

SUDBURY BOARD OF SELECTMEN
TUESDAY, AUGUST 12, 2014
9:00 A.M., THOMPSON CONFERENCE ROOM
FLYNN BUILDING, 278 OLD SUDBURY ROAD

1.	9:00 AM		Call to order by Vice-Chairman
2.		Vote/ Sign	Vote to sign the State Primary Election Warrant for posting by a constable no later than September 2, 2014, as requested by Rosemary Harvell, Town Clerk.
3.		Vote/ Sign	Vote to sign the Warrant for the Special Town Meeting on September 4, 2014. The Warrant is scheduled to go to the printer on August 12, 2014 (for posting and delivery to residents no later than August 21, 2014, two weeks prior to the Meeting).
4.		Vote/ Sign	Vote to sign Warrant for the Special Town Election on September 9, 2014. The Warrant is scheduled to go to the printer on August 12.

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

AGENDA REQUEST - Item # 2

BOARD OF SELECTMEN

Requestor's Section:

Date of request: *July 11, 2014*

Requestor: *Town Clerk*

Action requested: *Signing of the State Primary Election Warrant by the Board of Selectmen for posting by the constable no later than September 2, 2014.*

Financial impact expected: *None*

Background information:

Recommendations/Suggested Motion/Vote: *Vote to sign the State Primary Election Warrant for posting by the constable no later than September 2, 2014*

Person(s) expected to represent Requestor at Selectmen's Meeting:

N/A

Selectmen's Office Section:

Date of Selectmen's Meeting: *August 12, 2014*

Board's action taken:

Follow-up actions required by the Board of Selectmen or Requestor:

Future Agenda date (if applicable):

Distribution:

Town Counsel approval needed?	Yes ()	No ()
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COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

WARRANT FOR 2014 STATE PRIMARY

SS. Middlesex

To the Constables of the Town of SUDBURY

GREETING:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said town who are qualified to vote in State Election to vote at

**PRECINCTS 1, 1A, 2, & 5 – FAIRBANK COMMUNITY CENTER
40 FAIRBANK ROAD**

**PRECINCTS 3 & 4 – TOWN HALL
322 CONCORD RD**

on **TUESDAY, THE NINTH DAY OF SEPTEMBER, 2014**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

- SENATOR IN CONGRESS. FOR THIS COMMONWEALTH
- GOVERNOR. FOR THIS COMMONWEALTH
- LIEUTENANT GOVERNOR. FOR THIS COMMONWEALTH
- ATTORNEY GENERAL. FOR THIS COMMONWEALTH
- SECRETARY OF STATE FOR THIS COMMONWEALTH
- TREASURER AND RECEIVER GENERAL. FOR THIS COMMONWEALTH
- AUDITOR. FOR THIS COMMONWEALTH
- REPRESENTATIVE IN CONGRESS. THIRD DISTRICT
- REPRESENTATIVE IN CONGRESS. FIFTH DISTRICT
- COUNCILLOR. THIRD DISTRICT
- SENATOR IN GENERAL COURT. THIRD MIDDLESEX DISTRICT
- SENATOR IN GENERAL COURT. MIDDLESEX AND WORCESTER DISTRICT
- REPRESENTATIVE IN GENERAL COURT. THIRTEENTH MIDDLESEX DISTRICT
- DISTRICT ATTORNEY. NORTHERN DISTRICT
- REGISTER OF PROBATE. MIDDLESEX COUNTY

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this _____ day of _____, 2014.

SELECTMEN OF SUDBURY

I have served this warrant by posting attested printed copies thereof at the Town Hall and such other places as the Selectmen deem appropriate but not less than 3 in each precinct and not less than 15 in the Town, at least 7 days before the time appointed for said meeting.

_____, 2014.
Constable (month and day)

Warrant must be posted by **September 2, 2014**, (at least *seven days prior* to the **September 9, 2014** State Primary).

AGENDA REQUEST – Item #3

BOARD OF SELECTMEN

Requestor's Section:

Date of request: July 23, 2014

Requestor: Patty Golden

Action requested (Who, what, when, where and why):

CONSENT CALENDAR

Review and sign the Warrant for the Special Town Meeting on September 4, 2014.

Financial impact expected: N/A

Background information (if applicable, please attach if necessary):

The Warrant is scheduled to go to the printer on August 13, 2014 (for posting and delivery to residents no later than August 21, 2014) two weeks prior to the Meeting.

