

## TOWN OF KENNEBUNKPORT, MAINE

### **Board of Selectmen Agenda December 23, 2020 @ 9:00 AM VIRTUAL MEETING VIA ZOOM ([Instructions](#))**

---

#### **Ways to join this webinar**

Join by **computer or mobile device** and click on <https://zoom.us/j/93833648537>

or go to [ZOOM](#) and enter the **Webinar ID: 938 3364 8537**

By **phone** 1(929) 205 6099 US

Webinar ID: 938 3364 8537

International numbers available: <https://zoom.us/u/adWCMTx9ei>

---

1. Call to Order.
2. Approve the December 10, 2020, selectmen meeting minutes.
3. Accept the \$20 donation from Roberta Sanborn dedicated to the nurses' general account
4. Accept the following donations to the Carol Cook Garden:
  - \$25 from Susan Streiff
  - \$10 from Jane Firth
  - \$30 from Robert Dyer
  - \$35 from James and Cornelia Stockman
  - \$50 from Lynda Bryan
  - \$50 from Barbara Rencurrel
  - \$100 from Allen Daggett
  - \$100 from Tracey O'Roak
  - \$100 from Stanley and Barbara Barwise
5. Other Business.
6. Approve the December 23, 2020, Treasurer's Warrant.
7. Executive Session per MRSA §405-6E for consultation with Town attorney to discuss legal rights and duties.
8. Adjournment.

---

# AGENDA ITEM DIVIDER

---

**Town of Kennebunkport  
Board of Selectmen Meeting VIA Zoom  
December 10, 2020  
5:30 PM**

Minutes of the Selectmen's Meeting of December 10, 2020

**Selectmen attending via Zoom:** Patrick A. Briggs, Allen A. Daggett, Ed Hutchins, Sheila Matthews-Bull, and D. Michael Weston.

**Others attending via Zoom:** Michael Claus, Mindee Goodrum, Werner Gilliam, Eric Labelle, Arlene McMurray, Jen Lord, Michael Claus, Tracey O'Roak, David Powell, Chris Simeoni, Laurie Smith, and others

**1. Call to Order.**

Chair Daggett called the meeting to order at 5:30 PM. He took **roll call** of Selectmen present: Patrick Briggs, Allen Daggett, Edward Hutchins, Sheila Matthews-Bull, and D. Michael Weston.

**2. Approve the November 25, 2020, selectmen meeting minutes.**

**Motion** by Selectman Weston, seconded by Selectman Briggs, to approve the November 25, 2020, selectmen meeting minutes. **Roll Call Vote:** Briggs, Daggett, Matthews-Bull, and Weston. Selectmen Hutchins abstained because he was not at that meeting. **Voted:** 4-0-1. **Motion passed.**

**3. Public Forum (This is an opportunity for anyone who wants to address the Board of Selectmen with any issue that is not on the agenda.).**

There were no comments.

**4. Reappoint Tracey O'Roak to a two-year term as Registrar of Voters.**

**Motion** by Selectman Hutchins, seconded by Selectman Matthews-Bull, to reappoint Tracey O'Roak to a two-year term as Registrar of Voters. **Roll Call Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted:** 5-0. **Motion passed.**

**5. Presentation by Tracey O'Roak of new ecode website.**

Town Clerk Tracey O'Roak has been working on the codification project for the past two years. She said the voters approved the new code at the November election and the ordinances are now reorganized and available on-line. She explained where to find the ordinances on the Town Website.

**6. Consider appointment to the Lighting Committee.**

Todd Morolla applied to membership on the Lighting Committee and the chair recommends him.

**Motion** by Selectman Hutchins, seconded by Selectman Weston, to appoint Todd Merolla to the Lighting Committee for a term expiring in July 2023. **Roll Call Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted:** 5-0. **Motion passed.**

#### **7. Award the bid for the Wastewater engineering services.**

Public Works Director Michael Claus introduced the new engineer Eric Labelle. Mr. Labelle negotiated the hourly rates to more accurately reflect the standard rate shown by other engineers and saved the Town about \$20,000.

Mr. Claus also explained the Wastewater engineering services bid and he, Mr. Labelle, and Chris Simeoni recommended awarding the bid to Woodard and Curran.

**Motion** by Selectman Hutchins, seconded by Selectman Matthews-Bull, to authorize the Town Manager to enter into a contract with Woodward and Curran in the amount of \$143,000 plus \$12,000 in contingency. **Roll Call Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted:** 5-0. **Motion passed.**

#### **8. Kennebunk River Watershed Management Plan presentation.**

Mindee Goodrum, project manager of York County Soil and Water Conservation District, gave a PowerPoint presentation explaining the Kennebunk River Watershed Management Plan. In 2018 the York County Soil and Water Conservation District partnered with Wells Estuarine Research Reserve and was awarded a \$41,000 grant to create this management plan. See Exhibit A for the summary of this plan.

#### **9. Discuss financial forecast for FY22 budget.**

Treasurer Jen Lord gave the financial forecast for FY22 budget that the Board requested. She said the Town's collection rate is on target and revenues are coming higher than expected but not as strong as in 2020. See Exhibit B.

Selectman Weston requested an estimate for the next 15 years in regard to the balloon payment.

The Board would like to keep the budget fiscally conservative as possible while maintaining services. It agreed that the education assessment cannot be changed.

