

WARRANT for ANNUAL TOWN MEETING



TO: Linda Morrell, a resident of the Town of Windham, County of Cumberland, 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 Windham, qualified by the law to vote in Town affairs, to meet at the ~~Windham Town Hall Gym, 8 School Road~~ Windham High School Auditorium, 406 Gray Road in said Town, on Saturday, June 13, 2026 at 10:00 in the forenoon and there to act upon Articles 1-27 as set forth below:

ARTICLE 1: To elect a moderator by written ballot to preside at said meeting.

Reference Note: If Articles 2 through 6 are approved as recommended by the Windham Town Council, the amount raised by local property tax for municipal services will be \$17,100,992. for fiscal year 2026-2027.

ARTICLE 2: To see if the Town will vote to appropriate \$4,600,000 of anticipated excise tax receipts against the Fiscal Year 2026-2027 total municipal budget, in order to reduce the Fiscal Year 2026-2027 mil rate, as recommended by the Windham Town Council.

ARTICLE 3: To see if the Town will vote to appropriate up to \$550,765 in recreation program fees and Age Friendly funds to the Recreation Program and Age Friendly Program Funds, to be used to offset operational costs during fiscal year 2026-2027, as recommended by the Windham Town Council.

ARTICLE 4: To see if the Town will vote to appropriate up to \$2,715,324 in user fees & revenue from TIF Districts, to be used to offset the cost of operations of the South Windham Sewer Fund and North Windham Sewer Fund during fiscal year 2026-2027, as recommended by the Windham Town Council.

ARTICLE 5: To see if the Town will vote to appropriate up to \$10,602,273 in of miscellaneous non-tax revenues including Local Road Assistance, Boat, Snowmobile, and ATV Registration Fees, Homestead Exemption Reimbursement, Tree Growth Reimbursement, General Assistance Reimbursement, Veteran's Exemption Reimbursement, and any State or Federal grants or other funds as anticipated to be provided by the Maine State Legislature or Federal Government, towards the total Municipal Budget for fiscal year 2026-2027, as recommended by the Windham Town Council.

ARTICLE 6: To see if the Town will vote to appropriate \$1,464,642 from Unassigned and Assigned Fund Balance towards the Municipal Budget for Fiscal Year 2026-2027, as recommended by the Windham Town Council.

ARTICLE 7: To see if the Town will vote to: (i) approve a total Municipal Budget for Fiscal Year 2026-2027 of \$37,033,996, and (ii) to raise and appropriate \$17,100,992 towards said Budget.

Reference Note: Articles 8 through 21 shall be voted on only if Article 7 is not approved.

ARTICLE 8: To see if the Town will vote to raise and appropriate \$8,477,927 to fund General Government for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 9: To see if the Town will vote to raise and appropriate \$5,984,572 to fund Public Works Services for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 10: To see if the Town will vote to raise and appropriate \$4,401,108 to fund Police Services for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 11: To see if the Town will vote to raise and appropriate \$3,747,775 to fund Fire/Rescue Services for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 12: To see if the Town will vote to raise and appropriate \$1,409,898 to fund Recreation and Cultural Services for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 13: To see if the Town will vote to raise and appropriate \$896,284 to fund Property and Inspection Services for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 14: To see if the Town will vote to raise and appropriate \$545,099 to fund Development and Conservation Services for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 15: To see if the Town will vote to raise and appropriate \$577,430 to fund Health and Welfare for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 16: To see if the Town will vote to raise and appropriate \$7,498,769 for Capital, Debt, and Other Charges for the 2026-2027 Fiscal Year, as further set forth below, as recommended by the Windham Town Council.

Capital 19100 (Equipment)	301,521.
19200 (Roads)	1,849,322.

	19300 (Buildings/Grounds)	174,000.
	19400 (Recreation/Land)	125,000.
	Contingency	200,004.
Debt	Principal	2,569,491.
	Interest	939,139.
	Leases	910,901.
	New Bond P + I	363,891.
	New Lease P + I	<u>65,500.</u>
		7,498,769.

