

TOWN OF GRAY
SEPTEMBER 9, 2023 (draft 20230815)
SPECIAL TOWN MEETING WARRANT

Cumberland, SS.

State of Maine

To Britt Barton, Town Clerk of the Town of Gray

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Gray in said County and State, qualified by law to vote in Town affairs, to meet at the Gray / New Gloucester High School on Libby Hill Road in Gray, Maine on Saturday, September 9, 2023, at 9:00 AM, then and there to act upon the following Articles:

Article 1. To choose a moderator to preside at said Special Town Meeting.

Article 2. To see if the Town will vote to accept any Federal, State, and other sources of revenue and to appropriate the same to fund, in part, the line item budgets set forth in Article 3 and Article 5, as recommended by the Town Council.

Article 3. To see if the Town will vote to raise and appropriate \$9,336,912 to fund the FYE 2024 Municipal Budget, as recommended by the Town Council for the following line-item budgets:

(Administration: Clerk, HR, Elections, GA,	
Finance, Code Enforcement, Assessing, Planning,	
Comm. & Info. Tech.)	\$2,003,723
Municipal Expenses	\$1,448,673
Library and Parks & Recreation	\$469,908
Public Safety/Street Lights	\$1,803,722
Public Works	\$3,210,231
Council (legal), Boards and Committees	\$75,703
Law Enforcement	\$284,927
Community Service Agencies	\$40,025
Total Budget FYE 2024	\$9,336,912

(Fiscal Note: If passed, **this article shall only be effective if the voters also pass Article 11** below to increase the so-called LD 1 property tax levy limit.)

Article 4. To see if the Town will vote to raise and appropriate \$10,500 for Town Council compensation for FYE 2024, as recommended by the Town Council.

(Note: This appropriation must be voted on as a separate article, pursuant to Art. II, Sec. 6 of the Town Charter.)

Article 5. To see if the Town will vote to raise and appropriate \$ 2,560,556 to the Capital Reserve Fund for FYE 2024, for the following Capital Projects, as recommended by the Town Council:

Road Resurfacing	\$660,000	
Bridge Repair and Replacement	\$121,000	
Public Works, Town Vehicles & Equipment	\$62,000	
Public Buildings	\$80,100	
Technology	\$157,642	
Library	\$8,000	
Debt Service	\$1,381,814	
Professional Services	\$90,000	
Total Capital Projects FYE 2024		\$2,560,556

Article 6. To see if the Town will vote to appropriate from the TIF Revenue Fund and authorize the Town Council to expend TIF Revenue in an amount not to exceed \$626,753 for Gray Village and related road construction and utilities planning, design, and engineering; stormwater/wastewater systems feasibility studies; and construction of sports fields to supplement Douglass Field, all in accordance with the TIF District Development Program documents, as recommended by the Town Council.

Article 7. To see if the Town will vote to accept and appropriate for their designated purposes all the various Town “enterprise account” funds (e.g., nonmajor special revenue funds, recreation enterprise funds) for FYE 2024, as recommended by the Town Council

Article 8. To see if the Town will vote to authorize the Town Council to dispose of Town-owned personal property with a value of \$100,000 or less and to transfer amounts received from the disposition of Town-owned personal property with a value of \$100,000 or less in the Capital Reserve Fund, and to appropriate funds from the Capital Reserve Fund for capital improvements and projects, as recommended by the Town Council, provided that the Town Council shall hold a public hearing prior to the expenditure of any funds from the Capital Reserve Fund.

Article 9. To see if the Town will vote to authorize the Town Council to accept or reject donations of personal property and/or gifts of money received through fund-raising activities on behalf of the Town’s Recreation Department, the Dry Mills Schoolhouse, the Gray Public Library Association, the Gray Fire Rescue Association, and various Town Committees, and to appropriate the same for their intended purposes, as recommended by the Town Council.

Article 10. To see if the Town will vote to authorize the Town Council to apply for federal, state, and private funds or grants on the Town's behalf and to accept and appropriate such funds or grants for the purpose so received or for any purpose for which the Town has appropriated funds during the period from July 1, 2023, through June 30, 2024, as recommended by the Town Council.

Article 11. To see if the Town will vote to increase the Town of Gray's property tax levy limit established for FYE 2024 by State law to \$55,477 in the event that the municipal budget approved under the preceding articles will result in a tax commitment that is greater than that property tax levy limit, as recommended by the Town Council?

(Approval of the Municipal Budget requires approval of this Article.)

Article 12. To see if the Town will vote to authorize the transfer of the amount in excess of 3/12 of the Town's unassigned general fund balance as of June 30, 2023, not to exceed \$417,000, to the Land Acquisition Reserve Fund, provided that in no event shall the Unassigned General Fund Balance be reduced as a result of such transfer to a level less than 2/12 of the Town's Net Assessment for Commitment;; and to appropriate up to said amounts from the Land Acquisition Reserve Fund for costs associated with infrastructure improvements and acquisition of land necessary to achieve the open space and Gray Village development goals identified in the Town's Comprehensive Plan and the Gray Village Master Plan as the Town Council deems to be in the Town's best interest; provided that the Town Council shall hold a public hearing prior to the expenditure of any funds from the Land Acquisition Reserve Fund.