#### **10. Approve the Police Department COVID Memorandum of Understanding**

Chief Sanford gave an update on COVID vaccines since he is also EMA Director. He said the State will give vaccines to hospital staff first and long-term care facilities. The

last phase would be healthy young adults. It could be as long as eight months before everyone will be vaccinated.

This Memorandum of Understanding allows the Police Department to ask for help from a participating agency. This agreement has been reviewed by the town attorney as well as other municipal attorneys. All managers and police chiefs in York County are in support of this agreement.

**Motion** by Selectman Hutchins, seconded by Selectman Matthews-Bull, to authorize the Town Manager to enter the York County memorandum of understanding. **Roll Call Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted: 5-0. Motion passed.**

### **11. Discuss Short-Term Rental Ordinance.**

Chair Daggett asked for input from the Select Board first.

Selectman Weston thinks they received enough public input, and it is now time for the Board to come up with an ordinance that represents some compromise from both sides and to have a public hearing in February so people can see what is going to be on the Town Warrant. He said putting a fair ordinance together and sending it to the voters is like a survey, which some people requested. Also, there was concern about capping. He recommends having a system where if they are capped out, that when an opening becomes available, the next person will get a license. He said they are not attempting to send people out of business and people with short-term rentals will get first choice. He said they need to make sure the violations part is fair, and they are doing the best they can and do not want to shortchange anyone, but to just have rules and regulations. They need to put out a list of smoke detectors and carbon monoxide. He recommended having a self-certification sheet that STR's need to check off on a sheet, and they can do spot inspections later.

Selectman Hutchins likes self-certification because it removes liability. He said they need evidence of short-term rentals.

Selectman Daggett said they can get info from real estate brokers, and VRBO. He suggested giving people with short-term rentals 90 days to sign up before they do caps.

Selectman Hutchins said people could bring in their copy of lodging tax to show they are registered with the state or let realtors sign that in good faith about their short-term rentals. He wants to take the number they get at the end of the process and add 5 percent to the process and keep that going forward.

Selectman Weston wants to come up with a hard number of percentages of houses in town. He also wants STRs to be able to continue.

Mr. Gilliam said data shows that there are 3,000 dwelling units in town. They took out Resort at Goose Rocks in that number because it is a hotel. Also included are properties that have multiple houses on a lot.

Selectman Matthews-Bull asked what happens if someone rents out a property without a license? The Board agreed they need to treat it as a violation, and there may be a fine. It needs to be in the ordinance.

Selectman Matthews-Bull asked what happens if someone who has a license decides not to rent one year, will they keep their license? The Board agrees they can use a license how they want. There will be an annual fee. The Board agreed it cannot make people rent out if they have a license and paid the fees. She added that her motel was restricted from having people from certain states during COVID and does not see any restrictions for STRS. Selectman Hutchins said the Board has the authority to suspend the ordinance depending on state mandate.

Selectman Briggs said he agrees with the Board's recommendations and has nothing else to add.

Ms. Smith said she provided the Board with all of the input she received.

Chair Daggett set ground rules at 5 minutes for audience members to speak.

Below are some of the input received:

- If the purpose of the ordinance is to maintain a quiet enjoyment of neighborhood why not make it pertain to all rentals.
- Make sure things are enforced, such as how many people per bedroom, number of parking spaces.
- People who own short-term rentals do not live in town and therefore cannot vote, so that conflicts with Selectmen Weston's survey.
- Licensing is probably not necessary if all they want to do is make sure neighbors maintain quiet enjoyment of their property.
- Creating a cap in advance creates an anticipated scarcity and transferability will create a gold rush for people to register. Need to know the number of STR's first before they set a cap, which the Board agrees.
- Agrees with self-certification, but not sure about the cap. Many people who own properties do not live here.

- Concerned about capping licenses, and creating an artificial limit of short-term rentals. The ability to buy a home and being a short-term rental allows him to live here.

Below is more input:

- He bought house a couple years ago and spent money to be able to rent, and now he might not be allowed to rent. He could not rent in June because of COVID. He is concerned that he might not be able to rent. He wants the Board to revisit this. He was only going to rent 10% of the time and live in it 90%. He wants to start renting it out next summer.
- Transferability questions. Some want to leave to nieces, nephews, or grandchildren and not sons or daughters. What are usre fees from State of Maine. The Board said it is a sales tax paid by owner to real estate agent.
- Encouraged them to reach out to the Chamber of Commerce to know economic impact.
- The good neighbor policy should apply to all homes.
- Some STRs have low means of income.
- The Kennebunkport Resort Collection advertised and expanded the draw of the town from other towns. That is what changed the nature of the town.
- They need to embrace people from away. It will create a broader community.
- They should include condos in this ordinance.
- They should clarify three primary concerns that the Board wants to address.
- Selectmen Daggett and Hutchins reiterated they are not against short-term rentals. They just do not want the Town saturated with short-term rentals, but have a good mix in the community.
- Selectman Hutchins added that state law does not let them vote here, not the Board.
- Lodging taxes are collected by the realtors on behalf of the owners.
- Realtor would be glad to help give the Board data.