ARTICLE 17: To see if the Town will vote to raise and appropriate \$90,124 to fund an additional Public Works Driver/Laborer position for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

***Fiscal Note:** This position is proposed to address the gap in plowing coverage created by the State of Maine informing the Town that it will no longer be plowing Route 202. The Town will receive additional Local Roads Assistance Program (“LRAP”) funds based on a rate per lane-mile, which will partially offset these costs.*

ARTICLE 18: To see if the Town will vote to raise and appropriate \$54,660. to fund an additional Police Officer position starting halfway through the Fiscal Year, to assist with traffic enforcement duties, as recommended by the Windham Town Council.

***Fiscal Note:** The Police Department currently operates with staffing levels that limit proactive traffic enforcement where officers primarily respond to calls for service, leaving little time for dedicated enforcement in identified problem areas. The initiative aims to reduce traffic crashes, improve public safety, and enhance community satisfaction through evidence-based policing. This traffic enforcement position is budgeted to start halfway through the Fiscal Year. In Fiscal Year 2027-2028, the estimated full year cost of this position, including benefits, would be approximately \$119,301.*

ARTICLE 19: To see if the Town will vote to raise and appropriate \$84,261 to fund Windham’s share of the Regional Per-Diem Paramedic program, as recommended by the Windham Town Council.

ARTICLE 20: To see if the Town will vote to raise and appropriate a \$550,765 to fund the Recreation Program & Age Friendly Funds for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 21: To see if the Town will vote to raise and appropriate \$2,715,324 to fund the North Windham & South Windham Sewer Funds for the 2026-2027 Fiscal Year, as recommended by the Windham Town Council.

ARTICLE 22: To see if the Town will vote to authorize the Town Council to appropriate such funds from the Town's TIF Accounts for approved project costs, as defined in 30-A M.R.S. § 5225 and as further specified in each TIF district approved by the State of Maine, included within the Town's approved TIF Development Programs, as the Town Council deems to be in the best interests of the Town.

ARTICLE 23: To see if the Town will vote to appropriate up to \$2,000,000 from Unassigned Fund Balance as a bridge loan to fund additional costs associated with the expansion of public sewer in North Windham, including but not limited to connection costs, conveyance costs, and other associated expenditures, as recommended by the Windham Town Council. The bridge loan is to be repaid with TIF revenues over multiple years and will not affect the Town's operating budget or tax rate.

ARTICLE 24: To see if the Town will vote to: 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of up to \$3,125,000 to finance the Town's grant match portion of the MDOT North Windham Moves Project, including the costs of planning, design, permitting, construction, utilities, site work, paving, landscaping, or improvements necessary in connection with the construction of said project, with the dates, maturities, denominations, interest rate(s), payments, premiums, calls for redemption, with or without premium, form, and other details of such borrowing to be determined by the Town Council; 2.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 3.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing borrowing on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a *yes* vote.

The Finance Committee recommends a *yes* vote.

Fiscal Note: *The total cost of the foregoing project is \$31,250,000, which includes \$25,000,000 in Federal grants, \$3,125,000 in State grants, and a \$3,125,000 required Town match. The total debt service for this borrowing is estimated to be \$3,125,000, of which the total principal to be repaid is \$3,125,000 and the total interest to be paid is \$1,149,262 at an estimated interest rate of 3.5% over a term of 20 years. The Town expects to pay all of the debt service on these bonds (\$3,125,000) through Tax Increment Financing Revenue or Impact Fees.*

(Article represents no mil rate increase due to sources of payment referenced above)

ARTICLE 25: To see if the Town will vote to: 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of up to \$465,000 to finance the costs of the purchase of a new Fire Department Ambulance (FR-2030-005) and related equipment, with the dates, maturities, denominations, interest rate(s), payments, premiums, calls for redemption, with or without premium, form, and other details of such borrowing to be determined by the Town Council; 2.) appropriate the

proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 3.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing borrowing on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a *yes* vote.

The Finance Committee recommends a *yes* vote.

