

Town of Naples
Town Meeting Warrant / Secret Ballot for the Adoption of the FY 2026-27 Municipal Budget and Other Business

To Jessie Pratt, Resident of the Town of Naples, in the County of Cumberland and in the State of Maine.

In the name of the State of Maine, you are required to notify and warn the inhabitants of the Town of Naples, qualified to vote in Town affairs, to meet at the Lake Region High School on Tuesday, May 12, 2026, at 6:00 p.m., then and there to vote on articles 12 through 60 to wit:

You are also required to notify and warn the inhabitants of the Town of Naples, qualified to vote in Town affairs, to meet at the Naples Town Office on Tuesday, the 19th day of May, 2026 from 8:00 a.m. to 8:00 p.m., to elect all necessary town officers by secret ballot (30-A M.R.S.A Section 2524) and to vote on Articles 1 through 11 to wit:

- Select Board – 2 Seats (3-year term)**
- Planning Board – 1 Seat (3-year term)**
- Planning Board Alternate – 2 Seats (3-year term)**
- Budget Committee – 3 Seats (3 Year term)**
- SAD 61 – 1 Seat (3 Year Term)**

SECRET BALLOT

Article 1: To see if the Town will vote to adopt the 2026 Naples Comprehensive Plan, which updates and replaces the Comprehensive Plan previously adopted in 2006, to serve as the blueprint for future land use, housing, transportation, and economic development in accordance with Maine’s Growth Management Act.

(Copies of the full text of the proposed amendments are available from the Town Clerk)
Select Board Recommends Approval (5-0); Planning Board Recommends Approval (4-0)

Article 2: To see if the Town will vote to amend the Naples Mooring and Waterfront Management Ordinance, specifically by adding new definitions to Section 5 and a new Section 11, Activities in Areas with Known Invasive Plants. To reduce the fragmentation and dispersal of invasives, the proposed new language prohibits locating water-skiing slalom courses in or within 200 feet of known infestation areas, adds related standards and adds inspection and permit requirements. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 3: To see if the Town will vote to amend the Naples Land Use Ordinance, specifically by adding Mixed Use to Section 504.3.b list of permitted uses in the Commercial Zone allowing both residential and commercial uses otherwise allowed in zoning district to be co-located on the same lot. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 4: To see if the Town will vote to amend the Naples Land Use Ordinance Section 507.1, specifically to comply with state statute by allowing Accessory Dwelling Units in the Shoreland Zone and by adding a new local standard requiring a single-family residence in the Shoreland Zone to have twice the minimum lot area to establish an Accessory Dwelling Unit. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 5: To see if the Town will vote to amend the Naples Land Use Ordinance, specifically Section 614, by striking and replacing the word marijuana with the word cannabis wherever it appears to align with Maine state cannabis statute, and adding new language to clarify the existing allowed and prohibited cannabis uses in Naples. No changes to the current allowed or prohibited uses are proposed. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 6: To see if the Town will vote to amend the Naples Land Use Ordinance, specifically Section 400 Definitions, by adding a new definition for Battery Energy Storage System (BESS) Facility and prohibiting BESS facilities in all zoning districts. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 7: To see if the Town will vote to amend the Naples Land Use Ordinance, specifically in Subdivision sections 1007 and 1008, by adding new phosphorous treatment standards and permitting a fee in lieu of full phosphorous treatment for projects treating greater than 60% but less than 100% of the phosphorous load. Fees collected will be directed to a non-lapsing fund dedicated to phosphorus mitigation within the same watershed. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 8: To see if the Town will vote to amend the Naples Land Use Ordinance, specifically Section 700 Signs by adding a new Table 1.1, Types of Signs Permitted by

