

**SAMPLE BALLOT
ANNUAL TOWN MEETING
WELLS, MAINE
JUNE 14, 2022**

Instructions to Voters

- ◆ Fill in the oval next to the name of the person you want to choose, like this : ●
- ◆ To vote for a write-in candidate, fill in the oval to the left of the write-in space and write in the person's name.
- ◆ To have your vote count, do not spoil your ballot by erasing or crossing out your choice.
- ◆ If you make a mistake, ask for a new ballot.

<u>SELECTMEN</u> VOTE FOR TWO	<u>FOR WELLS SANITARY DISTRICT TRUSTEE</u> VOTE FOR TWO	<u>KK&W WATER DISTRICT TRUSTEE</u> VOTE FOR ONE
<input type="radio"/> DEFELICE, SCOTT M.	<input type="radio"/> BATCHELDER, JUSTIN R.	<input type="radio"/> OLIVER, THOMAS P.
<input type="radio"/> EKSTEDT, KARL J.	<input type="radio"/> NISKI, ALPHONSE E.	<input type="radio"/>Write-in
<input type="radio"/> GOODINE, JONATHAN E.	<input type="radio"/>Write-in	
<input type="radio"/> JUTRAS, DAVID P.	<input type="radio"/>Write-in	
<input type="radio"/> MACLEOD III, JOHN K.	FOR LIBRARY BOARD OF TRUSTEE VOTE FOR THREE	
<input type="radio"/>Write-in	<input type="radio"/> GIANNETTI, STEPHEN P.	
<input type="radio"/>Write-in	<input type="radio"/> LAPLANTE, ELISE C.	
FOR W/O C.S.D. COMMITTEE TRUSTEE VOTE FOR ONE	<input type="radio"/> MASUCCI, PETER	
<input type="radio"/> ACKERSON, HELENA R.	<input type="radio"/> SCHLEIDERER, ALICE J.	
<input type="radio"/> RATLIFF, TIMOTHY J.	<input type="radio"/>Write-in	
<input type="radio"/>Write-in	<input type="radio"/>Write-in	
	<input type="radio"/>Write-in	

**SAMPLE BALLOT
ANNUAL TOWN MEETING
WELLS, MAINE
JUNE 14, 2022**

Instructions to Voters

- ◆ Fill in the oval to the left of your choice, like this : ●
- ◆ To have your vote count, do not spoil your ballot by erasing or crossing out your choice.
- ◆ If you make a mistake, ask for a new ballot.

- Yes
 - No
- 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 \$5,963,595 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 \$5,621,134.

- Yes
 - No
- 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.

- Yes
 - No
- ARTICLE 5. SALARIES:** Shall the Town vote to raise and appropriate \$10,092,364, and transfer said monies (\$10,092,364) into various department salary lines for municipal employees' salaries and wages during FY 2023 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 \$9,563,715.

- Yes
 - No
- ARTICLE 6. OPERATIONS:** Shall the Town vote to raise and appropriate \$7,112,026, and transfer said monies (\$7,112,026) into various department operation lines as shown on Table 4 of the appendix to the Annual Town Meeting Warrant for the operation of municipal departments and committees during FY 2023?

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 \$6,580,185.

**TURN BALLOT OVER
VOTE BOTH SIDES**

- Yes
- No

ARTICLE 7. POTENTIAL EMPLOYEE-RELATED EXPENSES: Shall the Town vote to appropriate and expend up to \$25,000 from Undesignated Fund Balance (Surplus) for the following:

Retirement Benefit Reimbursement - \$15,000 to fund payment, when necessary, of accrued benefits to employees who are retiring or leaving Town Service; and

Educational Reimbursement Fund - \$10,000 to fund educational course reimbursement in FY'23 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 \$25,000.

- Yes
- No

ARTICLE 8. POTENTIAL TOWN LIABILITIES: Shall the Town vote to appropriate and expend up to \$290,000 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 - \$15,000 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 - \$30,000 to be expended, following a public hearing by the Board of Selectmen, to cover potential shortfalls in the FY'23 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'23 operating budget; and

Shortfall on State Revenue Projected to offset Town Budget Funding - \$40,000 to be used in case 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'23 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 \$285,000.

- Yes
- No

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 \$1,856,467, appropriate \$1,300,000 from the Undesignated Fund Balance (Surplus); appropriate \$312,942 from various CIP Reserve Funds; appropriate \$61,661 from Enterprise funds; and transfer said monies (\$3,531,070) 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 \$2,936,600.

GO TO NEXT BALLOT AND CONTINUE VOTING

**SAMPLE BALLOT
ANNUAL TOWN MEETING
WELLS, MAINE
JUNE 14, 2022**

Instructions to Voters

- ◆ Fill in the oval to the left of your choice, like this : ●
- ◆ To have your vote count, do not spoil your ballot by erasing or crossing out your choice.
- ◆ If you make a mistake, ask for a new ballot.

