ 2.59
COUNTY	0.55	0.54	\$ 0.52	\$ 0.53	\$ 0.50
SCHOOL	6.17	6.04	\$ 5.90	\$ 5.63	\$ 5.32
OVERLAY	0.26	0.37	\$ 0.07	\$ 0.10	\$ 0.16
TOTAL	10.06	9.95	\$ 9.50	\$ 9.12	\$ 8.57
VALUATIONS					
Projected Valuation FY 21	3,270,395,740	1.0%			
Actual Valuation FY 20	3,238,015,584	2.0%			
Actual Valuation FY 19	3,174,708,336	2.3%			
Actual Valuation FY 18	3,103,810,973	2.0%			
Actual Valuation FY 17	3,042,534,224	1.4%			
Actual Valuation FY 16	3,001,040,603	1.7%			
Actual Valuation FY 15	2,951,308,116	2.1%			
Actual Valuation FY 14	2,890,663,097	-4.9%			
			REVALUATION YEAR		

The use of Reserve Funds will continue in FY'21 to fund the budget in areas that will be reviewed by the Budget Committee and Selectmen. The policy of maintaining a target of 60-90 days of surplus to cover operational expenses is still met with this budget.

**Bonded Indebtedness In FY'21**

**The following is a summary of outstanding bonds payable: General Long-Term Debt:**

All Installment Debt (Notes, Mortgages, Credit Cards ADDRESS & TO WHOM PAYABLE)			ORIGINAL AMOUNT	ORIGINAL DATE	CURRENT BALANCE	INTEREST RATE(%)	MATURITY DATE	Principal	Interest	Total Due
<b>TOTAL FIXED CHARGES FY'21</b>										
Roads	BNY Mello	525 William Place 38th Fl	\$3,000,000	10/1/2013		2.73	11/1/2020	\$300,000	\$25,500	\$325,500
	Roads	Pittsburg, PA 15259					5/1/2021		\$21,000	\$21,000
PS Complex	US Bank	Boston	\$14,250,000	10/1/2019		2.63	11/1/2020	\$795,000.00	\$274,287.50	\$1,069,287.50
							5/1/2021		\$254,412.50	\$254,412.50
<b>TOTAL FIXED CHARGES FY '21</b>										
<b>TOTAL FIXED CHARGES FY20</b>										
Difference										
										\$1,670,200
										\$904,075
										\$766,125

\* Seawall Last Payment in FY'19; Road Bond last Payment in FY'25 and Public Safety 2038

**New FY'21 Financial Warrant Articles include the following:**

- Purchase of Conservation Land - 3 Parcels
- Infrastructure Bond (\$4.5M) to undertake road reconstruction with drainage and paving, bridge replacement and seawall repairs and replacement. Six projects are involved as follows:

- Swamp John Rd – Total Reconstruction
- Pine Ledge Drive and Robinson Road - Total reconstruction and drainage
- Drakes Island Bridge Replacement
- Crescent Beach Seawall –replacement
- Casino Square Seawall
- Webhannet Seawall

The Town Meeting Warrant Booklet is extremely informative regarding the budget. A great deal of appreciation goes to the Town Manager's Administrative Assistant for publishing the document, with help from many who have worked on the FY'21 Budget. Following the Town Meeting Vote, a FY'21 Work Plan is prepared and presented to the Board of Selectmen for acceptance. It is then published to the Website, available at Town Hall and updated quarterly.

### **PUBLIC HEARINGS**

The Board of Selectmen held formal public hearings on the proposed FY'21 Budget on April 7, 2020 and May 12, 2020. Informational sessions will be held on June 2, June 16, and July 7 at 6 PM. Information on the Budget will also be available at the Town Offices, the Wells Public Library and the Town's website ([www.wellstown.org](http://www.wellstown.org)). I would encourage you to participate in the public informational sessions and vote in the Town Elections and Town Meeting Referendum on July 14, 2020.

Jon Carter  
Town Manager

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