

Article 1. To choose a moderator to preside at said meeting.

Article 2. To elect the following:

- A. Two (2) Select Board members for a three (3)-year term.
- B. One (1) RSU #2 Board of Directors, for a three (3)-year term.
- C. One (1) RSU #2 Board of Directors, for a two (2)-year term.
- D. One (1) Cumston Hall Trustee, for a three (3)-year term.
- E. One (1) Cumston Library Trustee, for a three (3)-year term.
- F. Two (2) Sanitary District Trustees, for a three (3)-year term.

Article 3. Shall the Town vote to appropriate \$10,000.00 from the Unassigned Fund Balance to fund the Senior Citizen Property Tax Assistance Program which provides refunds up to \$500.00 to those who are 65 years of age and have been a resident of the Town for 10 years?

Select Board Recommends Yes

Article 4. Shall the Town raise and appropriate \$1,420,246.00 for General Government?

Select Board Recommends Yes

Expense Items

Administration	\$ 554,781.00
Assessing	\$ 45,080.00
Code Enforcement	\$ 46,550.00
Committees/Boards	\$ 27,386.00
Elected Officials	\$ 16,729.00
Employee Benefits	\$ 609,907.00
Municipal Buildings	\$ 61,213.00
Risk Management	\$ 68,600.00

Article 5. Shall the Town appropriate \$ 200.00 from the Cumston Prize Fund and raise and appropriate the sum of \$ 56,017.00 for a total of \$56,217.00 for the below listed Community Services?

Select Board Recommends Yes

Expense Items:

Cemetery Care	\$ 37,000.00
General Assistance	\$ 5,000.00
Cumston Prize	\$ 200.00
American Red Cross	\$ 500.00
KVCAP Transportation	\$ 800.00
Family Violence	\$ 1,125.00
Memorial Day Services	\$ 700.00
Spectrum Generations	\$ 2,725.00
Food Bank	\$ 150.00
RCAM	\$ 5,500.00
Kennebec Behavioral Health	\$ 1,000.00
LifeFlight	\$ 1,017.00
NAMI Maine	\$ 500.00

Article 6. Shall the Town authorize the additional donation of municipal employee time and materials for the care of the North Monmouth Beach during the summer swimming season, including lawn mowing, trash removal, sanitary facilities, and the payment of half of the property's liability insurance?

Select Board Recommends Yes

Article 7. Shall the Town raise and appropriate the sum of \$494,317.00 for Law Enforcement/ Police Protection?
Select Board Recommends Yes

Expense Items:

Police Department: \$ 485,900.00
Animal Control: \$ 8,417.00

Article 8. Shall the Town raise and appropriate \$ 208,030.00 for Fire Protection?
Select Board Recommends Yes

Article 9. Shall the Town raise and appropriate \$ 282,022.00 for Public Safety Services?
Select Board Recommends Yes

Expense Items:

Ambulance Services: \$ 107,022.00
Dispatch Services: \$ 105,000.00
Fire Hydrants: \$ 66,000.00
Streetlights: \$ 4,000.00

Article 10. Shall the Town raise and appropriate \$ 137,040.00 for Cumston Hall operating Expenses?
Select Board Recommends Yes

Article 11. Shall the Town raise and appropriate \$ 106,242.00 for the Cumston Public Library?
Select Board Recommends Yes

Article 12. Shall the Town raise and appropriate \$ 8,450.00 for 1856 Academy Building operating expenses?
Select Board Recommend Yes

Article 13. Shall the Town raise and appropriate \$ 133,288.00 for Parks and Recreation Programs?
Select Board Recommends Yes

Article 14. Shall the Town raise and appropriate \$ 1,324,352.00 for Public Works Accounts?
Select Board Recommends Yes

Expense Items

Public Works \$ 871,822.00
Transfer Station \$ 429,030.00
Other Public Works \$23,500.00
• Parking Lot Rent \$100.00
• Milfoil Inspections \$22,900.00
• Woodbury Pond Dam Maintenance \$500.00

Article 15. Shall the Town raise and appropriate \$ 488,652.00 for Debt Retirement and Debt Service?

Explanation: This article appropriates funds to make the payments on debt that has previously been authorized and incurred by the town.

Select Board Recommends Yes

Expense Items:

Debt Retirement \$ 390,356.00
Debt Service \$ 98,296.00

Article 16. To see if the Town will authorize the Select Board, upon a majority vote of the Select Board, to exceed by no more than 10% annually, the amount authorized for each account approved in Article 4 through Article 15 above, so long as the overall amount spent for the sum total of those articles does not exceed the total appropriation approved for those articles.

Select Board Recommends Yes

Article 17. Shall the Town appropriate an amount not to exceed \$56,492.00 to purchase a police cruiser and necessary related equipment for the Police Department to replace the cruiser that was recently totaled in a vehicle accident using \$26,492.00 in insurance proceeds and \$30,000.00 from the unassigned fund balance?