Yes **ARTICLE 10. CAPITAL EXPENDITURES (Appropriations (Spending) of Fund Monies):** Shall the Town vote to appropriate and expend \$4,541,841 from the Capital Reserve Funds to fund the Capital Expenditures as specified in Table 5 of the appendix to the Annual Town Meeting Warrant?

No

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 \$2,850,000.

Yes **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?

No

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

Yes **ARTICLE 12. GENERAL ASSISTANCE:** Shall the Town vote to appropriate and expend from the Undesignated Fund Balance (Surplus) up to \$45,000 to fund the Town of Wells General Assistance Program?

No

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 \$45,000.

Yes **ARTICLE 13. TOWN CLERK COMPENSATION:** Shall the Town vote to raise and appropriate \$3,250 to increase the Elected Town Clerk's current salary of \$72,220 by 4.50% in FY'23 and to expend \$75,470 for the Town Clerk's compensation in FY'23?

No

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 \$72,220.

Yes **ARTICLE 14. AUTHORIZATION TO LEASE TOWN-OWNED PROPERTY AT 136 POST RD.:** Shall the Town vote: (a) authorize the Board of Selectmen, after a public hearing, to lease the Town-owned property at 136 Post Rd, Wells, ME, (as indentified on Tax Map 105, Lot 12EXE), to the Wells Chamber of Commerce, for a period of not more than three (3) years; (b) negotiate the terms and conditions of said lease; and (c) execute any and all documents necessary for this purpose?

No

Select Board Recommends YES (5 in Favor / 0 Against)

Yes **ARTICLE 15. AUTHORIZATION TO LEASE TOWN-OWNED PROPERTY AT 762 BURNT MILL RD.:** Shall the Town vote to: (a) authorize the Board of Selectmen, after a public hearing, to lease the Town-owned property at 762 Burnt Mill Rd, Wells, ME, (as identified on Tax Map 57, Lot 13EXE) to the Friends of Wells Dog Park for the purpose of creating and maintaining a public dog park for a period of seventy-five (75) years with the right to renew said lease for an additional two (2) renewal periods of twenty-five (25) years each, for a total of one hundred twenty-five (125) years; (b) negotiate the terms and conditions of said lease; and (c) execute any and all documents necessary for this purpose?

No

Select Board Recommends YES (5 in Favor / 0 Against)

**TURN BALLOT OVER
VOTE BOTH SIDES**

Yes **ARTICLE 16. AUTHORIZATION TO LEASE WELLS MARINA:** Shall the Town vote to: (a) authorize the Board of Selectmen, after a public hearing, to lease the Town owned Wells Harbor marina (as identified on Tax Map 131-001C and 131-001C, Lots 001B and 001C for a period of ten (10) years with the right to renew said lease for an additional two (2) renewal periods of five (5) years each, for a total of twenty (20) years; (b) negotiate the terms and conditions of said lease; and (c) execute any and all documents necessary for this purpose?

Select Board Recommends YES (5 in Favor / 0 Against)

Yes **ARTICLE 17. CONVEYANCE OF TWO EASEMENTS TO THE WELLS SANITARY DISTRICT** Shall the Town vote to (1) authorize the Board of Selectmen to convey permanent utility easements and temporary construction easements to the Wells Sanitary District across Tax Map 132, Lot 67.EXE (Eastern Shore Parking Lot at the end of Atlantic Avenue) and Tax Map 137, Lot 1.EXE (Land adjacent to Jetty Lane) for the purposes of constructing and operating a new sewer line and replacing the existing sewer force main; (2) authorize the Board of Selectmen to take all steps necessary to negotiate, review and finalize the easement conveyance; and (3) authorize the Board of Selectmen, after conducting a public hearing, to execute all related documents.

A copy of the preliminary plan is posted and located in Appendix II.

Select Board Recommends YES (5 in Favor / 0 Against)

Yes **ARTICLE 18. CONVEYANCE OF TOWN-OWNED LAND IN EXCHANGE FOR A DRAINAGE EASEMENT:** Shall the Town vote to: (a) convey an approximately 0.24 acre portion of Town-owned land located off Ridge Top Lane (Map 34, Lot 5E-EXE) to Kevin G. and Jennifer A. Rosell, in exchange for being conveyed a drainage easement across the land of the Rosells (Map 34, Lot 5) as necessary to complete the Town's Ridge Top Lane drainage project; and (b) authorize the Board of Selectmen to negotiate and execute any and all documents necessary, including a covenant to prohibit the 0.24 acres or additional road frontage created by the additional 0.24 acres from being used to satisfy any governing dimensional requirements under the Town Code for any future subdivision, division or development of Map 34, Lot 5?

A copy of the preliminary plan is posted and located in Appendix III.

Select Board Recommends YES (5 in Favor / 0 Against)

Yes **ARTICLE 19. ACCEPTANCE AS A TOWN WAY - GRAND TRAIL DRIVE:** Shall the Town vote to accept as a Town Way the way identified as Grand Trail Drive on the plan of subdivision entitled, "Second Amended Subdivision Overall -- Grand Trail Place II," which was approved by the Planning Board on November 19, 2018 and recorded in the York County Registry of Deeds at Book 398, Pages 31-33, upon a positive finding by the Board of Selectmen that it meets all of the criteria set forth in Chapter 201 (Streets and Sidewalks), sections 201-16, 201-22, and 201-37?