- The real concern is how many homes are owned by people who are not full-term residents and not short-term rentals. How about a cap on homes from people not living here full time. He went to great lengths to follow the rules of the state. rentals needed to confirm that they quarantined or provided a certificate that they are okay. He also made sure his home was safe and cleaned according to CDC Guidelines. Selectman Matthews-Bull opposes STR's because she owns a motel. The nature of our town is 40% of homes are not owned by people who are not full-time residents.
- Selectman Daggett is concerned how many STR's they have and how to regulate. He is not concerned about people not living here full time.
- Selectman Matthews-Bull said residential areas should not be businesses.
- Transferability should apply to all family including a family trust. He encourages short-term rentals to call the state to apply.

#### **Discuss Climate Change Goals.**

Ms. Smith said at the last meeting the Board asked for them to bring forward a shorter list of priorities by which to focus. Werner and she met with Selectman Weston and Karina Graeter to review the items and consider which ones were already gaining traction and attempt to cull down our priorities. She explained that the fewer goals they have, the more progress they can make.

Selectman Hutchins likes planting trees.

Selectman Weston suggested doing visible things like solar. He said they need everyone's input.

Ms. Smith will work on them with the budget and see about solar farm and solar farms

The Board thinks she is headed in right direction.

#### **13. Approve waste hauling permits for 2021.**

**Motion** by Selectman Matthew's Bull, seconded by Selectman Weston to authorize the waste hauling permits for 2021 from Casella-Pine Tree Waste and Waste Management.

**Roll Call Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted:** 5-0.

**Motion passed.**

#### **14. Accept the \$500 donation in honor of Calvin Furman, MD to the nurses' general account.**

**Motion** by Selectman Matthew's Bull, seconded by Selectman Weston to accept the \$500 donation in honor of Calvin Furman, MD to the nurses' general account. **Roll Call**



**Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted:** 5-0.

**Motion passed.**

**15. Accept the \$10,000 donation from the Flynn Family Foundation dedicated to the following accounts.**

- a. \$2500 toward the emergency fuel fund.
- b. \$5,000 toward the emergency food fund.
- c. \$2,500 toward the nurses' general account

**Motion** by Selectman Matthew's Bull, seconded by Selectman Weston to Accept the \$10,000 donation from the Flynn Family Foundation. **Roll Call Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted:** 5-0. **Motion passed.**

**16. Other Business.**

Selectman Matthews-Bull said the KBA has done a good job with Prelude and hopes locals will attend. The KBA and Chamber worked to put Prelude online and on YouTube so everyone can see the events.

Ms. Smith announced that Arlene McMurray is retiring and wished her well. She also announced Carol Cooks retirement events on December 23.

**17. Approve the December 10, 2020, Treasurer's Warrant.**

**Motion** by Selectman Matthew's Bull, seconded by Selectman Weston to approve the December 10, 2020 Treasurer's Warrant. **Roll Call Vote:** Briggs, Daggett, Hutchins, Matthews-Bull, and Weston. **Voted:** 5-0. **Motion passed**

**18. Adjournment.**

**Motion** by Selectman Matthew's Bull, seconded by Selectman Weston to adjourn.

The meeting adjourned at 8:32 PM.

Submitted by Arlene McMurray  
Administrative Assistant

# Exhibit A

## KENNEBUNK RIVER WATERSHED-BASED MANAGEMENT PLAN

Mindee Goodrum

Project Manager, York County Soil and Water Conservation District

### BACKGROUND

- The Kennebunk River has failed to meet state Class B water quality standards for supporting aquatic life and fecal bacteria levels, indicating a need for restorative action
- In 2018 the York County Soil and Water Conservation District, in partnership with the Wells National Estuarine Research Reserve, was awarded a \$41,600 grant to create a Watershed-Based Management Plan for the Kennebunk River Watershed.
  - Funding for this project was provided, in part, by the U.S. Environmental Protection Agency under Section 604(b) of the Clean Water Act. The funding is administered by the Maine DEP in partnership with the U.S. EPA.



Wells National Estuarine Research Reserve  
Wells, Maine • 2004 • 2014



## PURPOSE

- The purpose of this project was to develop a Watershed-Based Management Plan (WBMP) for the Kennebunk River watershed that includes the United States Environmental Protection Agency's (US EPA) nine minimum required elements. Through the completion of this project, we collected information about the watershed's natural resources, and specific nonpoint source (NPS) and bacteria problems, and worked with the communities, town officials and regional partners to develop locally-supported watershed goals, objectives and action strategies for protecting the Kennebunk River and its tributaries. This WBMP was developed to serve as a guide for watershed protection, restoration, and enhancement efforts over the next 10 years.

