OFFICIAL BALLOT
Town of Windham, Maine
Referendum Election
November 3, 2026

Instructions to Voters
A. To vote, completely fill in the OVAL to the left of your choice, like this: [INSERT]
B. To have your vote count, do not erase or cross out your choice.
C. If you make a mistake, ask for a new ballot.

Question 1.

Shall the Town approve the charter amendment summarized below, to be effective January 1, 2027?

<u>Summary of Amendment:</u> To amend Article V (Budget) and Article VIII (The Town Meeting) of the Town Charter to:

- Change the method of Town Meeting's voting on the annual budget from an open town meeting to a secret ballot referendum;
- Provide for a special open Town Meeting to be held to consider portions of the annual budget rejected at the secret ballot referendum;
- Authorize the Town Council to choose how to present the budget to voters for approval; and
- Adjust the timeline for the Town Manager to prepare and submit the proposed annual budget to the Town Council for review, to accommodate use of the secret ballot referendum process.

[INSERT] YES

[INSERT] NO

Question 2.

Shall the Town approve the charter amendments reprinted below, to be effective immediately upon adoption?

Article VIII of the Town Charter, entitled, "The Town Meeting," Section 2 entitled, "When action by Town Meeting required" is hereby amended as follows (additions are <u>underlined</u>, deletions are ~~struck through)~~:

Section 2. When action by Town Meeting required.

The annual budget, as provided in Article V and in accordance with Section 5 of this Article; any appropriation of $~~25,000~~500,000 or more in addition to or supplementary to the annual budget appropriation; the issuance of bonds or notes, except notes in anticipation of taxes to be paid within the fiscal year in which issued; shall become effective only after adoption ~~it has been adopted~~ at a Town Meeting ~~by the vote of a majority vote~~ of a majority vote of those present and voting. ~~those present and entitled to vote at such meeting.~~ The Town Meeting shall not increase the amount of any appropriation recommended by the Council and shall not increase the amount of any bond issue above the amount recommended by the Council.

[INSERT] YES

[INSERT] NO

Question 3.

Shall 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 $19,500,000 to finance the costs of rehabilitating the Windham Middle School for use as a community center, including the costs of design, engineering, professional services, site preparation, construction, renovation, operating costs, and other improvements and furnishings as may be required in connection with the 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 project, 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 as may be necessary in connection with the foregoing project and borrowing for said project on terms and conditions as the Town Council deems reasonable and necessary; and 4.) appropriate up to $2,000,000 of the Town's fund balance as the Town Council deems reasonable and necessary to reduce the borrowing amount and directly pay for costs of the project, operating costs of the project, and/or pay for debt service in connection with the project, subject to all applicable regulations related to the use of said funds and the proceeds of the bonds and/or notes issued.

Fiscal Note: *Question represents a total mil rate increase of 37 cents. This impact will be spread over 5 years by utilizing $2,000,000 in fund balance to limit the average annual mil rate impact to roughly 7.4 cents. This is equivalent to an annual tax increase of roughly $33.30 on a $450,000 household, which will continue for five consecutive years. There will be no further tax increase after the fifth year.*

The Town Council recommends a YES vote.

Financial Statement Relating to Question 3:

1. Total Town Indebtedness:
   a. Bonds outstanding and unpaid: $ 24,912,400.
   b. Bonds authorized and unissued: $ 13,937,414.
   c. Bonds to be issued if these questions are approved: $ 19,500,000.

   Total: $ **58,349,814.**

2. Estimated Costs:

At an estimated maximum interest rate of 3.5% and with an estimated maximum term of twenty (20) years, the estimated cost of this bond issue will be:

Total Bond Principal:	$ 19,500,000.
Total Estimated Interest:	$ 7,171,392.
Total Estimated Debt Service:	$ 26,671,392.

Estimated Annual Payments: Ranges from $992,016 to $1,640,391.

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.

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Robert J. Burns
Town Manager, Treasurer
Town of Windham

[INSERT] YES

[INSERT] NO

YOU HAVE NOW COMPLETED VOTING