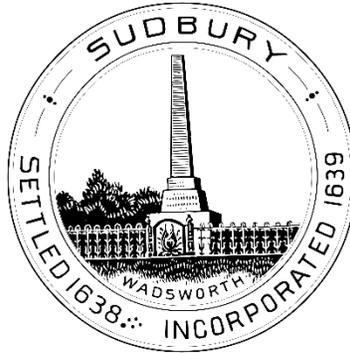


Town of Sudbury Massachusetts



INFORMATION FOR VOTERS

Sudbury Ballot Questions

November 6, 2018 State Election

Polls Open 7:00 A.M. to 8:00 P.M.

Precincts 1, 1A, 2 & 5 - Fairbank Community Center, 40 Fairbank Road
Precincts 3 & 4 - Sudbury Town Hall, 322 Concord Road

INFORMATION FOR VOTERS

The November 6, 2018 State Ballot will include two Town of Sudbury Ballot questions as follows: Ballot Question No. 4 related to partial design funding in the amount of \$1.9M for a new and/or renovated \$32M Fairbank Community Center and Atkinson Pool; and Ballot Question No. 5 related to the Proposition 2 ½ Debt Exemption for the \$3,660,000 purchase of 24.02 a.+/- of Broadacres Farm located off Morse Road with the remaining 9.59 a.+/- portion to be funded from Community Preservation Act funds.

As the ballot will contain the questions only, the following material is provided for your information pursuant to Chapter 180 of the Acts of 1996.

BALLOT QUESTION NO. 4

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and a half, so-called- the amounts required to pay for the bonds issued in order to design a new and/or renovated Community Center and all other appurtenances thereto, to be constructed on Town-owned land on the current site of the Fairbank Community Center and Atkinson Pool, 40 Fairbank Road, including professional, engineering services and project management services, as well as preparation of plans, specifications and bidding documents, and all other incidental and related expenses?

SUMMARY: Under Article 3 of the October 15, 2018 Special Town Meeting, voters will consider funding for services relating to partial design for the construction of a new and/or renovated Community Center at the current site on Fairbank Rd. in the amount of \$1,900,000, contingent upon approval of a Proposition 2 ½ Debt Exclusion

This ballot question seeks to increase the amount of property tax revenue the Town may raise commencing in Fiscal Year 2020. It does not increase the Town's levy limit nor does it become part of the base for calculating future years' levy limits.

The estimated the tax impact on the average home value of \$726,960 is estimated at \$27 in fiscal year 2020.

A "yes" vote on this question will authorize the Town to increase taxes in excess of the levy over a 20 year period in order to pay for services related to partial design costs for an estimated \$32,000,000 project, and a "no" vote will mean the project cannot go forward.

ARGUMENT FOR PASSAGE: The Fairbank Community Center is a community asset housing Park and Recreation, Atkinson Pool, Senior Center and the Sudbury Public Schools Administrative Offices. It is the site of the Town's emergency shelter, an election voting location, and many of the Town's summer camps.

The 40,900 square foot building, which was built in 1958 as a school and converted to a community center in 1983, is located at 40 Fairbank Road.

The Senior Center, with its ever-growing constituency, services 1600 individuals each year with approximately 24,000 visits. Park and Recreation serves various demographics and provides 690 programs to 9700 participants. The pool had over 72,000 users in 2015.

The building is in varying degrees of disrepair, including drainage and slope issues, poor window conditions, exterior wall and flooring issues, roof panels and structures exposed, and ceiling staining due to leaking. The space is unsuitable and limited, and the building does not have a sufficient generator for emergencies.