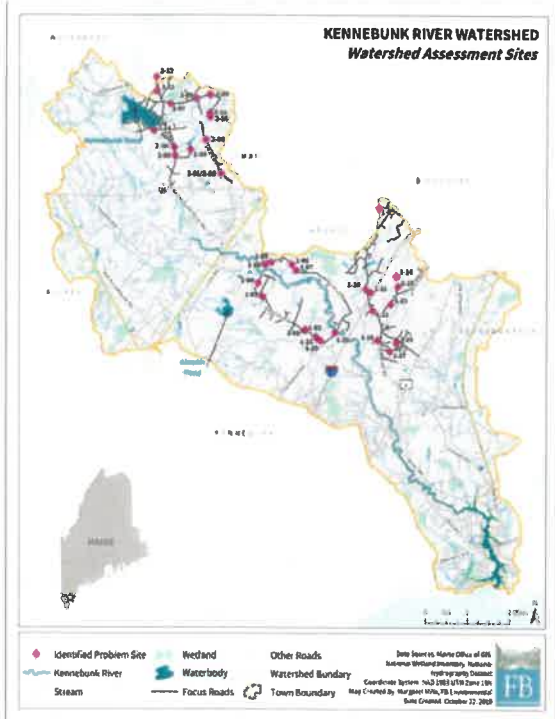
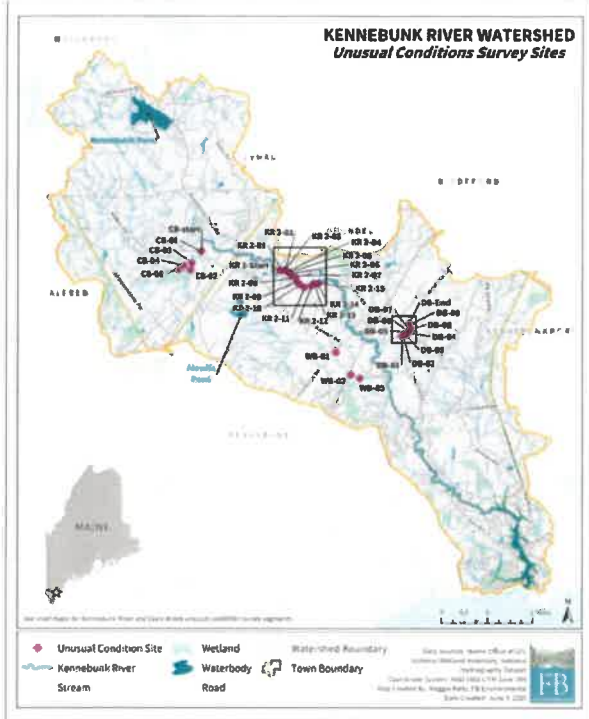


## CONTENTS OF WBMP

- The WBMP presents results from recent and historical monitoring to represent the current state of the water quality and is broken down into subwatersheds so towns can focus on local issues
- Also presents information on potential sources of pollution from watershed survey

Subwatershed	Site #	Dissolved Oxygen	Chloride and SPC	Bacteria	Temperature	Total Phosphorus	Biological Monitoring
Lords Brook	KB-12	Adequate	Good	Very High	Good	High	Mixed (several stations and results)
Carlisle Brook	KB-11	Poor	Good	Very High	Good	High	2010 – Class A
Upper Main Stem – Perkins Ln	KB-05	Good*	Good	Moderately High	Good	-	2000 – Class B 2005 – Class B
Mid Main Stem – Downing Rd	KB-04	Poor	Good	High	Good	-	-
Duck Brook	DB-ET	Poor	Slightly High	High	Good	-	-
Ward Brook	KB-03A	Poor	Slightly High	High	Good	High	2015 – Class A
Mid Main Stem – Route 1	KB-03	Good	Good	High	Warm	High	2015 – Non-attaining 2010 – Class B 2005 – Non-attaining
Lower Main Stem – Durrell's Bridge	KB-02	Poor	-	High	Moderately Warm	-	-
Goff Mill Brook	KB-15	Poor	Slightly High	High	Good	-	-
Estuary Main Stem – Dock Square	KB-01	Adequate	-	Moderately High	Good	-	-

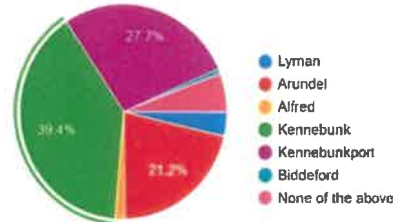
\*Dissolved oxygen readings earlier in the day (prior to 8 AM) should be taken to confirm.



# PUBLIC INPUT

- The public was invited to participate in the development of this plan, especially regarding prioritizing future action items via a survey and online public input sessions in August 2020

In which town do you live?  
137 responses



How likely are you to support the following efforts by your town to reduce and prevent pollution that affects the Kennebunk River?

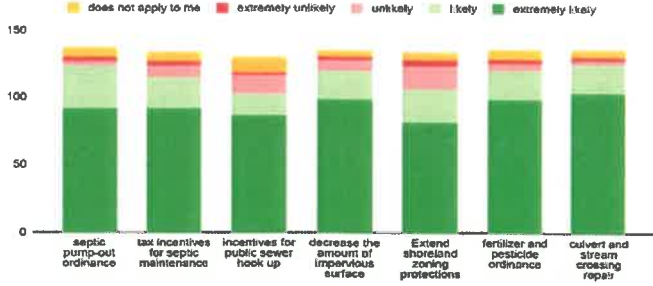


Figure 4-5. The results of the survey for the question "How likely are you to support the following efforts by your town to reduce and prevent pollution that affects the Kennebunk River?"

# NEXT STEPS

- WBMP includes an action plan identifying future actions needed to help the Kennebunk River Watershed return to attaining State Class standards including cost estimates
- Apply for implementation funds (319 grants) to address pollution sites and continue education and outreach efforts to apply the actions identified in the WBMP
  - Want to maintain town involvement
- Adoption of the WBMP by the towns within the watershed is highly recommended to help raise local awareness about the need for restoration efforts and to garner support needed to implement various aspects of the plan.