Explanation: This initiative will replace the cruiser recently totaled in a vehicle accident and will use insurance proceeds and the unassigned fund balance to fund the purchase. The equipment in the cruiser was also destroyed so this replacement is more expensive than normal. This initiative will have no impact on the tax rate.

Select Board Recommends Yes

Article 18. Shall the Town vote to authorize the Select Board to enter into a three-year purchase agreement for a police cruiser for the Police Department and raise and appropriate \$18,500.00 for the first annual payment?

Explanation: This initiative will replace a 2016 cruiser with nearly 170,000 miles that is beyond its useful life. This cruiser was scheduled to be replaced last year.

Select Board Recommends Yes

Article 19. Shall the Town vote to authorize the Select Board to enter into a lease purchase agreement for the purpose of financing the purchase of a medium sized commercial plow/dump truck and raise and appropriate \$45,000.00 for the first annual payment?

Explanation: This initiative will replace a 2016 1-ton plow/dump truck with a mid-sized commercial plow/dump truck. The vehicle is beyond its useful life, is proving to be unreliable, and is beginning to incur significant repair costs. This midsize commercial truck will be adequate for plowing in-town plow routes and will be more economical to run during the summer months for routine maintenance activities. If this initiative is approved, it is anticipated that another plow/dump truck will not need to be replaced until 2029 when the 2010 plow/dump truck will be 19 years old.

Select Board Recommends Yes

Article 20. Shall the Town appropriate an amount not to exceed \$50,000.00 from the unassigned fund balance for the purchase of a used pickup truck for the Public Works Department?

Explanation: The funding for this initiative is from the Federal Emergency Management Agency ("FEMA") and Maine Emergency Management Agency ("MEMA") disaster declaration funding that was received for the December 2023 winter storm. This initiative will have no impact on the tax rate.

Select Board Recommends Yes

Article 21. Shall the Town create a Cumston Hall Building Maintenance Reserve Fund for the purpose of funding improvements and renovations to Cumston Hall and transfer \$15,000.00 from the previously approved HVAC improvement funds for the same?

Explanation: The funding for this initiative comes from funds previously appropriated from American Rescue Plan Act for the HVAC improvements to Cumston Hall. This initiative will have no impact on the tax rate.

Select Board Recommends Yes

Article 22. Shall the town raise and appropriate \$290,000.00 and appropriate an additional \$9,714.00 from the Town of Wales per capita fee for the Transfer Station to fund the Town's capital reserve accounts?

Explanation: The list below shows the sum recommended by the Select Board for each capital reserve account. The purpose of the capital reserve account appropriations is to set aside funds for future infrastructure investment as well as vehicle and equipment expenditures. This reduces and avoids a large, one-time, appropriation for major expenses in the future. Expending money from these accounts is at the discretion of the Select Board.

Fire Department Equipment Reserve	\$ 15,000.00
Police Department Equipment Reserve	\$ 15,000.00
Revaluation Reserve	\$ 10,000.00
Road Maintenance Reserve	\$ 250,000.00
Transfer Station Reserve	\$ 9,714.00

Select Board Recommends Yes

Article 23. Shall the Town appropriate monies from snowmobile registration fees reimbursed to the Town by the Treasurer of the State of Maine (\$6.00 per registration), for the purpose of grooming and maintaining snowmobile trails solely within the municipal limits of the Town of Monmouth?

Select Board Recommends Yes

Article 24. Shall the Town authorize the Select Board to receive taxes from Tax Club members after the payment due date without interest?

Select Board Recommends Yes

Article 25. Shall the Town authorize the Select Board to appropriate an estimated amount of \$750,000.00 from Municipal Revenue Sharing and \$1,412,242.00 of FY2026 non-property tax revenue to reduce the tax commitment?

Select Board Recommends Yes

Article 26. Shall the Town vote to require one-half of the taxes for the 2025-2026 fiscal year due and payable on October 15, 2025 and one-half of the taxes for the 2025-2026 fiscal year due April 15, 2026 and to see if the Town will vote to require the rate per annum of interest set by the Treasurer of the State of Maine (7.50%) be charged on October 16, 2025 and April 16, 2026 on all unpaid taxes, and shall the Select Board be authorized to postpone the due date of taxes and waive interest when the Governor declares a State of Emergency?

Select Board Recommends Yes

Article 27. Shall the Town vote to enact the 2025 Comprehensive Plan as revised through March 31, 2025, said plan to replace the existing Comprehensive Plan (adopted June 12, 2007) in its entirety? (A copy of the 2025 Comprehensive Plan is available for review and inspection online at monmouthmaine.gov/comprehensive-plan and at the Town Office during regular business hours.)

Explanation: The Comprehensive Plan is a State mandated document that sets forward the Town's development goals for the next 10-year period. The plan is required to be updated every 10 years. Without an updated Comprehensive Plan, the Town can lose points on State grant applications or lose eligibility.