Recommendations/Suggested Motion/Vote: Vote to sign the Warrant for Special Town Meeting on September 4, 2014.

Person(s) expected to represent Requestor at Selectmen's Meeting: None

Selectmen's Office Section:

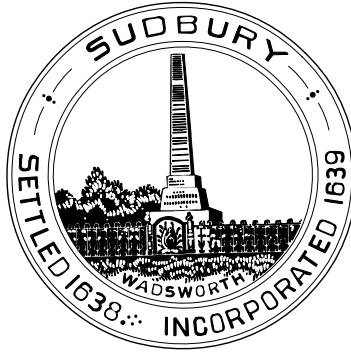
Date of Selectmen's Meeting: August 12, 2014

Board's action taken:

Follow-up actions required by the Board of Selectmen or Requestor:

Town Counsel approval needed? Yes () No ()

**Town of Sudbury
Massachusetts**



OFFICIAL WARRANTS
SPECIAL TOWN MEETING

THURSDAY, SEPTEMBER 4, 2014 7:30 P.M.
Lincoln-Sudbury Regional High School Auditorium

If you are not a registered voter in the Town of Sudbury, the Town Clerk will have extended voter registration hours from 9 a.m. – 8 p.m. on August 25, 2014 (deadline for registering to vote at the Special Town Meeting).

SPECIAL TOWN ELECTION
TUESDAY, SEPTEMBER 9, 2014
Polls Open 7:00 A.M. to 8:00 P.M.

Precincts 1, 1A, 2 & 5
Fairbank Community Center, Fairbank Road

Precincts 3 & 4
Sudbury Town Hall, Concord Road

If you are not a registered voter in the Town of Sudbury, the Town Clerk will have extended voter registration hours from 9 a.m. – 8 p.m. on August 20, 2014 (deadline for registering to vote at the Special Town Election).

(including but not limited to: 10 feet in width, having a rolled stone dust finish surface, ADA compliant access points, 2 foot flexible shoulders, and safe road crossings). We are asking the Board of Selectmen to develop a greenway style rail trail along this stretch of ROW as part of a phased trail development in Sudbury. Greenway style rail trail development is town driven and would be permitted and constructed under Sudbury Town Bylaws.

BOARD OF SELECTMEN POSITION: The Board of Selectmen will report at the Special Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at the Special Town Meeting.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least fourteen days before the time appointed for said meeting.

Hereof fail not and make due return by your doing thereon to the Town Clerk at or before the time of meeting aforesaid.

Given under our hands this twelfth day of August, two thousand and fourteen.

SELECTMEN OF SUDBURY:

Charles C. Woodard

Lawrence W. O'Brien

Robert C. Haarde

Leonard A. Simon

Patricia A. Brown

AGENDA REQUEST – Item #4

BOARD OF SELECTMEN

Requestor's Section:

Date of request: July 23, 2014

Requestor: Patty Golden

Action requested (Who, what, when, where and why):

CONSENT CALENDAR

Review and sign the Warrant for the Special Town Election on September 9, 2014.

Financial impact expected: N/A

Background information (if applicable, please attach if necessary):

The Warrant is scheduled to go to the printer on August 13, 2014.

Recommendations/Suggested Motion/Vote: Vote to sign the Special Town Election on September 9, 2014.

Person(s) expected to represent Requestor at Selectmen's Meeting: None

Selectmen's Office Section:

Date of Selectmen's Meeting: August 12, 2014

Board's action taken:

Follow-up actions required by the Board of Selectmen or Requestor:

Town Counsel approval needed? Yes () No ()

**TOWN OF SUDBURY
SPECIAL TOWN ELECTION WARRANT**

Commonwealth of Massachusetts
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS: In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town Elections, that voters residing in Precincts 1, 1A, 2 and 5 should meet at the Fairbank Community Center and voters residing in Precincts 3 and 4 should meet at the Town Hall in said Town on Tuesday, September 9, 2014, at seven o'clock in the forenoon; then and there to vote on the following ballot question:

BALLOT QUESTION

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to provide additional funding to construct a new Police Department Headquarters and appurtenant structures on Town-owned land adjacent to the existing Fire Headquarters including borrowing costs and expenses?