10-YEAR COST ESTIMATE FOR RESTORING THE KENNEBUNK RIVER (2021 – 2031)		
	Category	Estimated 10-Year Costs
<b>STRUCTURAL</b>		
	Agricultural BMP Implementation	\$262,000 - \$342,500
	In-stream Habitat & Geomorphology	\$62,200 - \$122,500
	Residential, Commercial, and Roadway BMP Implementation	\$120,000 - \$274,500
	Land Conservation & Protection	\$10,000 - \$20,000
<b>NON-STRUCTURAL BMPS</b>		
	Administrative & Funding	In-house
	Education & Outreach	\$7,500 - \$15,000
	In-Stream Habitat and Geomorphology	\$40,000 - \$80,000
	Land Conservation & Protection	\$120,000 - \$180,000
	Residential, Commercial, and Roadway BMP Support	\$50,000 - \$100,000
<b>MONITORING PROGRAM</b>		
	Monitoring	\$157,700 - \$204,200
<b>ESTIMATED TOTAL (10-YR) COST:</b>		<b>\$829,400 - \$1,338,700</b>

Consider incorporating the Kennebunk River Watershed-Based Management Plan into the Town Comprehensive Plans	Incorporate the WBMP into the next round of Comprehensive Plan updates (all Towns have recent comprehensive plans except for Arundel, which was amended most recently in 2016). Create amendments to recent Comprehensive Plans to include protection of the river through adoption of this plan.
--	---

# CONTACT

**Mindee Goodrum**  
 Project Manager, York County Soil and Water Conservation District  
 21 Bradeen Street, Suite 304  
 Springvale, ME 04083  
 (207) 432-3516  
[mgoodrum@yorkswcd.org](mailto:mgoodrum@yorkswcd.org)

# Memo

**To:** Kennebunkport Board of Selectmen  
**From:** Laurie Smith, Town Manager and Jennifer Lord, Treasurer  
**Date:** 12/7/20  
**Re:** Financial Projections

---

As requested, attached you will find the financial projections and analysis for your review as part of the preliminary budget preparation.

#### Summary of reports:

Pink is the Tax Collections Summary showing that our collections rate is on target as compared to this time last year.

Green is the Revenue Forecasting showing that revenues are coming in higher than anticipated as compared to the FY 21 budget, but not as strong as the FY 20 and FY 19 collections.

Yellow is the Existing Debt Service Summary and Future Debt Service for 5M Wastewater Bond showing principal and interest payments due on debt. Note the Balloon payment due in 2025 for the Village Parcel taxable portion – at that time the plan was to re-bond for 20 years.

Lavender is the Fund Balance Historical Chart reflecting the policy of transferring anything over 18% (2 months of expenditures) to the Capital Projects and what the percentage of expenditures would be using projected FY22 – 13.41% (1.5 months of expenditures).

White is the FY 22 Tax Commitment **projection** showing **estimated** increases in expenses in municipal operating and county tax of 3%, education 4%, 16.97% increase in capital and a .80% increase in debt. **These are estimates only and not based on actual requests.** The revenues reflect the lower use of Fund Balance (-\$400,000) and Capital fund balance (-\$225,000), -66.67% and -69.23% respectively. The valuation reflects a conservative increase of 1.0%. Taking all these **estimated projections** into consideration, we are looking at an increase in the mil rate of \$0.58.

### Tax Collection Summary

	FY 18	FY 19	FY 20	11/30/2020 FY 21 to date
Assessed value	1,934,467,170	1,962,639,480	1,983,600,020	2,011,016,700
Tax rate	8.73	8.76	9.45	9.45
Commitment	16,887,898	17,192,722	18,745,020	19,004,108
Supplementals	72,964	0	0	3,828
	16,960,862	17,192,722	18,745,020	19,007,936
less: collections	16,737,017	17,014,268	18,550,328	10,345,629
	223,845	178,454	194,692	8,662,306
Percentage collected	98.68%	98.96%	98.96%	54.43%

Data shows on target for % tax collected FY 21 as compared with FY 20

	Thru November of each year			
	FY 21			FY 20
	Commitment	Collections	Commitment	Collections
	19,007,936	10,345,629	18,745,020	10,180,231
% collected	54.43%		54.31%	

