

Things you should know before you vote on the New Town Office **(Article 1 on the Green Ballot)**

- 1. We need more office space, larger conference rooms, a larger vault and more parking!!!**
- 2. The State Fire Marshall inspected the Town Office in May and found 10 violations.**
- 3. The estimate to repair the violations is \$335,000.00, considerably more than the building is worth. These repairs do not address any of the needs listed above. So to stay where we are, the only viable option would be to tear down the current building and build a new one. But given that the School Board will only offer us a 30 year lease, this course of action makes no sense to us, and we are forced to consider other options.**
- 4. We are therefore proposing to purchase 1.5 acres from the Langelier family, fronting on Main Street and Buck Hollow Road. It can be expanded in the future if the need dictates**
- 5. We downsized the proposed building from 5720 square feet to approx. 4800 square feet.**
- 6. We estimate the cost of a brand new one-story building with land to be \$1,460,000.00, including interest. This is \$290,000.00 less than last year's estimate of \$1,750,000.00.**
- 7. Furthermore, the Town is now collecting Impact Fees for every new residence built in Fairfax Over the next 20 years we estimate we will collect about \$292,000.00 to offset the cost of the project. The net cost to the taxpayers could therefore be reduced to around \$1,168,000.00. This is \$582,000.00 less than last year's proposal.**
- 8. We are actively exploring other ways to help further offset the taxpayers' cost of the project.**
- 9. If we fail to approve the New Town Office proposal (Article 1) on Nov. 6th, we could be forced to spend the \$335,000.00; or the building could be condemned, leaving us with no place to go.**
- 10. The green ballot you will receive when you vote is confusing, but the three attorneys who collaborated on its wording assure us it meets all the Vermont State regulations. Simply stated it is asking if you authorize the Selectboard to borrow up to \$1,460,000.00 to acquire land and design and build a new Town Office. A "YES" vote means you approve. If you can attend our Public Hearing on November 3rd we will explain how we think the cost to the taxpayers will be considerably less. On the back of this sheet is our estimate of the annual cost to the taxpayers.**

Learn more: PUBLIC HEARING: 9 AM Saturday, Nov. 3rd, BFA Multi-Purpose Room

**Average Annual Tax Contribution over a 20 year period
(based on 2012 assessed value (\$411,327,374.)
of all taxable properties in Fairfax)**

<u>Assessed Property Value</u>	Based on the full Project cost of <u>\$1.46 Million</u>	Based on the Project Cost of \$1.168 Million <u>(Reduced by Impact Fees)</u>
\$50,000.	\$8.87	\$7.10
\$100,000.	\$17.75	\$14.20
\$150,000.	\$22.62	\$21.30
\$200,000.	\$35.50	\$28.40
\$250,000.	\$44.37	\$35.50
\$300,000.	\$53.25	\$42.60
\$400,000.	\$71.00	\$56.80
\$500,000.	\$88.75	\$71.00