A copy of the preliminary plan is posted and located in Appendix IV.

Select Board Recommends YES (5 in Favor / 0 Against)

Yes **ARTICLE 20.** Shall the Ordinance entitled, "An Ordinance to Amend Chapter 145(Land Use) and Chapter 202(Subdivision) of the Code of the Town of Wells to Change the Performance Standards Requirements for Residential Cluster Developments, Density Requirements of Multifamily Developments and Preliminary Plan Requirements for Major Subdivisions" be enacted? A copy of the ordinance is posted together with this warrant as Appendix V and is hereby incorporated by reference.

Select Board Recommends YES (5 in Favor / 0 Against)

Yes **ARTICLE 21.** Shall the Ordinance entitled, "An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Eliminate Sprinkler System Requirements for Medical Marijuana Cultivation and Processing Facilities" be enacted? A copy of the ordinance is posted together with this warrant as Appendix VI and is hereby incorporated by reference.

Select Board Recommends YES (4 in Favor / 0 Against/ 1 Abstention)

GO TO NEXT BALLOT AND CONTINUE VOTING

SAMPLE BALLOT ANNUAL TOWN MEETING WELLS, MAINE JUNE 14, 2022

Instructions to Voters

- ◆ Fill in the oval to the left of your choice, like this :
- ◆ To have your vote count, do not spoil your ballot by erasing or crossing out your choice.
- ◆ If you make a mistake, ask for a new ballot.

- Yes **ARTICLE 22.** Shall the Town of Wells Board of Selectmen be authorized to issue general obligation bonds or notes in the name of the Town of Wells in a principal amount not to exceed \$2,250,000, which bonds or notes may be callable, for the purpose of funding costs of infrastructure projects for the repair and improvement of the Charles West bridge on Bragdon Road, the Bragdon Road culvert, the Newhall Road bridge, and the Coles Hill Road bridge that were not included in the Town's infrastructure bond approved at the July 2020 Town Meeting, with remaining funding to be applied to commencing the Drakes Island bridge project?
- No

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

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

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:	\$16,670,000
Interest to be Repaid on Outstanding Bonds:	\$3,666,169
Total to be Repaid on Bonds Outstanding:	\$20,336,169
Principal Amount of Bonds Authorized But Not Yet Issued:	\$0.00

Project Description and Estimated Costs if Project Receives Voter Approval. This funding will be used to repair and improve Town infrastructure. The \$2,250,000 is estimated as follows: Charles West bridge on Bragdon Road (\$178,000), the Bragdon Road culvert (\$595,000), the Newhall Road bridge (\$595,000), the Coles Hill Road bridge (\$595,000) and Drakes Island bridge to get remaining funds (\$287,000). The following is a summary of the estimated costs involved, at an assumed rate of 3.00% and a bond principal repayment schedule of twenty (20) years.

Bond Principal Amount to Be Issued if Approved:	\$2,250,000
Estimated Cost of Interest if Approved:	\$718,125
Total Estimated Cost if Approved:	\$2,968,125

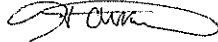
Bonding Limit: The bonding limit of the Town is set forth in 30-A MRSA section 5702, which provides: "No municipality may incur debt which would cause its total debt outstanding at any time, exclusive of debt incurred for school purposes, for storm or sanitary sewer purposes, for energy facility purposes or for municipal airport purposes to exceed 7½% 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 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 7½% 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 would 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 2022 State Valuation of the Town is \$4,053,850,000.

Notes as to Estimates and Validity: When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bond 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.

Jodie Sanborn, Finance Director, Town of Wells

YOU HAVE COMPLETED VOTING

**SAMPLE BALLOT
WELLS-OGUNQUIT COMMUNITY SCHOOL DISTRICT
DISTRICT BUDGET VALIDATION REFERENDUM
WELLS, MAINE
JUNE 14, 2022**



Helena Ackerson
Chair of the Wells-Ogunquit Community School District School Committee

Instructions to Voters

- ◆ Fill in the oval to the left of your choice, like this :
- ◆ To have your vote count, do not spoil your ballot by erasing or crossing out your choice.
- ◆ If you make a mistake, ask for a new ballot.

Question 1: Do you favor approving the Wells-Ogunquit Community School District #18 budget for the upcoming school year that was adopted at the latest Wells-Ogunquit Community School District #18 budget meeting?

- Yes
- No

Question 2: Do you wish to continue the budget validation referendum process in the Wells-Ogunquit Community School District #18 for an additional three years?

- Yes
- No

Informational Note on Question 2

A "YES" vote will require Wells-Ogunquit Community School District #18 to continue to conduct a referendum to validate its annual school budget for the next three years.

A "NO" vote will discontinue the budget validation referendum for at least three years and provide instead that the annual school budget shall be finally adopted at a meeting of the voters of Wells-Ogunquit Community School District #18.

YOU HAVE NOW COMPLETED VOTING