District and a new Section 712 Residential and Rural District Sign Standards. No changes are proposed to current types of signs allowed or sign standards in the Commercial or Village districts. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 9: To see if the Town will vote to amend the Naples Land Use Ordinance, specifically Section 400 Definitions, by adding a new definition for Farmstands and adding Farmstands as an allowed use in both 504.1 Rural and 504.2 Critical Rural zoning districts. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 10: To see if the Town will vote to amend the Naples Food Sovereignty Ordinance, specifically Sections 3 and 4 by amending the definition of Food or Food Products, adding fruit, eggs, grain or grain products, herbs, seasonings or spices, honey, nuts, and maple products or condiments to the list of food and food products and clarifying that prepared foods items are not included as exempt from regulation. (Copies of the full text of the proposed amendments are available from the Town Clerk)

Article 11: To see if the Town will vote to amend the Naples Land Use Ordinance, specifically Section 107.1, to allow Ordinance Amendments by majority vote at any Town Meeting or referendum and clarifying that amendments to the Official Town of Naples Zoning Map can only be made by a majority vote at the Annual Town Meeting. (Copies of the full text of the proposed amendments are available from the Town Clerk)

ANNUAL TOWN MEETING

ARTICLE 12: To elect a moderator to preside at said meeting.

ARTICLE 13: To see if the Town will vote to adopt the Moderator’s Manual as prepared by the Maine Municipal Association as the parliamentary procedure for the meeting.

ARTICLE 14: To see if the Town will vote to permit municipal administrators or staff, school department administrators or staff, and elected State officials, who are not residents of Naples, to speak as appropriate when recognized by the Moderator.

BUSINESS ARTICLES

ARTICLE 15: To see if the Town will vote to fix the date of October 20, 2026, as the date when the first one-half of taxes shall be due and payable, with interest on the first installment to start after that date, and the date of April 20, 2027, as the date when the second one-half of taxes are due and payable, with interest on the second installment to start after that date and to see if the Town will vote to maintain the 7.0% annual interest rate on unpaid taxes.

ARTICLE 16: To see if the Town will vote to set the annual interest rate to be paid by the Town on abated taxes at 3% and to authorize such interest paid or abatements granted to be appropriated from overlay funds and then, if necessary, from unassigned fund balance (surplus).

ARTICLE 17: To see if the Town will vote, following 36 M.R.S.A. § 506, to authorize the Tax Collector and Town Treasurer to accept prepayment of taxes not yet committed and to pay no interest thereon.

ARTICLE 18: To see if the Town will vote to authorize the Select Board to transfer appropriations among budget lines to avoid any individual budget line appropriations from being over-expended for the fiscal year.

ARTICLE 19: To see if the Town will vote to authorize the Select Board to carry forward, to the 2026-2027 fiscal year, any appropriated but unexpended account balances that remain at the end of the 2025-2026 fiscal year, as they deem to be advisable.

ARTICAL 20: To see if the Town will vote to authorize the Select Board to accept donations offered to the Town when they deem them to be in the Town’s best interest and to authorize the Select Board to appropriate any accepted grants or donations for the purposes stipulated.

ARTICLE 21: To see if the Town will vote to authorize the Select Board to accept donations of **conditional gifts** and money or property in trust offered to the Town when they deem them to be in the Town’s best interest and to authorize the Select Board to

agree to those terms and conditions that may be set as conditions of the gift or trust and to appropriate any accepted donations for the purposes stipulated.

ARTICLE 22: To see if the Town will vote to authorize the Select Board, on behalf of the Town, to apply for State, Federal, and other grants on the Town's behalf for purposes deemed by the Select Board to be in the best interests of the Town; to accept such grants, including, when necessary, the authority to sign contracts and related documents and to accept conditions of approval; and to appropriate such grant funds accordingly.

ARTICLE 23: To see if the Town will vote to authorize the Select Board to sell or otherwise dispose of Town equipment and materials with a value of \$30,000 or less and deemed obsolete or surplus by the Select Board on such terms as they deem proper after the items have first been offered to all Town Departments; to place any sale proceeds in a Capital Reserve Account for the Department that maintains and uses said personal property, and to appropriate said capital reserve funds for the purchase of equipment for said Department.

