

# WARRANT

*for*

## ANNUAL TOWN MEETING



**TO:** Constable, Town of Windham, County of Cumberland

**GREETINGS:** In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Windham in said County, qualified by the law to vote in Town affairs, to meet at the Windham Town Hall Gym, 8 School Road in said Town, Saturday, June 15, 2024 at 10:00 in the forenoon and there to act on the following articles:

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

*Reference Note: If Articles 2 through 7 are approved as recommended by the Windham Town Council, the amount raised by local property tax for municipal services will be \$15,461,107 for fiscal year 2024-2025.*

**ARTICLE 2:** To see if the Town will vote to appropriate \$4,000,000 of anticipated excise tax receipts against the fiscal year 2024-2025 total Municipal Budget as approved by the Windham Town Council.

**ARTICLE 3:** To see if the Town will vote to appropriate \$521,621 in recreation program fees to the Recreation Program Fund during fiscal year 2024-2025 as approved by the Windham Town Council.

**ARTICLE 4:** To see if the Town will vote to appropriate \$904,080 in user fees against the operations of the South Windham Sewer Fund during fiscal year 2024-2025 as approved by the Windham Town Council.

**ARTICLE 5:** To see if the Town will vote to accept and appropriate \$12,672,163 of miscellaneous 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 against the total Municipal Budget for fiscal year 2024-2025 as approved by the Windham Town Council.

**ARTICLE 6:** To see if the Town will vote to appropriate \$1,400,000 from unassigned fund balance against the total Municipal Budget for fiscal year 2024-2025 as approved by the Windham Town Council.

**ARTICLE 7:** To see if the Town will vote to raise and appropriate \$15,425,007, and to appropriate \$19,495,964 from Articles 2-6 above, for a total appropriation of \$34,922,971 for the Municipal Budget for fiscal year 2024-2025 as approved by the Windham Town Council.

***Reference Note:** Articles 8 through 18 shall be voted on only if Article 7 is not approved. The foregoing articles will be funded through a combination of taxes raised and other sources of funds as referenced in Articles 2-6 above.*

**ARTICLE 8:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$7,815,439 for General Government, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 9:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$5,166,044 for Public Works Services, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 10:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$3,884,830 for Police Services, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 11:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$3,374,183 for Fire/Rescue Services, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 12:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$1,241,631 for Recreation and Cultural Services, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 13:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$818,712 for Property and Inspection Services, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 14:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$688,912 for Development and Conservation Services, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 15:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$521,307 for Health and Welfare, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 16:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$9,986,212 for Capital, Debt, and Other Charges, as approved by the Windham Town Council, to be funded by a portion of the revenues authorized in Articles 2, 5 and 6 above, and to raise taxes in an amount necessary to fund the remainder of said appropriation.

**ARTICLE 17:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$521,621 for the Recreation Program Fund as approved by the Windham Town Council, to be funded by recreation program fees as referenced in Article 3 above.

**ARTICLE 18:** To see if the Town will vote to authorize a total appropriation for fiscal year 2024-2025 of \$904,080 against the operations of the South Windham Sewer Fund, as approved by the Windham Town Council, to be funded by user fees as referenced in Article 4 above.

**ARTICLE 19:** To see if the Town will vote to authorize the Town Council to transfer any unexpended appropriation balance or portion thereof between general classification of expenditures between any offices, departments or agencies during fiscal year 2024-2025.

**ARTICLE 20:** To see if the Town will vote to authorize the Town Council by resolution to appropriate any and all Tax Increment Financing (TIF) revenues collected in fiscal year 2024-2025, and existing TIF revenues in an amount not to exceed \$2,500,000 that is not otherwise authorized to be appropriated for purposes of the Municipal Budget for fiscal year 2024-2025 as recommended by the Town Council and approved at this Town Meeting on project costs as authorized in the Development Programs of the Town's TIF Districts.

**ARTICLE 21:** 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 \$13,000,000 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; 4.) authorize the Town Council to establish fees and rates related to the use of the system for the purpose of operating the system; 5.) appropriate up to \$2,200,000 of Tax Increment Financing revenues to fund a portion of the design, engineering, construction, and analyses of operations and assessments for said sewer system; and 6.) accept any State or Federal funding that may be awarded to the Town or the Portland Water District and appropriate said funds for the design, engineering, construction, and analyses of operations and assessments for said sewer system.

