



**TOWN OF THOMASTON, MAINE
SPECIAL TOWN MEETING WARRANT**

TO: Chris Hansen, a Constable of the Town of Thomaston in the County of Knox, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Thomaston, in the County of Knox, State of Maine, qualified to vote by law in Town affairs, to meet at the **THOMASTON MUNICIPAL BUILDING** at 13 Valley Street in said Town on **TUESDAY, FEBRUARY 4, 2025** at 8:00 AM prevailing time, then and there to act upon article 1 and by secret ballot on article 2 as set out below of the Special Town Meeting Warrant. Polls will open at eight (8) o'clock in the morning and will close at eight (8) o'clock in the evening prevailing time.

And, to notify and warn voters of the Town of Thomaston, in the County of Knox, State of Maine, to reconvene at the **THOMASTON MUNICIPAL BUILDING** in said Town on **WEDNESDAY, FEBRUARY 5, 2025**, at 6:00 PM prevailing time, then and there to act on articles 3 through 7 as set out below:

SECRET BALLOT ARTICLES 1-2

ARTICLE 1: To choose a moderator to preside at said meeting. (Note: The moderator is nominated from the floor.)

ARTICLE 2: Shall the Town vote to appropriate and authorize the Thomaston Select Board to borrow on behalf of the Town, a principal amount not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000) through the issuance of general obligation bonds or notes of the Town of Thomaston, which may be callable bonds or notes, the proceeds to be used for the purpose of financing the building of Fire-EMS Building (the "Project") contingent on receiving \$3.5 million in congressional directed spending matching funds; and further to authorize the municipal officers to accept any state and federal funds which are hereby appropriated for the Project, and to take any and all actions and execute any and all documents, contracts or agreements necessary or convenient to issue the bonds or notes of the Town and to accomplish the Project?

SELECT BOARD RECOMMENDS 5-0

BUDGET COMMITTEE RECOMMENDS 7-0

TOWN OF THOMASTON FINANCIAL STATEMENT

Total Town Indebtedness

Total Debt outstanding and unpaid:	\$4,826,188.66
Total Debt authorized and unissued:	\$1,500,000.00
Total Debt to be incurred if this article is approved:	\$3,500,000.00

TOTAL \$9,826,188.66

Estimated Costs of Proposed Bond

Estimated Interest Rate:	4.6%
Estimated Term:	30 years
Principal to be repaid:	\$3,500,000.00
Estimated interest to be paid over term:	\$3,885,630.82
Total cost of Principal and interest:	\$7,385,630.82

Validity

The validity of the bond and of the voters' ratification of the note and bond 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.



Jodell Benson, Finance Director

EXPLANATION: The proposed Fire-EMS Building is estimated to cost \$7,000,000 and the town would like to apply for half, \$3.5 M of the needed money to come from congressional funding, however, voter approval of the remainder of the money (the \$3.5 M in this article) must be approved by voters before the Town can apply for the congressional funds. Failure to obtain congressional, or other, funds will require bringing this project back to the voters at a future date.

OPEN TOWN MEETING ARTICLES 3-7

ARTICLE 3: To see if the Town will vote to amend Article 4 from the June 12, 2024 Town meeting warrant by removing the requirement that the Town receive "assurance of availability of other funds and grants sufficient to completely fund" the Knox Street rebuild project.

SELECT BOARD RECOMMENDS 5-0

EXPLANATION: At the June 12, 2024, Town meeting the voters approved borrowing \$1,500,000 for the Knox Street Rebuild Project provided grant funds were also obtained. The grant funds request was denied, and no additional source of grant funds has become available. As a result, the Town cannot borrow the needed funds to do this complete project at one time. The project has been split into two phases and if this article is approved the first phase can move ahead. The first phase of the project is the portion of Knox Street from Main Street/Route 1 to Fluker Street.

ARTICLE 4: To see if the Town will vote to sell the real property known as the Butler Cemetery, located on Thomaston Street, Knox County, Maine, also generally depicted as Tax Map 209-010 on the Thomaston Tax Maps, and as first listed in East Lincoln Records in the Knox County Registry of Deeds in Book 2, Page 221 to Lawrence E. Butler for \$18.38?

SELECT BOARD RECOMMENDS 5-0

THOMASTON CEMETERY BOARD OF TRUSTEES 7-0

EXPLANATION: Lawrence E. Butler is a decedent of the Butler family members interred at Butler Cemetery and will establish an irrevocable trust to ensure future care and maintenance of Butler Cemetery.

ARTICLE 5: Shall the 2021 ICC/IRC (International Code Council/International Residential Codes) MUBEC (Maine Uniform Building and Energy Code) and the 2021 Uniform Plumbing Code be adopted?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 6: Shall the Georges River Regional Shellfish Management (GRRSM) Ordinance be amended?

SELECT BOARD RECOMMENDS 5-0

GRRSM BOARD RECOMMENDS 5-0

ARTICLE 7: Shall the Chapter 7 Thomaston Land Use Development Ordinance, Section 704.9 Thomaston Fee Schedule be amended?

SELECT BOARD RECOMMENDS 5-0

Given under our hands this 13 day of January in the year of Our Lord Two Thousand Twenty- Five by the vote of the Select Board.

THOMASTON SELECT BOARD:

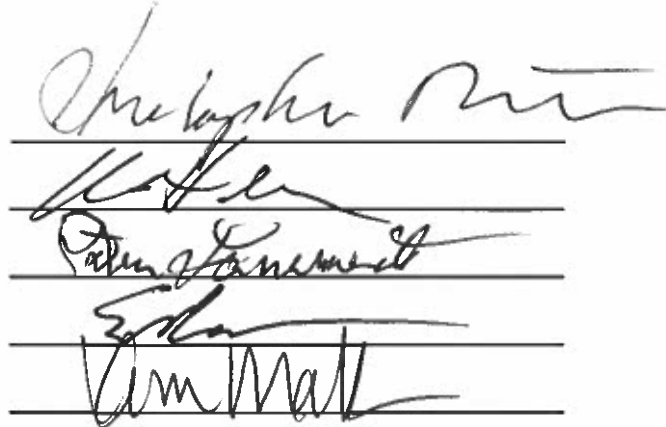
Christopher Rector, Chair

William Hahn, Vice-Chair

Peter Lammert

Sandra Moore

Kim Matthews



The image shows five handwritten signatures, each written on a horizontal line. From top to bottom, the signatures correspond to Christopher Rector, William Hahn, Peter Lammert, Sandra Moore, and Kim Matthews. The signatures are in cursive and vary in style.

A true original of the signed warrant for the Thomaston Special Town Meeting Warrant as certified to me by the Thomaston Select Board.

Joanne Moulton
Joanne Moulton, Thomaston Town Clerk

01/14/2025
Date

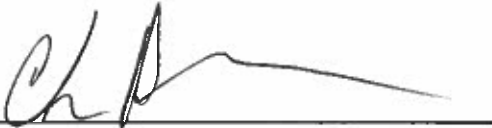
RETURN ON THE TOWN MEETING WARRANT

Thomaston Special Town Meeting Warrant

Thomaston, Maine

Date: January 28, 2025

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the Thomaston Town Office at 13 Valley Street, the Thomaston Post office at 135 Main Street, and Thomaston Grocery at 193 Main Street in said town, being public and conspicuous places in said town, on the 28 day of January 2025 A.D., being at least seven days before the meeting.



Christopher Hansen
Constable of the Town of Thomaston, Maine