BRIDGEWATER TOWN COUNCIL

Friday, July 19, 2013
7:30 PM
BTV Studios, 80 Spring Street

SPECIAL MEETING

AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS

a) Order #O-2013-028: Municipal Building Renovation Projects
This measure will be considered by the Council's Budget & Finance Committee at their meeting of 7/17/13. A disposition will be provided to the full council on 7/19/13. The Finance Committee will consider this measure on 7/17/13.

G. LICENSE TRANSACTIONS

a) Petition #P-2013-026: One-Day Alcohol License – VFW Post 2125

H. PRESENTATIONS

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS

K. SUBCOMMITTEE REPORTS

L. LEGISLATION FOR ACTION

a) Order #O-2013-027: Special Election Warrant – Debt Exclusion
This measure was not referred to any committee. 14 Days has elapsed per Section XVIII of the Council Rules and Procedures, therefore this measure may be finally considered.

M. OLD BUSINESS

N. NEW BUSINESS

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION
Pursuant to M.G.L., Section 21A (3): To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

R. ADJOURNMENT

Bridgewater Town Council

In Town Council, Tuesday, July 19, 2013

Council Order: #O-2013-028

Introduced By:	Town Manager
Date Introduced	July 2, 2013
First Reading:	July 2, 2013
Second Reading:	July 19, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Order #O-2013-028

MUNICIPAL BUILDINGS RENOVATION PROJECT

ORDERED, that $3,600,000 is appropriated for the purpose of paying costs of (i) renovating the Academy Building, located at 66 Central Square, (ii) renovating the Memorial Building, located at 25 South Street, and (iii) renovating the Fire House, located at 15 School Street *(collectively, the "Project"),* and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(3A) of the General Laws, or any other enabling authority; and that the Town Manager is authorized to contract for and expend any grants, aid or gifts in available amount for the Project; and that the Town Manager is authorized to take any other action necessary or convenient to carry out the Project. No funds shall be borrowed or expended pursuant to this Order unless and until the Town shall have voted to exclude the amounts needed to repay the borrowing authorized by this Order from the limitations on local property taxes contained in Chapter 59, Section 21 C of the General laws *(also known as Proposition 2 1/2)*.

FURTHER ORDERED, that pursuant to Chapter 59, Section 21C of the General Laws, the following question shall be placed upon the ballot for the Town election to be held on Saturday, August 24, 2013:

> Shall the Town of Bridgewater 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 pay costs of (i) renovating the Academy Building, located at 66 Central Square, (ii) renovating the Memorial Building, located at 25 South Street, and (iii) renovating the Fire House, located at 15 School Street, and for the payment of all other costs incidental and related thereto, and also to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay the Town's allocable share of the bond issued by the Bridgewater-Raynham Regional School District to make repairs to the Middle School Roof, including the payment of all other costs incidental and related thereto?

Committee Referrals and Dispositions:

Referral(s)	***Disposition(s)***
• Referred to Council Budget & Finance Committee. • Requires consideration by Finance Committee. • This measure has been duly advertised in the Enterprise on 7/5/13 and has been posted on the Town's website. • 14 Days has elapsed per Section XVIII of the Council Rules & Procedures, therefore this measure may be finally considered.	• 7/17/13: • 7/17/13:

ROLL CALL VOTE: PASSAGE REQUIRES 2/3 VOTE PER MGL CHAPTER 44, SECTION 7(3A)

Tuesday night.

Dutton is proposing a $5.2 million Proposition 2½ debt exclusion to cover a portion of the cost of the restoration of the Academy Building and a new roof on Bridgewater Middle School.

He asked the council to set Aug. 24 as the election date for the debt exclusion ballot question. Legislation to set the date requires two readings. The council scheduled a special meeting for July 19 at 7:30 p.m. to take the final vote.

Under Dutton's proposal, all administrative town employees will be housed in the 1868 white wood building that presides over Central Square following the restoration. Dutton called the Academy a "handsome" and "iconic" structure that helps define Bridgewater but said it is in such disrepair there will soon be little left to renovate.

Last month, employees were moved out on an emergency basis after mold was found growing up the walls and ceilings collapsed due to a badly leaking roof.

■ The Academy B
all administrative t
project proposed

Dutton propose
million in Commu
vation money and
grants to finance t
project, leaving $3
be funded through
clusion.

As to the middle
the total cost is $3.
the state will cove
cent or $1.9 million

Town Of Bridge
Request for Pro
Comprehensive Ma

The Town of Bridgewater throug
is Seeking requests for proposals
fessionals to provide Open Spac
tions to the Town's Master Plan
consist of the using the Town's
Plan and the new Housing Produ
the 2002 Master Plan with new
recommendations. Additional rev
to the existing three sections:
Goals and Vision Statement (Cha
& How We Live (Chapter 4) and
& Action Plan (Chapter 10).

Copies regarding the specificatio
ed to the Town Planner, gguim
ma.org on or before Thursday, Ju

Qualified firms are invited to sub
format outlined in the specificati
of the Procurement Officer by
ment@bridgewaterma.org no lat
July 22, 2013 at 3 P.M. All bidde
allow ample time for transmit
Proposals received after the speci
be accepted or recognized.

Contract award is subject to availab
Town of Bridgewater reserves t
informalities, to accept or reject a
als, or to select a proposal, which
deemed to be in the best interest o

Looking for an APARTMENT?
WICKED LOCAL™ Homes.com

FILE PHOTO

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few years
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r rates.

School.

Dutton said McElwain would not be a good choice for town offices because it would draw people away from downtown instead of helping spur revitalization.

He also addressed concerns the Academy is too far gone to save and the town will be throwing good money after bad.