Fiscal Note: *The total debt service for this borrowing is estimated to be \$465,000, of which the total principal to be repaid is \$465,000 and the total interest to be paid is \$89,579 at an estimated interest rate of 3.5% over a term of 10 years.*

(Article represents a total mil rate increase of .01 – This is equivalent to a tax increase of roughly \$4.50 on a \$450,000 home)

ARTICLE 26: To see if the Town will vote to: 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of up to \$315,000 to finance the costs of the purchase of Public Works Dump Truck #11 (PW-2026-002) and related equipment, with the dates, maturities, denominations, interest rate(s), payments, premiums, calls for redemption, with or without premium, form, and other details of such borrowing to be determined by the Town Council; 2.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 3.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing borrowing on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a *yes* vote.

The Finance Committee recommends a *yes* vote.

Fiscal Note: *The total debt service for this borrowing is estimated to be \$315,000, of which the total principal to be repaid is \$315,000 and the total interest to be paid is \$60,683 at an estimated interest rate of 3.5% over a term of 10 years.*

(Article represents a total mil rate increase of .01 – This is equivalent to a tax increase of roughly \$4.50 on a \$450,000 home)

ARTICLE 27: To see if the Town will vote to: 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of \$2,200,000 to finance the design, engineering, construction, and analyses of operations and assessments for a new sewer system to serve the RSU 14 Campus (High School, Middle School and Windham Primary), Town Hall (School Road), and the Public Works Department (Windham Center Road), with the dates, maturities, denominations, interest rate(s), payments, premiums, calls for redemption, with or without premium, form, and other details of such borrowing to be determined by the Town Council; 2.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; 3.) authorize the Town Council to approve the execution of one or more agreements with the Portland Water District in connection with the financing, construction, ownership, operation, and maintenance of said sewer system, on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a *yes* vote.
 The Finance Committee recommends a *yes* vote.

***Fiscal Note:** Part 5 of Article 21 from the June 15, 2024 Town Meeting approved the appropriation of up to \$2,200,000 of Tax Increment Financing (“TIF”) revenues to fund a portion of the design, engineering, construction, and analyses of operations and assessments of the sewer system. Instead of paying a lump sum of \$2,200,000, this article would repeal and replace the previous appropriation of \$2,200,000 of TIF revenue in that article and authorize the issuance of general obligation bonds in the same principal amount with debt service payments to be funded by TIF revenues. The Town may finance the foregoing sewer project through the Maine Clean Water State Revolving Loan Fund (“CWSRF”) in the principal amount of \$2,200,000 at an estimated interest rate of 2% over a term of 30 years. The total debt service for this borrowing is estimated to be \$2,882,482, of which the total principal to be repaid is \$2,200,000 and the total interest to be paid is \$682,482. In the event the Town does not finance the project through the CWSRF, the Town is authorized to issue a general obligation bond in the principal amount of up to \$2,200,000 at then prevailing interest rates.*

(Article represents no mil rate increase due to sources of payment referenced above)

Financial Statement Relating to Article 24-27:

1. Total Town Indebtedness:

a. Bonds outstanding and unpaid:	\$ 24,912,400.
b. Bonds authorized and unissued:	\$ 7,832,414.
c. Bonds to be issued if these questions are approved:	\$ 6,105,000.
Total:	\$ 38,849,814.

2. Estimated Costs:

At an estimated maximum interest rate of 3.5% and with an estimated maximum term of thirty (30) years, the estimated cost of this bond issue will be:

Total Bond Principal:	\$ 6,105,000.
Total Estimated Interest:	\$ 1,982,006.
Total Estimated Debt Service:	\$ 8,087,006.

Estimated Annual Payments: Ranges from \$312,527 to \$480,485.

3. Validity: The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Robert J. Burns
Town Manager, Treasurer
Town of Windham

The Registrar of Voters gives notice that the Board will be in session from 4:00 p.m. to 7:00 p.m. on Thursday, June 4th, 2026 for the purpose of registering voters.

Given under our hands this 26th day of May, 2026.

Members of the Windham Town Council