YES _____ NO _____

SUMMARY: The 2014 September Special Town Meeting will include an article for the expenditure of supplementary funds not to exceed Seven Hundred Thousand and no/100 Dollars (\$700,000.00) for construction of the new Police Department Headquarters approved at the 2014 Annual Town Meeting.

This ballot question seeks to exclude from the Proposition 2 ½ levy limit the principal and interest to pay for the additional funds, which may be necessary to pay for the project. The project has been advertised for bidding. Professional estimators have advised that the construction market is in an upswing concluding that the bids received will be higher than anticipated. The bids will be received on or about August 20, 2014, after this warrant is printed but before the Town Meeting. If some or all of the funds are not necessary they will not be appropriated at the Special Town Meeting. The bids will be the determining factor for the amount of additional funding to be requested at the Special Town Meeting. If this debt exclusion receives approval via this ballot and Town Meeting subsequently appropriates all or some of the \$700,000.00, permanent bonding will be obtained at the conclusion of the project based on actual expenditures.

If all of the supplementary funds are appropriated at the Special Town Meeting the estimated impact on the tax rate of this component (\$700,000.00) is: \$0.01 per \$1,000 assessed value at the highest point of the bonding period (based upon a 20-year bond at 2.5%). For example, the tax impact on the 2014 average home value of \$640,270 is estimated at \$8 in the first year of debt service, and would decline each year during the bonding period.

A "yes" vote on this question will authorize the Town to exclude from the levy limit the debt required for the amount of the supplementary funds needed for construction of a new Police Headquarters facility, with all associated work connected thereto, subject to appropriation by Town Meeting; and a "no" vote will mean that debt incurred for additional funding, if any, will not be exempted from the Proposition 2 ½ tax levy limit.

The prior approval of the ballot question at the 2014 Annual Election is not affected by this vote and cannot be rescinded.

ARGUMENT FOR PASSAGE: The 2014 Annual Town Meeting approved replacing the antiquated Boston Post Road Police Station and constructing a Police Headquarters on Town owned land adjacent to the Hudson Road Fire Station where training and other resources can be shared. They voted \$7,200,000 knowing this amount was based upon an earlier estimate of construction costs.

As the economy has improved, we have entered into a period of quickly escalating costs in the construction industry. Town Meeting was advised during the presentation that updated cost estimates for the project pointed to the need for up to \$700,000 more to build the currently designed project given these market changes.

It was decided to obtain bids during the summer in order to establish the total project cost based on current market conditions with a fall Special Town Meeting and Election called for additional funding as may be necessary. With these last funds secured, Sudbury can at last move forward with this important project.

Sudbury's Permanent Building Committee, which has overseen the construction and/or renovation of all School and Town buildings over the past several decades – on time and under budget - will work with Sudbury's Facility Director and Police Chief even in this time of rapidly rising construction costs, to bring to Sudbury an outstanding new Police Headquarters residents can be proud of and continue the tradition of excellent police services.

ARGUMENT IN OPPOSITION: For years, Sudbury voters have discussed addressing our aging police station, which is currently located in the business district on frequently traveled Route 20. In March 2014, Sudbury voters approved funding a police station for \$7,200,000, and even before the groundbreaking, we are asked for another \$700,000.

The current costs include a contingency of 6.6%, which is far below industry. Sudbury leadership has failed to manage past projects, recently acknowledging a 14.7% overrun to the town center project.

The proposed facility is 14,540 sq. ft., compared to the current of 6400 sq. ft. The proposed facility is more than double the size the existing yet will house no more than 8 or 9 employees at any time. There are 4 holding cells yet only 1 person taken into custody every 2 days; most persons are released within a couple of hours.

Land improvements represent approximately 12% of the proposal. This seems excessive and taxpayer money is better spent locating the police department closer to the most frequently traveled and business district.

Sudbury voters support public safety and its Police Department. However, Sudbury does not need to construct this massive facility which also relocates our Police Department to a quiet residential neighborhood that is off the beaten path of the main traffic path and business district in town.

Sudbury voters already approved \$7,200,000 to construct a new police station. Sudbury leadership needs to construct a facility within this amount, reducing costs and/or location.

Please consider a no vote to this proposal.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least seven days before the time appointed for said election.

Hereof fail not and make due return by your doing thereon to the Town Clerk at or before the time of meeting aforesaid.

Given under our hands this twelfth day of August, two thousand and fourteen.

SELECTMEN OF SUDBURY:

Charles C. Woodard

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