ARTICLE 24: To see if the Town will vote to authorize the Select Board to retain, sell or dispose of, by any means and upon such terms and conditions as the Select Board deems advisable, any real estate acquired by the Town for non-payment of taxes thereon and to execute such contracts, deeds, and other instruments, and to take such other actions as may in the Select Board's judgment be advisable to effect the sale of such property; to adopt any policies or procedures relating to the same as the Select Board deem advisable.

ARTICLE 25: To see if the Town will vote to authorize the Select Board to execute and deliver release deeds at their discretion to remove from the public record tax lien certificates that have not been discharged through inadvertence.

ARTICLE 26: To see if the Town will vote to authorize the Select Board to enter into property lease agreements for properties owned by the Town of Naples as they deem advisable.

ARTICLE 27: To see if the Town will vote to authorize the Select Board to make final determination regarding the opening and closing of roads to winter maintenance pursuant to 23 MRSA section 2953.

ARTICLE 28: To see if the Town will vote to authorize the Select Board to temporarily borrow from the Town’s Reserve accounts. All borrowed monies will be returned to the appropriate accounts within 60 days of each tax billing cycle.

ARTICLE 29: To see if the Town will vote to authorize the establishment of a reserve fund for legal expenses, and to authorize the Select Board to deposit legal settlements, fees, or appropriations into the fund, and to authorize the Select Board to draw from the fund for the purposes for which it was established.

ARTICLE 30: To see if the Town will vote to authorize the establishment of a reserve fund for employee Healthcare Reimbursement and to authorize the Select Board to draw from that fund for the purposes for which it was established.

ARTICLE 31: To see if the Town will vote to authorize the establishment of a reserve fund for the Recreation Center and to authorize the Select Board to deposit raised and/or allocated and/or donated funds and/or operating revenues into that account and to authorize the Select Board to draw from that fund for the purposes for which it was established.

ARTICLE 32: To see if the Town will vote to authorize the Select Board to draw from reserve accounts and to use those funds for the purposes that those accounts were established.

BUDGET ARTICLES

ARTICLE 33: Whereas, the voters of Naples have approved by referendum on November 4, 2025, \$3,500,000 for the construction of a Recreation Center at Plumber Field, to see if the Town will vote to authorize the Select Board to issue general obligation bonds or notes in the name of the Town of Naples in a principal amount of up to \$2,650,000, which bonds or notes may be made callable, and to appropriate the proceeds of such bonds or notes to pay costs to design, construct, and equip a new Recreation Center at Plummer Field.

Town of Naples Financial Statement

1. Total Town Indebtedness

Bonds outstanding and unpaid:	\$2,545,709.02
Bonds authorized but unissued:	\$0
Bonds to be issued if this Article is approved:	\$2,650,000
Total	\$5,195,709.02

2. Estimated Costs of Proposed Bonds

At an estimated average interest rate of 3.50% per annum for a 10-year term, the estimated costs of this proposed bond issue will be:

Principal:	\$2,650,000
Interest:	\$494,570.59
Total principal and interest:	\$3,144,570.59

Note 1: The revised estimated cost of this project has been reduced from the \$3,500,000 approved on November 4, 2025, to \$3,144,570.59, with the later number including the estimated interest charges. Any costs above and beyond this amount will be covered by grants and donations.

Note 2: The interest accrued on the bond will not be raised from taxes. Instead, it will be paid from the previously allocated Undesignated Funds approved by the voters of the Town at the referendum held on November 4, 2025. It is included in the \$3,144,570.59 listed above.

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above Estimated Costs of Proposed Bonds.

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.

Randy S. Lessard
Treasurer, Town of Naples

ARTICLE 34: To see if the Town will vote to raise by taxation and appropriate \$64,315 to transfer to Capital Reserve Accounts as set forth below with unexpended funds carrying forward into the next fiscal year and being assigned to their respective accounts as listed. (Select Board 5-0-0 and Budget Committee 5-0-0)

Legal Expense Reserves	\$28,000
SCBA Bottle Replacement	\$5,000
Rescue Equipment	\$5,000
Compensated Absences	\$10,000
Town Building Repairs	\$10,000
Cascade System	\$2,500
ES&S Ballot System	\$3,000
FICA / Medicare	\$765
PFML	\$50