#### Valuation Classifications

Residential	91%
Commercial	9%

Note: some are mixed use and they are classified by their primary use

Average valuation change over the last 3 years 1.30%



Revenue Forecasting							5 mos completed 41.67%
	2019	2020	2020	2021	2021	2022	
	Actual	Budget	Actual	Budget	YTD	Estimated	Notes
Auto Excise	1,053,456	980,000	1,053,420	948,000	465,958	1,000,000	
Boat Excise	15,226	14,600	13,788	14,600	1,860	14,600	majority in spring
State Revenue Sharing	65,462	55,000	107,002	75,000	60,899	75,000	
Homestead Exemption	82,635	89,488	89,488	123,386	91,647	123,386	2nd payment in July
Local Road Assistance	42,256	42,000	43,376	42,000	0	42,000	payment in December
Tree Growth	6,894	5,340	6,468	6,000	6,244	6,000	
Veterans Exemption	2,218	2,200	2,200	2,300	0	2,300	payment in July - A/R
General Assistance	1,008	1,500	684	1,000	0	1,000	
Miscellaneous	0	0	0	0	105	0	
BETE Reimbursement	6,147	6,795	6,837	7,417	0	7,417	payments Jan & April
Rachel Carson Wildlife	4,153	3,550	3,601	3,500	0	3,500	payment in June
Covid 19	0	0	0	0	123,296	0	
RSU COPS Share	97,355	215,913	208,098	223,485	55,552	240,976	staff changes
MDOT Grant	571,498	154,150	257,456	0	0	0	
Interest on Taxes	35,036	27,000	42,176	35,000	12,813	35,000	majority in spring
Lien fees	0	0	0	0	891	0	
Town Clerk Fees	9,205	10,450	8,123	9,000	3,383	9,000	
Dogs	3,906	4,100	3,044	4,000	540	4,000	payments w/registration
Agent Fees	10,713	11,000	13,615	13,000	6,207	13,000	
Building Permits	271,777	285,000	375,566	250,000	228,562	285,000	
Plumbing Permits	23,170	18,000	21,033	15,000	7,090	15,000	
Board of Appeals	612	800	1,373	700	1,741	700	
Planning Board	10,426	14,000	15,131	10,000	11,272	10,000	
Liquor License	4,925	5,350	6,435	4,450	350	4,450	
Victualers Licenses	6,050	6,050	6,050	5,000	0	5,000	renewals in the spring
Parking Violations	58,597	45,000	70,415	25,000	31,437	45,000	
Police Special Detail	7,634	5,500	7,485	4,000	(734)	0	reclassified receipt
Dispatch KLP	5,000	5,000	5,000	5,000	0	5,000	payment in spring
GRB Stickers	152,747	180,000	173,747	112,500	139,054	150,000	
Nurses Fees	1,170	200	27	200	1,552	200	
Shellfish Licenses	900	900	1,025	900	125	900	June issue date
Fire/misc	0	0	0	0	5	0	
Condo conversion	0	0	0	0	750	0	





<b>Existing Debt Service Schedule</b>				
<b>General Fund</b>				
	Principal	Interest	Total Debt Service	Notes
2022	593,061.27	392,198.64	985,259.90	
2023	659,253.33	386,643.84	1,045,897.17	
2024	670,443.89	361,441.66	1,031,885.55	
2025	7,597,226.28	223,199.76	7,820,426.04	Balloon payment due
2026	318,197.67	92,513.87	410,711.54	
2027	319,183.09	80,062.92	399,246.01	
2028	275,000.00	67,535.50	342,535.50	
2029	230,000.00	55,956.00	285,956.00	
2030	125,000.00	48,413.00	173,413.00	
2031	125,000.00	44,088.00	169,088.00	
2032	125,000.00	40,365.00	165,365.00	
2033	125,000.00	36,545.10	161,545.10	
2034	125,000.00	32,584.80	157,584.80	
2035	125,000.00	28,505.40	153,505.40	
2036	125,000.00	24,340.50	149,340.50	
2037	125,000.00	20,115.00	145,115.00	
2038	125,000.00	15,839.70	140,839.70	
2039	125,000.00	11,538.00	136,538.00	
2040	125,000.00	7,209.00	132,209.00	
2041	60,000.00	3,785.10	63,785.10	
2042	60,000.00	1,268.10	61,268.10	
	<u>12,157,365.53</u>	<u>1,974,148.89</u>	<u>14,131,514.41</u>	
<b>Note: Includes the following Debt</b>				
	2003 Sewer SLR maturing in 2024			
	2016 Police Building maturing in 2027			
	2018 Parks & Recreation building maturing in 2028			
	2020 Ocean Ave maturing in 2030			
	2020 VP exempt maturing in 2040			
	2020 VP taxable maturing in 2025			
	2021 Wastewater maturing in 2041			





**Future Debt Service 5,000,000 Wastewater Bond**

**Estimated payment schedule**

FY	Town 60%			Sewer 40%		
	Int	Prin	Total	Int	Prin	Total
23	82,635	0	82,635	33,054	0	33,054
24	164,111	189,217	353,328	65,644	75,687	141,331
25	159,816	193,380	353,196	63,926	77,352	141,278
26	155,267	197,809	353,076	62,107	79,124	141,231
27	150,453	202,477	352,930	60,181	80,991	141,172
28	145,348	207,437	352,785	58,139	82,975	141,114
29	139,927	212,686	352,613	55,971	85,074	141,045
30	134,151	218,279	352,430	53,660	87,312	140,972
31	127,999	224,238	352,237	51,199	89,695	140,895
32	121,459	230,585	352,044	48,584	92,234	140,818
33	114,545	237,317	351,862	45,818	94,927	140,745
34	107,033	244,413	351,446	42,813	97,765	140,578
35	98,708	252,339	351,047	39,483	100,936	140,419
36	89,593	261,066	350,659	35,837	104,426	140,264
37	79,778	270,568	350,346	31,911	108,227	140,138
38	69,322	280,695	350,017	27,729	112,278	140,007
39	58,233	291,480	349,713	23,293	116,592	139,885
40	46,585	302,874	349,459	18,634	121,150	139,783
41	34,338	314,776	349,114	13,735	125,910	139,645
42	21,228	327,368	348,596	8,491	130,947	139,438
43	7,207	340,996	348,203	2,883	136,398	139,281
	2,107,736	5,000,000	7,107,736	843,094	2,000,000	2,843,094