The restoration will involve taking the building down to the studs and reconstructing it with modern, low-maintenance materials and energy efficient HVAC and electrical systems. In effect, it will be a new building

price tag for the Academy is somewhat lower than last year's estimate of $9.6 million by HKT Architects. Dutton said the earlier figure included some items that are no longer relevant, such as moving town employees and other contingencies, and was very conservative.

also be provided by the Boys and Girls Club of Brockton.

The clinic will take place 9 a.m. to noon, Monday through Wednesday at the Boys and Girls Club, 233 Warren Ave., Brockton. Visit www.C4Cinc.org, or call 508-838-6545.

vn of Rockland
SING LOTTERY

Maplewood Estates
Brand New 3&4 Bedroom Homes
3 Bedrooms $203,250
4 Bedrooms $220,750
r Income Eligible Applicants
ation Workshop July 30th @ 7pm
awing September l0th @ 7pm
nts at Rockland Town Hall
TS ARE ENCOURAGED TO ATTEND!
pplications available for pick up at:
Town Hall and Rockland Public Library
or online at:
ww.massaccesshousingregistry.com
www.MassAffordablehomes.org
ust be received by September 4, 2013
vn Cunha at 508-961-7339 or
es to: HousingLotteries@aol.com

Town Of Bridgewater
Town Council
Public Hearing Notice

Pursuant to section 8-5 of the Bridgewater Home Rule Charter, notice is hereby given that the Bridgewater Town Council will hold a public hearing on July 19, 2013 at 7:35 p.m., at BTV Studios, 80 Spring Street, Bridgewater MA 02324 to receive public input and consider for action, Order #O-2013-028: **MUNICIPAL BUILDINGS RENOVATION PROJECT: ORDERED**, that $3,600,000 is appropriated for the purpose of paying costs of (i) renovating the Academy Building, located at 66 Central Square, (ii) renovating the Memorial Building, located at 25 South Street, and (iii) renovating the Fire House, located at 15 School Street (collectively, the "Project"), and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(3A) of the General Laws, or any other enabling authority; and that the Town Manager is authorized to contract for and expend any grants, aid or gifts in available amount for the Project; and that the Town Manager is authorized to take any other action necessary or convenient to carry out the Project. No funds shall be borrowed or expended pursuant to this Order unless and until the Town shall have voted to exclude the amounts needed to repay the borrowing authorized by this Order from the limitations on local property taxes contained in Chapter 59, Section 21 C of the General laws (also known as Proposition 2 1/2). **FURTHER ORDERED**, that pursuant to Chapter 59, Section 21C of the General Laws, the following question shall be placed upon the ballot for the Town election to be held on Saturday, August 24, 2013:

Shall the Town of Bridgewater 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 pay costs of (i) renovating the Academy Building, located at 66 Central Square, (ii) renovating the Memorial Building, located at 25 South Street, and (iii) renovating the Fire House, located at 15 School Street, and for the payment of all other costs incidental and related thereto, and also to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay the Town's allocable share of the bond issued by the Bridgewater-Raynham Regional School District to make repairs to the Middle School Roof, including the payment of all other costs incidental and related thereto?

The detailed Order may be viewed on the Town's website at www.bridgewaterma.org, and is on file with the offices of the Town Clerk, Town Manager and the Council Clerk.

Bridgewater Town Council

In Town Council, Tuesday, July 19, 2013

Council Order: O-2013-027

Introduced By:	President Timothy Fitzgibbons (At the request of the Town Clerk)
Date Introduced	July 2, 2013
First Reading:	July 2, 2013
Second Reading:	July 19, 2013
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Order O-2013-027

2013 SPECIAL TOWN ELECTION WARRANT – DEBT EXCLUSION

ORDERED: that the Town Council of Bridgewater, Massachusetts in Town Council assembled vote to accept the attached Warrant for the 2013 Special Town Election relative to a debt exclusion.

Explanation:

It is required that the Town Council accepts and approves the attached Warrant for the Special Town Election as a matter of record.

ROLL CALL VOTE: PASSAGE REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

COMMONWEALTH OF MASSACHUSETTS
TOWN OF BRIDGEWATER
SPECIAL TOWN ELECTION WARRANT

*Plymouth, **SS**.*

To either of the Constables of the Town of Bridgewater:

GREETINGS:

In the name of the Commonwealth of Massachusetts and the Town of Bridgewater, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in the Special Town Election to vote at:

Precincts 1,2,3,4,5,6 & 7
Bridgewater Middle School
166 Mount Prospect Street, Bridgewater, MA 02324

On **SATURDAY, THE 24th DAY OF AUGUST, 2013 from 7:00 A.M. to 8:00 P.M.** for the following purposes:

To cast their votes in the Special Town Election for the following question:

Shall the Town of Bridgewater 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 pay costs of (i) renovating the Academy Building, located at 66 Central Square, (ii) renovating the Memorial Building, located at 25 South Street, and (iii) renovating the Fire House, located at 15 School Street, and for the payment of all other costs incidental and related thereto, and also to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay the Town's allocable share of the bond issued by the Bridgewater-Raynham Regional School District to make repairs to the Middle School Roof, including the payment of all other costs incidental and related thereto?

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 _____, 2013.

_____ _____
_____ _____
_____ _____
_____ _____
_____

Town Council of :Bridgewater

_____
(Indicate method of service of warrant)

_____ _____, 2013
Constable (month and day)

(Warrant must be posted at least *seven days prior* to August 24, 2013)

ROLL CALL VOTE: PASSAGE REQUIRES MAJORITY OF THOSE PRESENT AND VOTING