The Fairbank Community Task Force and the Selectmen have put forward a proposal to encompass Park and Recreation, the Atkinson Pool and the Senior Center in a new 62,000 square foot building. The plan includes a full sized gymnasium, walking/running track, dedicated Senior space, dedicated Park and Recreation space, a shared common space, exercise space, indoor play area, kitchen, and the preschool. The total cost of the project including design costs, construction, fees and contingencies is approximately \$32,000,000. At this time, the town is only voting for preliminary design funding. For more information: https://sudbury.ma.us/boardofselectmen/2018/06/13/fairbank_community_center_project/

ARGUMENT IN OPPOSITION: The amount requested in this article is based on a feasibility study prepared by Pros Consulting. In addition to the numerous mathematical and logical errors, the study does not substantiate the need for such an expensive project with accurate market research. For example, the feasibility study claims that there are only 2 swimming facilities in a 15-mile radius of Sudbury, when, in fact, there are at least 5. Furthermore, in the model developed, year-over-year expenditures grow faster than revenue, causing the town to lose more money every year. It would be irresponsible to embark on the next stage of design based on this flawed feasibility study. Before spending tax dollars on a large capital project, we need to prove the need. In this feasibility study, there was a decent case made for improvement for our Senior Center. However, the same cannot be said for the Park and Recreation side of this project. We may be able to address the needs of our Senior Center by other means (property lease or purchase) at a significantly lower cost. These other options should be explored. A vote no on this article is the fiscally responsible vote. We cannot make large capital spending commitments based on an erroneous and unsubstantiated feasibility study.

BALLOT QUESTION NO. 5

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and a half, so-called- the amounts required to pay for the bonds issued in order to purchase, upon such terms as the Board of Selectmen determine, the fee or other interest in the property located at 82 Morse Road, including but not limited to a conservation restriction, and all incidental and related expenses?

SUMMARY: Under Article 2 of the October 15, 2018 Special Town Meeting, voters will consider approval for acquisition of all of the 82 Morse Road property known as Broadacres Farm, together with associated costs, contingent upon approval of a Proposition 2 ½ Debt Exclusion exempting the amounts required for principal and interest on the borrowing from the tax levy.

This ballot question seeks to increase the amount of property tax revenue the Town may raise to pay for the debt service related to the acquisition of Broadacres Farm. Bonds (debt) will be issued upon the transfer of the 2nd parcel as the first parcel will utilize Community Preservation Funds. The transfer of the 2nd parcel will occur in a future year, but not later than 10 years per the purchase and sale agreement. The estimated impact of increasing future fiscal year's taxes to pay for the estimated debt issuance of \$3,660,000 is estimated at \$53 for year 1 and decreasing annually to approximately \$30 in year 20 for the "average" home value of \$726,960.

A "yes" vote on this question will authorize the Town to increase taxes in excess of the levy over a 20-year period in order to pay for the acquisition; and a "no" vote will mean the acquisition cannot go forward.

ARGUMENT IN FAVOR: Broadacres Farms is an active horse farm with stables, pasture, indoor arena and riding fields on both sides of Morse Road. The farm, which is listed as a priority on the Town's Open Space Plan, abuts the Wake Robin Woods Conservation Land, Featherland Park and the proposed Bruce Freeman Rail Trail. The property is currently enrolled in Chapter 61A tax classification, which allows for a significant reduction in taxes in exchange for a right of first refusal to the Town. It contains three vernal pools and is listed as a critical concern in the Heritage Landscape Inventory. The owner of Broadacres would be selling the 33.61 acres of land to the Town in two-three phases, with the first phase being on the Featherland Park side of Morse Road. Protection of this property from development provides historical, cultural, agricultural, ecological and recreational benefits. The acquisition of this property will create more than 50 acres of contiguous conservation land, which would be part of a larger complex of an additional 63 acres of town-owned parcels containing public trails. The zoning of this property would allow for residential single-family homes.

ARGUMENT IN OPPOSITION: Any increase in the Town's debt, which is now in decline, will increase the tax bills of residents because of the real estate tax revenue needed to pay debt service each year over the life of the debt. Exempting the debt from the limits of Proposition 2 ½ and thus not affecting the levy limit also affects the efforts of those seeking to control costs by limiting spending.



**Board of Selectmen
Sudbury, MA 01776**

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INFORMATION FOR VOTERS

State Election

Tuesday, November 6, 2018