**Future Debt Service Schedule with 5M WW Bond**

**General Fund**

	Principal	Interest	Total Debt Service	Notes
2022	593,061.27	392,198.64	985,259.90	
<b>2023</b>	659,253.33	436,224.63	1,095,477.96	1st yr int only payment
2024	783,974.09	459,908.39	1,243,882.48	
2025	7,713,254.28	319,089.13	8,032,343.41	Balloon payment due
2026	436,883.07	185,674.23	622,557.30	
2027	440,669.29	170,334.59	611,003.88	
2028	399,462.20	154,744.52	554,206.72	
2029	357,611.60	139,912.48	497,524.08	
2030	255,967.40	128,903.68	384,871.08	
2031	259,542.80	120,887.19	380,429.99	
2032	263,351.00	113,240.48	376,591.48	
2033	267,390.20	105,271.93	372,662.13	
2034	271,647.80	96,804.40	368,452.20	
2035	276,403.40	87,729.94	364,133.34	
2036	281,639.60	78,096.43	359,736.03	
2037	287,340.80	67,981.88	355,322.68	
2038	293,417.00	57,433.09	350,850.09	
2039	299,888.00	46,477.91	346,365.91	
2040	306,724.40	35,159.84	341,884.24	
2041	248,865.60	24,387.74	273,253.34	
2042	256,420.80	14,004.94	270,425.74	
2043	204,597.60	4,324.17	208,921.77	
	<b>15,157,365.53</b>	<b>3,238,790.21</b>	<b>18,396,155.73</b>	

Note: Includes the following Debt

- 2003 Sewer SLR maturing in 2024
- 2016 Police Building maturing in 2027
- 2018 Parks & Recreation building maturing in 2028
- 2020 Ocean Ave maturing in 2030
- 2020 VP exempt maturing in 2040
- 2020 VP taxable maturing in 2025
- 2021 Wastewater maturing in 2041
- 2023 Wastewater maturing in 2043**

<b>Future Debt Service Schedule with 5M WW Bond</b>				
<b>Wastewater</b>				
	Principal	Interest	Total Debt Service	Notes
2022	22,393.51	14,502.06	36,895.58	
<b>2023</b>	62,587.93	59,317.35	121,905.28	1st yr int only payment
2024	138,454.73	90,768.16	229,222.89	
2025	117,352.00	87,292.25	204,644.25	
2026	119,123.60	84,510.91	203,634.51	
2027	120,990.80	81,589.11	202,579.91	
2028	122,974.80	78,515.34	201,490.14	
2029	125,074.40	75,274.98	200,349.38	
2030	127,311.60	71,852.45	199,164.05	
2031	129,695.20	68,241.46	197,936.66	
2032	132,234.00	64,443.66	196,677.66	
2033	134,926.80	60,431.28	195,358.08	
2034	137,765.20	56,086.26	193,851.46	
2035	140,935.60	51,336.62	192,272.22	
2036	144,426.40	46,214.29	190,640.69	
2037	148,227.20	40,771.26	188,998.46	
2038	152,278.00	35,038.72	187,316.72	
2039	156,592.00	29,035.27	185,627.27	
2040	161,149.60	22,789.89	183,939.49	
2041	165,910.40	16,258.50	182,168.90	
2042	170,947.20	9,336.62	180,283.82	
2043	136,398.40	2,882.78	139,281.18	
	<b>2,867,749.37</b>	<b>1,146,489.24</b>	<b>4,014,238.62</b>	
<b>Summary of all Future Debt</b>				
<b>FY 2022 forward</b>				
	Principal	Interest	Total	
2003 sewer	169,373.03	7,994.30	177,367.33	
2016 pd	250,741.87	20,404.34	271,146.21	
2018 rec	315,000.00	41,202.00	356,202.00	
2019 Ocean Ave	845,000.00	168,125.00	1,013,125.00	
VP exempt	1,235,000.00	404,625.00	1,639,625.00	
VP taxable	8,210,000.00	884,700.00	9,094,700.00	
2021 wastewater	2,000,000.00	750,493.28	2,750,493.28	
2023 wastewater	5,000,000.00	2,107,735.53	7,107,735.53	
	<b>18,025,114.90</b>	<b>4,385,279.45</b>	<b>22,410,394.35</b>	
	<b>18,025,114.90</b>	<b>4,385,279.45</b>	<b>22,410,394.35</b>	
	-	-	-	

<b>Fund Balance Historical Chart</b>			
		Undesignated Fund Balance	Capital Projects
Fund Balance	FY 16	2,855,514.00	686,893.00
Policy = 18% of	FY 17	3,191,129.00	686,893.00
expenditures =	FY 18	3,526,941.00	336,893.00
2 months of	FY 19	4,102,683.00	386,093.00
expenditures	FY 20	3,920,303.00	786,669.00
transfer per fund balance policy for FY 20		(10,555.40)	10,555.40
budgeted use FY 21		(600,000.00)	(325,000.00)
<b>Projected balance end of FY 21</b>		<b>3,309,747.60</b>	<b>472,224.40</b>
Projected use FY 22		(200,000.00)	(100,000.00)
* FY 22 Projected balance		3,109,747.60	372,224.40
* Fund Balance would be at 13.41% of projected expenditures the equivalent of about 1.5 months			