Article 13. To see if the Town will vote to appropriate the sum of \$596,702 from the funds received by the Town under the Coronavirus State and Local Fiscal Recovery Funds Program (SLFRF) authorized by the American Rescue Plan Act of 2021 (ARPA) for the purposes set forth below, and to authorize the Town Council to expend such amounts consistent with the regulations of the SLFRF Program and this Article.

Radio Hardware-Tower	\$ 230,000.00
Pennell Septic Down Payment	\$ 50,000.00
Sebago Lakes Chamber Request	\$ 8,309.00
Premium Pay Increases	\$ 28,393.00
Radio Tower Additional	\$ 125,000.00
Gray Historical Fire Alarm Panel	\$ 20,000.00
Newbegin/Library Access Control Change	\$ 26,500.00
MSW Drain Line & Alarm	\$ 5,000.00
Library Additional Access Control Doors	\$ 6,000.00
Newbegin Additional Access Control Doors	\$ 6,000.00

Transfer Station Drainage	\$ 15,000.00
GHS Fire Escape	\$ 20,000.00
Public Safety Radios	\$ 8,500.00
New Fuel Pump	\$ 42,000.00
Reserve	\$ 6,000.00

- Article 14. To see if the Town will vote to transfer \$100,000 from the unassigned fund balance (surplus) to the Capital Projects Reserve Fund.
- Article 15. To see if the Town will vote to transfer \$50,000 from the Capital Improvement Reserve Fund to the Land Acquisition Reserve Fund established by Town Meeting in Fiscal Year 2020 and to appropriate up to \$50,000 from the Land Acquisition Reserve Fund, provided that the Town Council shall hold a public hearing prior to the expenditure of any funds from the Land Acquisition Reserve Fund.
- Article 16. To see if the Town will vote to transfer \$20,000 from the unassigned fund balance to the Buildings and Grounds Capital Reserve Fund established by the Town Council in Fiscal Year 2023, and to raise an additional \$10,000 for the Buildings and Grounds Capital Reserve Fund; and to appropriate up to \$30,000 from the Buildings and Grounds Capital Reserve Fund for capital improvements and projects related to Town-owned buildings and grounds.
- Article 17. To see if the Town will vote to transfer \$20,000 from the unassigned fund balance to a Credit Reserve Fund and to appropriate up to \$20,000 from such fund for emergency purposes in the event the Town declares a state of emergency.
- Article 18. Shall the Town vote to authorize the issuance of up to \$1,000,000 in general obligation bonds or notes of the Town to pay and/or reimburse the cost of improvements to the septic system that services multiple buildings on the Pennell Complex and the construction of additional public facilities and programmatic space for the Town Recreation Department and child-care program in the Manual Arts building, said bonds and notes hereby authorized and the proceeds thereof hereby appropriated for said purpose, with the details of such bonding (including provisions that the bonds may be prepaid or subject to call for redemption with or without premium) to be determined by the Town Council?

(Fiscal Note: Total estimated debt service of this bond issue is approximately \$1,156,650.48, of which principal is \$1,000,000 and estimated interest at 5.05% over five years is \$156,650.48.)

FINANCIAL STATEMENT—TOWN OF GRAY: The issuance of bonds by the Town of Gray (the “Town”) is one of the ways in which the Town borrows money for certain purposes. The following summary of the bonded indebtedness of the Town of Gray is as of the date of this Special Town Meeting:

Bonds Now Outstanding and Unpaid	\$ 5,612,130
Interest to be Repaid on Outstanding Bonds	\$ 1,137,870
Total to be Repaid on Bonds Issued	\$ 6,750,000
Additional Bonds Authorized But Not Yet Issued	\$ 0
 Total Additional Bonds to be Issued if Approved by Voters	 \$ 1,000,000
Estimated of Potential New Interest	\$ 156,650.48
Total Additional Bonds to Be Issued and Estimated Interest if Approved by Voters	\$1,156,650.48

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.

The Registrar of Voters is available to accept new registrations and corrections to the voter list at the Municipal Offices at the Henry Pennell Municipal Complex, 24 Main Street in Gray. The Municipal Offices are open Mondays, Tuesdays, and Wednesdays 8:30AM - 4:00PM, and Thursdays 11AM – 6:30PM and Fridays, 8:30AM – 12:00 noon. Proof of residency and identity is required. A person who is not registered is not eligible to vote in the Annual Town Meeting.

{Signatures of Town Council on Next Page}

Municipal Officers of Gray, Maine

Dated at Gray

This 15th day of August, 2023

A true copy.

Attest: _____
Judy Rand, Resident of Gray

Attest: _____
Town Clerk

The warrant shall be posted in the Town offices at least 7 days prior to the Town Meeting.