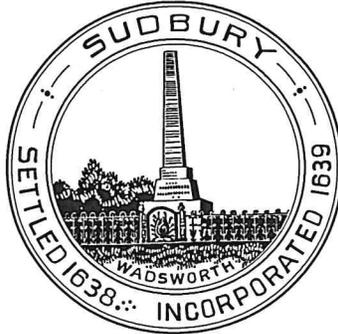


**Town of Sudbury  
Massachusetts**



**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).

**TOWN OF SUDBURY**  
**SPECIAL TOWN MEETING 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 affairs, to meet at the Lincoln-Sudbury Regional High School Auditorium in said Town on Thursday, September 4, 2014, at 7:30 o'clock in the evening, then and there to act on the following articles:

**ARTICLE 1.**                    **CONSTRUCTION OF POLICE HEADQUARTERS -**  
**SUPPLEMENTARY PROJECT FUNDING**

To see what sum the Town will vote to raise and appropriate, or appropriate from available funds, for the purpose of augmenting the appropriation for constructing a new Police Department Headquarters and appurtenant structures on Town-owned land adjacent to the existing Fire Headquarters, as voted under Article 14 of the 2014 Annual Town Meeting and approved previously in the debt exclusion question voted at the 2014 Annual Town Election, said sum to be expended under the direction of the Permanent Building Committee; and to determine whether said sum shall be raised by borrowing or otherwise; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required, if borrowed)

PERMANENT BUILDING COMMITTEE REPORT: Additional funding is requested for the construction of a new Police Department Headquarters, the amount of which will be determined by the bid of the lowest eligible General Contractor in late August, 2014. The limits set forth in the Proposition 2 ½ Ballot Question approved at the March 31, 2014 Annual Town Election precluded the Town from raising additional funds under Article 14 of the May Annual Town Meeting although an increase of \$700,000 was desired based on a professional estimate received in the intervening months.

As background, the Summary section of the Election Warrant for the March 31, 2014 Annual Town Election noted that, at the time of warrant signing, the total project cost had not been finalized and an estimated total construction phase cost was provided in order to give an estimated impact on the tax rate for the construction, construction administration and furnishings of the project.

Prior to the May Town Meeting, a new professional estimate based on more complete technical specifications and drawings indicated a significant construction cost increase consistent with the apparent improvement in the construction environment. Town Meeting, however, was limited to voting the sum of \$7.2 Million being precluded by the limitations of the Ballot Question from voting the higher \$7.9 Million desired to allow for the higher bidding climate. Accordingly, it was decided at that time to publicly bid the project construction and request additional construction funding, if any, once the actual bids were received at a subsequent Special Town Meeting. If the final funding request based on the bid is, in fact, an additional \$700,000, the maximum

added to the tax rate above would be \$8 at the highest point based on \$.01 per \$1,000 assessed value on the average home value. Permanent borrowing will be based on the actual project cost.

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

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

**ARTICLE 2.**                    **RESOLUTION (Non-binding): RAIL TRAIL FROM WAYLAND TOWN LINE TO HUDSON TOWN LINE**

To see if the Town will vote to advise the Board of Selectmen to create a recreational rail trail more or less in the rail right-of-way known as the Mass Central Rail Trail (MCRT).

SUBMITTED BY PETITION.

(Majority vote required.)

PETITIONERS' REPORT: Background The Mass Central Rail Trail is a proposed multi-use recreational trail along the former rail right-of-way (ROW) of the Massachusetts Central Railroad, which runs 104 miles from Boston to Northampton. The abandoned corridor has been owned by the MBTA for decades. The MBTA recently leased this corridor to the MA Department of Conservation and Recreation (DCR) for 99 years for the explicit purpose of converting the ROW to a rail trail. The DCR is actively working with communities in a 26 mile stretch from Waltham to Berlin known as the Wayside Branch to convert the ROW to a rail trail. The Sudbury portion of the trail is roughly 4.6 miles long from the Wayland town line to the Hudson town line. The ROW runs from east to west, crossing under Landham Road, and at grade at Boston Post Rd, Union Ave, Horse Pond Rd, Peakham Rd and Dutton Rd. We are asking the Board of Selectmen to work actively with DCR to develop this trail in Sudbury.

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.

**ARTICLE 3.**                    **RESOLUTION (Non-binding): MA CENTRAL RAIL TRAIL (MCRT) FROM DUTTON ROAD TO UNION AVENUE**

To see if the Town will vote to advise the Board of Selectmen to move forward with the design and construction of a greenway style rail trail in the rail right-of-way known as the Mass Central Rail Trail (MCRT) between Dutton Road and Union Avenue as the first phase of the development of the MCRT in Sudbury.

SUBMITTED BY PETITION.

(Majority vote required.)

PETITIONERS' REPORT: Background The Town of Sudbury, MA Department of Conservation and Recreation and Sudbury Greenways have met in July 2014 to discuss a phased approach to converting the rail right-of-way (ROW) to a greenway style rail trail. The DCR has stated they would allow for a phased development of the trail in Sudbury. The stretch from Dutton Rd to Union Ave has been identified as a being the lowest cost stretch to convert having no bridges, no high volume road crossings, and less wetlands proximity than other parts of the trail. This stretch connects many neighborhoods and offers access into the Route 20/ Union Ave commercial area. The trail would meet all of the DCR's conversion requirements

(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

*Patricia A Brown*

**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

Lawrence W. O'Brien

Robert C. Haarde

Leonard A. Simon

Patricia A. Brown

*Patricia A Brown*



**Board of Selectmen  
Sudbury, MA 01776**

**U.S. POSTAGE  
PAID  
Permit No. 4  
Sudbury, MA 01776  
ECRWSS**

**POSTAL PATRON  
SUDBURY  
MASSACHUSETTS 01776**