ARTICLE 35: To see if the Town will vote to appropriate \$464,000 from the Capital Reserve Accounts for the purposes set forth below with unexpended funds carrying forward into the next fiscal year and being assigned to their respective accounts. (Select Board 5-0-0 and Budget Committee 4-0-1)

Causeway Improvements	\$92,000
Paving / Road Repairs	\$372,000

ARTICLE 36: To see if the Town will vote to appropriate \$6,336 from the ACO Vehicle Capital Reserve to pay down the principal on the ACO Vehicle. (Select Board 5-0-0; Budget Committee 4-0-1)

ARTICLE 37: To see if the Town will vote to transfer funds from the Capital Reserve

Accounts, as set forth below, to the Fire EMS Vehicle Reserve Account, and then appropriate \$382,478 from the Fire EMS Vehicle Reserve Account for the purchase of a new ambulance to replace the 2016 ambulance currently in service. Any funds not used will be deposited back into the Fire EMS Vehicle Reserve Account.

(Select Board 5-0-0; Budget Committee 3-1-1)

RECOMMEND: \$382,478 total appropriation

Raise From Taxes: \$0

Appropriate from Fire EMS Vehicle Reserve = \$249,961

Transfer from Maintenance Vehicle Reserve = \$31,344

Transfer from Marine Safety Boat Replacement Reserve = \$66,173

Transfer from Signage Buyback Reserve = \$10,000

Transfer from Causeway Bathroom Facility = \$25,000

ARTICLE 38: To see if the Town will vote to raise by taxation and appropriate \$5,000 for Capital Improvements.

(Select Board 5-0-0; Budget Committee 5-0-0)

ARTICLE 39: To see if the Town will vote to allocate and appropriate \$52,000 from the Undesignated Fund Balance for Capital Improvements, for the projects listed below.

(Select Board 5-0-0; Budget Committee 5-0-0)

Singer Center Repairs	\$15,000
Open Space Pks	\$12,000
Town Office Upkeep	\$25,000

ARTICLE 40: To see if the Town will vote to appropriate \$442,432 for T.I.F. Funded Projects and Services from the T.I.F. Reserve Fund.
 (Select Board 5-0-0; Budget Committee 1-4-0)

FICA / Medicare / PFML	\$534
4th of July Expenses	\$25,000
Band Concerts	\$6,000
Causeway Maintenance	\$38,000
Information Center	\$7,994
Causeway Mowing and Cleaning	\$29,450
Summer Law Enforcement	\$59,254
Kents Landing Improvements	\$50,000
Events Committee	\$21,200
Rt. 302 and Rt. 11 Intersection	\$200,000
Playground and Basketball Court	\$5,000

ARTICLE 41: To see if the Town will vote to allocate \$279,383 from the Town of Naples Downtown and Waterfront Tax Increment Financing District Development Program Fund for T.I.F. Funded Debt.
 (Select Board 4-0-1; Budget Committee 5-0-0)

ARTICLE 42: To see if the Town will vote to raise by taxation and appropriate \$127,495 for Assessing.
 (Select Board 5-0-0; Budget Committee 5-0-0)

ARTICLE 43: To see if the Town will vote to raise by taxation and appropriate \$670,156 for Administration.
 (Select Board 3-1-1; Budget Committee 0-3-2)

ARTICLE 44: To see if the Town will vote to raise by taxation and appropriate \$8,999 for Boards and Committee.
 (Select Board 5-0-0; Budget Committee 3-2-0)

ARTICLE 45: To see if the Town will vote to raise by taxation and appropriate \$329,365 for Code Enforcement and Planning.
 (Select Board 5-0-0; Budget Committee 5-0-0)

ARTICLE 46: To see if the Town will vote to raise by taxation \$417,516 for Clerk's Office.
(Select Board 4-1-0; Budget Committee 2-3-0)

ARTICLE 47: To see if the Town will vote to raise by taxation and appropriate \$637,177 for Town Maintenance. (Select Board 4-0-1; Budget Committee 3-0-2)

