

2017 Special Town Meeting Warrant with Explanations

TO: To: Lisa Huestis, a resident of the Town of Berwick in the County of York and the State of Maine.

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Berwick, County of York, qualified by law to vote in Town affairs, to hold a Special Town Meeting and meet at Berwick Town Hall, 11 Sullivan Street, Berwick, Maine, on the 8th day of August, 2017, at 8:00 AM until 8:00 PM then and there to act on Articles One through Two Below.

Pursuant to Title 21-A, M.R.S. § 759(7) absentee ballots will be processed at the polling place from 8:00 AM – 8:00 PM on the hour as needed at said meeting.

The Town will provide any reasonable accommodations for any disabled resident to attend this Town Meeting. Please notify the Registrar of Voters at the Town Office of the need. This is in accordance with the ADA Law.

ARTICLE 1

To elect a Moderator to preside at said meeting.

ARTICLE 2

Shall the Town authorize:

- 1) the Board of Selectmen and Treasurer to raise a sum not to exceed \$200,000 for the purchase, renovation, and capital improvements for property located at Map/Lot U003-011, 71 Sullivan Street, Berwick, Maine (“Property”), and further authorize the Board of Selectmen to determine the manner such funds are raised, including, any combination of either use of Undesignated Fund Balance Reserves and or rural development loans (i.e., federal funds), grants, or the issuance of general obligation securities of the Town of Berwick, Maine, including temporary notes in anticipation of the sale thereof, and further authorize the Treasurer and Chairman of the Board of Selectmen the authority and discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, current or advance refunding(s) of any said securities, and form(s) and other details of said securities, including execution and delivery of said securities against payment therefor and to provide for the sale thereof; and
- 2) the Town Manager and Board of Selectmen to negotiate, as part of the Town’s purchase of the Property, and as part of the consideration therefore, full resolution of a pending land use action in *Town of Berwick v. Six Step Realty Trust, et al.*, Docket No. SPRDC-CV-2017-00009)?

THE BOARD OF SELECTMEN RECOMMENDS YES VOTE 4:1

Note: The Property will expand upon and enhance existing property of the Town and will be used for community related activities. Impact Fees are expected to be used to help pay down any loan or bond.

Purchase Price:	\$155,000
Renovation:	<u>\$ 45,000 (legal and stabilization)</u>
Total	\$ 200,000