Select Board Recommends Yes

- Article 28. Shall an ordinance entitled Park Ordinance, last revised in 2012, be repealed and shall an ordinance entitled Monmouth Beach Ordinance be enacted? Copies of the proposed ordinance are available for inspection at the town office. Select Board Recommends Yes
- Article 29. Shall an ordinance entitled Cumston Public Library Ordinance, adopted June 1, 1996, be amended with the changes proposed by the Cumston Library Trustees in the document dated March 27, 2025? Copies of the proposed amendments are available for inspection at the town office. Select Board Recommends Yes
- Article 30. Shall the Town ratify the adoption of the Third Amendment to the Main Street Omnibus Municipal Tax Increment Financing District and Development Program for said District, as approved by voters at referendum held on June 10, 2025, including the removal of 13.95 acres from the district, identified on Map 40 of the Town's tax maps as a portion of Lots 3 and 3-14 as well as Lots 3-7, 3-8, 3-9, 3-10, 3-11, 3-12, 3-13, 3-15 and Sandy Drive in order to use that property to create the Hillcrest Estates Affordable Housing Tax Increment Financing District and Development Program; and modify the amounts of municipal expenditures as permitted by statute in the Main Street Omnibus Development Program; and authorize the Chair of the Selectboard or his designee to submit to the Commissioner of DECD for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5226(2), the application and such other documentation as may be necessary or appropriate for the final approval of the District and the Development Program, including authorization to make such technical revisions to the District and Development Program, as the Chair of the Select Board, or his designee, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and Development Program by DECD, or for any other reason, so long as such revisions are not inconsistent with the basic structure and intent of the District and the Development Program?
- Explanation: This initiative amends the Main Street Omnibus TIF District by removing the lots listed in the question above totaling 13.95 acres from the Main Street Omnibus TIF District.*
- Select Board Recommends Yes
- Article 31. Shall the Town ratify the adoption of the Hillcrest Estates Affordable Housing Tax Increment Financing District and Development Program for said District, as approved by voters at referendum held on June 10, 2025, which would include 13.95 acres being removed from the Main Street Omnibus Municipal Tax Increment Financing District, with property identified on Map 40 of the Town's tax maps as a portion of Lots 3 and 3-14 as well as Lots 3-7, 3-8, 3-9, 3-10, 3-11, 3-12, 3-13, 3-15 and Sandy Drive; in order to build nine affordable housing units; and further authorizes the Select Board to execute a Credit Enhancement Agreement consistent with the provisions of the District Development Program as presented and approved herein, and to create the accounts and take all the actions described in such agreements; and authorize the Chair of the Selectboard or his designee to submit to the Maine State Housing Authority for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5250-A, the application and such other documentation as may be necessary or appropriate for the final approval of the District and the Development Program, including authorization to make such technical revisions to the District and BALLaDevelopment Program, as the Chair of the Select Board, or his designee, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and Development Program by the Maine State Housing Authority, or for any other reason, so long as such revisions are not inconsistent with the basic structure and intent of the District and the Development Program?

Explanation: This initiative creates an Affordable Housing TIF District using the parcels listed in the question above and in Article 30 totaling 13.95 acres. The intent of the question is to authorize the Select Board to negotiate a credit enhancement agreement to support the development of affordable housing units on Sandy Drive aka Hillcrest Estates.

Select Board Recommends Yes

Article 32. Shall the Town authorize the Select Board to sell and dispose of any real estate acquired by the Town for non-payment of taxes thereon, on such terms as the Select Board deem advisable, and execute a quitclaim deed for such property; said sale(s) shall be conducted by sealed bid, after public notice, except for repurchase by original owner or taxpayer of said property, except that the Select Board shall use the special sale process required by 36 M.R.S.A. §943-C for qualifying property if requested by the former owner(s)?

Select Board Recommends Yes

Article 33. Shall the Town authorize the Select Board to make municipal expenditures based on the latest approved municipal budget, if the proposed budget in whole or part fails to pass, until a proposed municipal budget, in whole or in part, is approved?

Select Board Recommends Yes

Article 34. Shall the Town vote to authorize the Select Board to accept and expend or utilize for its intended purpose on behalf of the Town any grants or funds awarded or paid to the Town by any State or federal agency, grant or other monetary donation from any other public or private entity, organization or individual, and any gift of personal property, and to authorizes the Select Board to apply for such grants, funds or donations where an application is required, or take any other action thereon?

Select Board Recommends Yes

Article 35. Shall the Town vote to authorize the Select Board to dispose of surplus equipment and property through sale or donation of said items?

Select Board Recommends Yes

Article 36. Shall the Town vote to authorize the Select Board to appropriate Tax Increment Financing Revenues from the development program fund of the Tax Increment Financing District for purposes authorized in the District's Development Program?

Select Board Recommends Yes