ARTICLE 48: To see if the Town will vote to raise by taxation and appropriate \$16,000 for General Assistance. (Select Board 4-0-1; Budget Committee 5-0-0)

ARTICLE 49: To see if the Town will vote to raise by taxation and appropriate \$648,012 for Sanitation.
(Select Board 4-0-1; Budget Committee 5-0-0)

ARTICLE 50: To see if the Town will vote to raise by taxation and appropriate \$1,571,938 for Fire and Rescue Department.
(Select Board 4-0-1; Budget Committee 4-0-1)

ARTICLE 51: To see if the Town will vote to raise by taxation and appropriate \$69,774 for Marine Safety.
(Select Board 4-0-1; Budget Committee 5-0-0)

ARTICLE 52: To see if the Town will vote to raise by taxation and appropriate \$35,478 for Dispatch.
(Select Board 4-0-1; Budget Committee 5-0-0)

ARTICLE 53: To see if the Town will vote to raise by taxation and appropriate \$99,986 for Animal Control.
(Select Board 4-0-1; Budget Committee 4-0-1)

ARTICLE 54: To see if the Town will vote to raise by taxation and appropriate \$25,000 for Unanticipated Expenses.

(Select Board 4-0-1; Budget Committee 5-0-0)

ARTICLE 55: To see if the Town will vote to raise by taxation and appropriate \$358,202 for General Obligation Debt.

(Select Board 5-0-0; Budget Committee 5-0-0)

ARTICLE 56: To see if the Town will vote to raise by taxation and appropriate \$770,636 for Roads and Highways.

(Select Board 5-0-0; Budget Committee 3-0-2)

ARTICLE 57: To see if the Town will vote to raise by taxation and appropriate \$394,562 for Recreation.

(Select Board 5-0-0; Budget Committee 5-0-0)

ARTICLE 58: To see if the Town will vote to raise by taxation and appropriate \$133,650 for Community Groups and Events.

(Select Board recommends 4-1-0; Budget Committee recommends 5-0-0)

Description	Recommend
Muddy River Snow Seekers	\$2,500
Crosswalk Community Outreach	\$5,000
American Legion Post #155	\$1,000
Naples Historical Society	\$5,150
Naples Public Library	\$95,000
Tricky Pond	\$1,500
Naples Food Panty	\$15,000
Union Church	\$5,000
Sebago Cove Preservation Assoc.	\$1,000
Pleasant Mountain Ski Club	\$2,500

ARTICLE 59: To see if the Town will vote to raise by taxation and appropriate \$64,200 for Outside Agencies. (Select Board 5-0-0; Budget Committee 5-0-0)

Description	Recommend
Through These Doors	\$300
Lake Region Television	\$37,000
Lakes Environmental Association	\$10,000
Life Flight Foundation	\$1,000
RTP Social Services Program	\$800
Senior Congregate Meal Site	\$4,500
Regional Bus Service (Lakes Region)	\$10,000
Day One Youth	\$600

ARTICLE 60: To see if the Town will vote to apply \$2,209,827 in estimated anticipated Revenues and any collected in the fiscal year 2026-27 against the total amount authorized to be raised by taxation.

(Select Board 5-0-0; Budget Committee 5-0-0)

Given under our hands in the Town of Naples, this 13th day of April 2026.

Ted Shane, Chair – Select Board

Colin Bracket, Vice Chair - Select Board

Kevin Rogers, Select Board

Stephen LaPointe, Select Board

Arleen Shepherd, Select Board

A True Copy: Attest

Michelle Thibodeau, Naples Town Clerk

Return on Warrant

Pursuant to the within Warrant, I have notified and warned the Inhabitants of the Town of Naples, qualified to vote, of the time and place of said Town Meeting by posting an attested copy of the warrant at the following locations:

Location	Date	Time
Municipal Building / Town Office		
Naples Post Office		
Naples Public Library		

All being conspicuous public places within the Town of Naples.

Dated at Naples, Maine this 14th day of April 2026.

Jessie Pratt
A Resident of the Town of Naples