**FY 22 Tax Commitment**

	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>Projected FY 22</b>	<b>Difference</b>	<b>20 vs 21 % Diff</b>
<b>Municipal</b>						
Operations	6,985,701	7,334,404	7,379,584	7,601,034	221,450	3.00%
Capital	1,423,100	1,301,100	1,196,914	1,400,000	203,086	16.97%
Debt	105,422	627,662	977,466	985,260	7,794	0.80%
Education Assessment	10,372,943	11,249,250	11,447,719	11,905,628	457,909	4.00%
County Assessment	1,135,299	1,143,776	1,150,725	1,185,247	34,522	3.00%
Overlay	76,297	77,014	114,638	114,638	0	0.00%
<b>Total Expenditures</b>	<b>20,098,762</b>	<b>21,733,206</b>	<b>22,267,046</b>	<b>23,191,807</b>	<b>924,761</b>	<b>4.15%</b>
Non Property Tax Revenue	2,432,495	2,607,386	2,277,938	2,455,929	177,991	7.81%
MePers Credit (FY 17 - FY 19)	152,745	0	0	0	0	0.00%
General Use of Fund Balance	225,000	200,000	600,000	200,000	(400,000)	-66.67%
Capital Projects Use of Fund Balance	0	100,000	325,000	100,000	(225,000)	-69.23%
TI- Special Revenue-Recreation	80,000	80,000	60,000	60,000	0	0.00%
TI Trust-Picavet	15,800	800	0	0	0	0.00%
<b>Total Non-Property Tax Rev</b>	<b>2,906,040</b>	<b>2,988,186</b>	<b>3,262,938</b>	<b>2,815,929</b>	<b>(447,009)</b>	<b>-13.70%</b>
<b>Net Municipal Commitment</b>	<b>5,837,225</b>	<b>6,351,994</b>	<b>6,405,664</b>	<b>7,285,003</b>	<b>879,339</b>	<b>13.73%</b>
<b>Net Total Commitment</b>	<b>17,192,722</b>	<b>18,745,020</b>	<b>19,004,108</b>	<b>20,375,878</b>	<b>1,371,770</b>	<b>7.22%</b>
<b>Valuation</b>	<b>1,962,639,480</b>	<b>1,983,600,020</b>	<b>2,011,016,700</b>	<b>2,031,126,867</b>	<b>20,110,167</b>	<b>1.00%</b>
<b>Mil Rate</b>	<b>8.76</b>	<b>9.45</b>	<b>9.45</b>	<b>10.03</b>	<b>0.58</b>	<b>6.16%</b>
<b>Municipal portion of mil rate</b>	<b>2.97</b>	<b>3.20</b>	<b>3.19</b>	<b>3.59</b>	<b>0.40</b>	<b>12.6%</b>
Education portion of mil rate	5.21	5.67	5.69	5.86	0.17	3.0%
County portion of mil rate	0.58	0.58	0.57	0.58	0.01	2.0%



# Exhibit C

December 10, 2020

Thank you for the opportunity to comment at your public meeting of 12/10.

It is disappointing to me that during my period of open comment, I was interrupted with some frequency and ferocity, so I hope you will give more deliberate consideration to my comments submitted in writing.

I have previously stated my agreement that the town should register STRs and take steps to ensure that the properties are maintained to code and ensure that hosts abide by prevailing community standards for noise and reasonable guest behavior. I am not anti-regulation.

Where I disagree with the draft ordinance is in the setting of a cap that will create scarcity in the availability of STR licenses and ultimately make it less desirable and more expensive to move to Kennebunkport.

- As I stated, many, many property owners here are first introduced to our community through their experience as a renter in a short-term rental. STR homes attract newcomers to our community—many of whom ultimately settle here. That is the story of my family and our relocation to Maine. If you want more young couples and families to establish roots here, let them experience our community first-hand as a renter. An arbitrary limit on STRs and a cap that will surely let squatters grab up licenses and sit on them will ultimately diminish the availability of STR rooms and diminish tourist traffic. I would hope that we learned during COVID that having fewer visitors diminishes our town, but perhaps that lesson has not been taken to heart.
- A cap on licenses, with no guarantee that new buyers can get a license, will make home selling and buying here more difficult and less desirable. Some on the board seem to believe it will only deter outsiders, but as a local (Greg) eloquently testified tonight—the ability to generate some level of rental income is a critical determinant as to whether a local can afford a home in Kennebunkport (or make improvements on that home). A cap, and ultimately a waiting list for licenses, will have a negative downstream effect on home sales and will put home buying out of reach for many of the very families that the town seeks to attract. You will push young home buying families that want to live here into other communities. How does that strengthen neighborhoods or incent more year-round residency?

Ours is a tourist town and has always had a large population of seasonal residents. Do we all wish that we had more year-round neighbors? Of course. But the aging demographics of our towns and the exponential rise in home prices are the real root causes of the empty houses that dot our landscape in the Winter months. As I said tonight, the tenants in my house this week are spending money in Kennebunkport during the pandemic. But my many neighbors who call this their seasonal home are spending their dollars in Florida right now. Which do you prefer?

STRs, if reasonably regulated—are an anecdote to these woes. They allow young families to live in our community short-term as renters and experience its charms and allow prospective home buyers to earn critical, supplemental income that makes Kennebunkport more affordable and desirable.

Alex Gramling