THE COMMONWEALTH OF MASSACHUSETTS
SPECIAL TOWN MEETING WARRANT
Thursday March 18, 2010

WORCESTER, SS:

TO EITHER OF THE CONSTABLES OF THE TOWN OF BROOKFIELD IN THE COUNTY OF WORCESTER

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, YOU ARE HEREBY DIRECTED TO NOTIFY AND WARN THE INHABITANTS OF SAID TOWN, QUALIFIED TO VOTE IN ELECTIONS AND IN TOWN AFFAIRS, TO MEET AT THE TO MEET AT THE **BROOKFIELD ELEMENTARY SCHOOL, CAFETERIA, 37 CENTRAL STREET, BROOKFIELD, MA ON THURSDAY, March 18, 2010 at 7:00** P.M. TO ACT ON THE FOLLOWING ARTICLES:

ARTICLE 1: To see if the Town will vote to raise, appropriate, transfer or borrow a sum of money not to exceed $5,000,000 for the purpose of designing and constructing an elevator addition and related improvements to the Town Hall and for the associated design and renovation costs of the Town Hall to fully comply with all Americans With Disabilities Act, the Architectural Access Board, and the building code of Massachusetts, including all other costs incidental and related thereto, to make the Town Hall fully usable for Town offices and as a center of community activities, "the Town Hall Renovation Project", contingent on the following:

(a) The Town submit an application for a Community Development Block grant in Fiscal Year 2011 and/or application for other grants for funding of not less than $500,000 to be applied to the total Town Hall Renovation Project, and that

(b) To meet this appropriation, the Town Treasurer be authorized to borrow a sum of money from United States Department of Agriculture (USDA), Rural Development program, as provided for by M.G.L. Chapter 44, Section 8, or any other enabling authority, such sum not to exceed $4,500,000 for the purpose of financing all costs related to the construction of an elevator addition and all other costs incidental and related to the Town Hall Renovation Project, and that

(c) The appropriation under this vote shall not take effect unless the Town shall have voted at a regular or special election to exempt the amounts required to pay the borrowing from the provisions of Proposition 2½ so-called, as provided for by M.G.L. Chapter 59, Section 21C(k), or take any other action relative thereto.

(2/3rds vote required)

The Town voted to defeat Article 1 by a standing vote of 76 yes and 80 no. (2/3 vote required)

ARTICLE 2: To see if the Town will vote to transfer from available funds, a sum of money to the Full-Time Officers Wages Account, or take any action relative thereto.

The Town vote unanimously to transfer the sum of $16,000 from the Police Chief's Salary Account to the Full-Time Officers Wages Account.

ARTICLE 3: To see if the Town will vote to transfer from available funds, a sum of money to the Part-Time Officers Wages Account, or take any action relative thereto.

The Town voted unanimously to transfer the sum of $17,000 from the Police Chief's Salary Account to the Part-Time Officers Wages Account.

ARTICLE 4: To see if the Town will vote to transfer from available funds, a sum of money to the Legal Services Account, or take any action relative thereto.

The Town voted unanimously to transfer the sum of $15,000 from the Police Chief's Salary Account to the Legal Services Account.

ARTICLE 5: To see if the Town will vote to transfer from available funds, a sum of money to the Unemployment Account, or take any action relative thereto.

The Town voted unanimously to transfer the sum of $5,000 from Free Cash to the Unemployment Account.

And you are directed to serve this warrant, by posting up attested copies thereof, at the Town Hall and Post Office in said Town, fourteen days at least before the time of the holding of said meeting.

Hereof, fail not, and make due return of this warrant, with your doings thereon, to the Town Clerk, at the time and place of the meeting, as aforesaid. Given under our hands this Third (3rd) day of March, in the year of our Lord, Two Thousand and Ten.

Respectfully Submitted,

SELECTMEN OF BROOKFIELD

Rudy Heller, Chairman
James W. Allen, Vice Chairman
Peter S. O'Connell, Clerk

A True Copy, Attest:

Joseph F. Murray Constable of Brookfield

Worcester, SS:
Brookfield, Massachusetts

Pursuant to the within warrant, I have notified and warned the inhabitants of the Town of Brookfield by posting up attested copies of same at the U.S. Post Office on 4th day, March, 2010 at 9:30 a.m. and at the Brookfield Town Hall at 9:31 a.m. on the same day.

Fourteen days before the date of the meeting, as within directed.

Joseph F. Murray Constable of Brookfield

The meeting was called to order at 7:15 PM because of over flow of people waiting to be checked in by the Board of Registrars.

Selectman James Allen made a motion to start with Article 2, the motion was voted on and passed by a majority of voters.

The meeting adjourned at 8:45 PM with 171 registered voters present.

A True Copy Attest: Linda M. Lincoln CMMC
Town Clerk

RENOVATING THE TOWN HALL

THE PROPOSED DESIGN WILL MAKE THE ENTIRE BUILDING HANDICAPPED ACCESSIBLE AND FULLY USEABLE ONCE AGAIN:

- Provide elevator service to every level of the building and add 13,000 square feet of usable space.
- Provide a fire stair which meets all code criteria and protect the building from fire by a sprinkler system.
- Provide a long-term home for the Police for a fraction of the cost required to build or buy/renovate a free-standing police station.
- Significantly improve the energy efficiency of the building.
- Bring the auditorium back into full community use with a kitchen.
- Improve off-street parking and the septic system.
- Create a record storage vault meeting state-mandated standards.
- Maintain a high proportion of the historic interior and exterior.

WHAT WILL HAPPEN IF THE PROJECT IS NOT APPROVED?

- A $1.5+ million police facility will still need to be provided.
- The Town Hall may have to be closed (but still heated and maintained) because of federal ADA legal action.
- Thirteen thousand square feet, including the auditorium, will remain unused, but heated & maintained.
- The septic system will need to be replaced.
- Citizens will have no privacy in discussing their business with Town officials;
- The project cost will rise by hundreds of thousands of dollars over just a few short years.
- The sense of community will decline because adults, families and youth groups will have no community-wide activities spaces.

WHAT WILL THE PROJECT COST?

- The Total Project Cost is estimated to cost just over $5,000,000, but the cost to taxpayers will be less because:
    - The Building Committee commits to raising a minimum of $500,000 through grants and fundraising;
    - Project bids are coming in 10-25% below estimates in this economy;
    - We may not need to spend $250,000 for hazardous waste removal, pay to house staff in another facility, spend the contingency fund or incur other project costs;
    - The interest rate on borrowing could be even lower than 4%.
    - The Treasurer will borrow only the actual amount it cost of the renovation - less any fundraising, grants, or project savings.

HOW WILL THE PROJECT AFFECT THE TAXES OF THE AVERAGE TAXPAYER?

- The Town is owed more than $1,000,000 in back taxes which can be used to reduce the tax rate.
- The town will not begin to pay back Town Hall principal and interest until FY13 (partial payment).
- Beginning in FY11 the Town will pay off:
  - The elementary School Debt (FY11), except for a $236,000 final payment in FY15
  - The Tantasqua debt (FY16) at which time it will receive approximately $250,000 back from the state over four years
  - The Town Highway Barn (FY17)
- Assuming that the Town Meeting agrees to use a portion of our nearly $700,000 in stabilization funds to reduce the tax rate in FY13-FY17 when the Town is paying off the elementary school, Tantasqua, Highway Barn and beginning to service the Town Hall debt, the average taxpayer will see only a small increase in taxes in those years.
- In FY16, taxpayers will begin a steady decline in their property taxes. From FY16-FY20, state reimbursement of the Town's overpayment on the Tantasqua debt will replenish the Stabilization fund