***Fiscal Note:*** *The Town may finance the foregoing sewer project through the Maine Clean Water State Revolving Loan Fund ("CWSRF") in the principal amount of \$13,000,000 at an estimated interest rate of 1.5% over a term of 30 years, with principal forgiveness of \$1,300,000. The total debt service for this borrowing is estimated to be \$14,560,954.74, of which the total principal to be repaid is \$11,700,000 and the total interest to be paid is \$2,860,954.74. 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 \$13,000,000 at then prevailing interest rates.*

**ARTICLE 22:** To see if the Town will vote to authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of \$4,000,000 to finance additional costs of the design, engineering, construction, and analyses of operations and assessments for a new sewer system to serve North Windham, as previously approved by Special Town Meeting Referendum on June 14, 2022, with the dates, maturities, denominations, interest rate(s) and other details of such borrowing to be determined by the Town Council.

***Fiscal Note:*** *The Town expects to finance the foregoing additional costs of the North Windham sewer project through the the Maine Clean Water State Revolving Loan Fund in the principal amount of \$4,000,000 at an estimated interest rate of 1.5% over a term of 30 years. The total debt service for this borrowing is estimated to be \$4,930,575.27, of which the total principal to be repaid is \$4,000,000 and the total interest to be paid is \$930,575.27.*

**ARTICLE 23:** 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 \$3,785,000 to finance the costs of the following projects: (a) up to \$535,000 for self contained breathing apparatus and equipment; (b) up to \$750,000 for the acquisition and improvement of land located at of Cherry Lane adjacent to Gambo fields; (c) up to \$750,000 for the paving and repair of local roads within Windham; (d) up to \$850,000 for the purchase of a new fire truck Engine 5; (e) up to \$400,000 for construction and improvements to Smith Cemetery; (f) up to \$500,000 for the purchase of Tower3 Ladder21 (with additional grant funds and participation with Town of Gorham to be applied toward the purchase), 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.

***Fiscal Note:*** *The Town expects to finance the foregoing projects through the General Obligation bonds in the principal amount of \$3,785,000 at an estimated interest rate of 4% over a term of 20 years. The total debt service for this borrowing is estimated to be \$5,375,633.30, of which the total principal to be repaid is \$3,785,000 and the total interest to be paid is \$1,590,633.30.*

**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 \$3,500,000 to finance the costs of the design, engineering, planning and construction of a sidewalk and other road improvements along Windham Center Road from the approximate location of Windham High School to Windham Middle School, 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.

***Fiscal Note:*** *The Town expects to finance the foregoing projects through the issuance of bonds in the principal amount of \$3,500,000 at an estimated interest rate of 4% over a term of 20 years. The total debt service for this borrowing is estimated to be \$4,970,863.02, of which the total principal to be repaid is \$3,500,000 and the total interest to be paid is \$1,470,863.02.*

**Financial Statement:** The following financial statement applies to Articles 21, 22 and 23. The issuing of bonds by the Town of Windham is one of the ways in which the Town borrows money for certain purposes. The following is a summary of the bonded indebtedness of the Town of Windham as of the date of this Town Meeting:

Bonds outstanding and unpaid:	\$19,834,200.00
Estimated Interest to be paid on outstanding bonds:	\$ 4,819,162.35
Total principal and interest to be repaid on outstanding bonds:	\$24,653,362.35
Bonds authorized and unissued:	\$ 3,750,000.00
Bonds authorized and unissued	\$ 2,282,395.00
Total additional bonds to be issued if approved by voters:	
Article 21: Sewer Extension Project	\$13,000,000.00
Article 22: Additional for North Windham Sewer Project	\$ 4,000,000.00
Article 23: Capital Projects	\$ 3,785,000.00

Article 24: Sidewalk and Road Improvements	<u>\$ 3,500,000.00</u>
Total principal amount of new bonds to be issued if approved:	\$30,317,395.00
Estimate of potential new interest on such additional bonds:	\$ 9,388,159.68
Total principal and interest to be issued if approved:	\$39,705,554.68

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 on 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 bond issues 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.



Barry A. Tibbetts  
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 13, 2024 for the purpose of registering voters.*

Given under our hands this 14<sup>th</sup> day of May, 2024.

Members of the Windham Town Council



