

# Handout For Special Town Meeting

December 9<sup>th</sup> 2013 A.D.

**Article 1.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$55,000.00** to fund the state mandated triennial re-evaluation of real property, including the payment of costs incidental and related thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

### Triennial Revaluation

Massachusetts law requires that all property be assessed at full and fair cash value - what a willing buyer would pay to a willing seller. The rationale for full value assessments is equity. Two houses of equal value should be assigned equal assessments.

**Article 2.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$100,000.00** to continue the funding of OPEB obligations.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

The cost of providing health care and other non -pension benefits for retirees is collectively referred to as “other (than pension) post-employment benefits,” (or OPEB )

**Article 3.** To see if the town will vote to transfer from Article 25 of the 2013 Annual Town Meeting (purchase new ambulance) a sum of **up to \$30,000.00** to purchase and equip a replacement car for the Tri Town Ambulance service, including the payment of costs incidental and relative thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

At a previous Town Meeting the TTA requested funding to purchase a replacement ambulance. As a result of buying through a collective purchasing group, the ambulance was \$40,000 less than estimated. The Ambulance Chief has asked the three towns for permission to use \$30,000 of this saving to replace a car used by the paramedics. At this time, the TTA has two second hand police cars (gifts of Aquinnah and West Tisbury) that it has been using. **This article will be amended to remove “up to”.**

**Article 4.** To see if the town will vote to appropriate from the Waterways Improvement Fund the sum of **\$24,000.00** to replace the shed occupied by the Harbor Department, including the payment of costs incidental and related thereto.

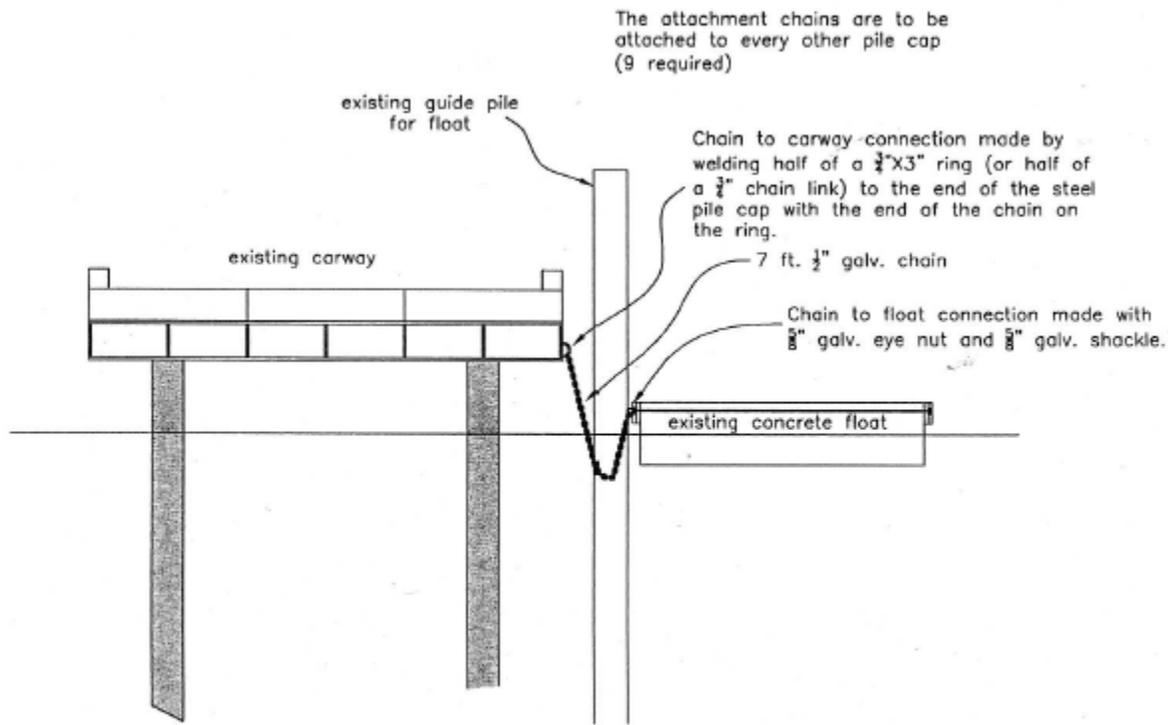
**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (4 AYES-2 ABSENT- 1 ABSTAIN)**

The current Harbor Master shack was built more than 34 years ago. It is 6' x 8' and in need of replacement. The Selectmen met with members of the Harbor Advisory Committee and the public seeking their input. As a result, the Selectmen are proposing a new shack that is in keeping with the Menemsha Fishing Shacks. It will be 16' x 12', have a 12" pitch roof, have a ridge height of 16'6" and be 192 sq.ft.



**Article 5.** To see if the town will vote to appropriate from the Waterways Improvement Fund the sum of **\$3,000.00** to install chain anchors to the Commercial and Residential floating docks off the West Dock, including the payment of costs incidental and relative thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**



The purpose of the chain attachments is to prevent the floats from being carried away if the tide were to get high enough to lift the floats off the guide piles.



**Article 6.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$18,000.00** to pay for tree work and brush cutting along town roads, including the payment of costs incidental and related thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

Tree Removal – North Road by 301 & Old Farm Road, Sections of Tabor House Road, sections of Menemsha Cross Road \$9,000 Boom Mower – sections of North Road, Middle Road, Tea Lane Meeting House and parts of Menemsha Cross Road. \$9,000

~~**Article 7.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$5,500.00** to insulate the floor of the Community Center, including the payment of costs incidental and related thereto.~~

This article will be "Indefinitely Postponed" & the Selectmen will address.  
NO ACTION TAKEN BY THE FINANCE ADVISORY COMMITTEE

~~**Article 8.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$38,000.00** to replace the wood floor in the Community Center, including the payment of costs incidental and related thereto.~~

This article will be "Indefinitely Postponed" & the Selectmen will address.  
NO ACTION TAKEN BY THE FINANCE ADVISORY COMMITTEE

**Article 9.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$5,000.00** to fund repairs to the HVAC system at the Town Hall, including the payment of costs incidental and related thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

This will replace the compressor that failed this past summer. This article was postponed from the 2012 ATM.

**Article 10.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$5,000.00** to purchase and install replacement road-side **concrete** posts, including the payment of costs incidental and related thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

The Selectmen tasked the Highway department with fixing the many broken roadside concrete posts. There are approximately 55 damaged posts along the town roads (left). We discovered that no one has been making these posts for many years. They would have to be custom cast for the town. The Superintendent of Streets proposed using pressure treated posts or breakaway fiberglass markers. The Selectmen reviewed the choices and are looking to try the 6" round post (far right) as a substitute for the broken posts. **This article will be amended to remove "concrete"**.



**Article 11.** To see if the town will vote to appropriate from available funds in the treasury the sum of **\$6,000.00** to purchase two fireproof file cabinets for storing permanent town records, including the payment of costs incidental and relative thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**



When the Town Hall was renovated; no additional vault space was created. These cabinets would fit in existing closet spaces and provide additional storage space for permanent records.

**Article 12.** To see if the town will vote to appropriate the sum of **\$55,000.00** **\$33,000** to purchase and install replacement pilings in Menemsha Harbor and to meet this appropriation transfer \$12, 463 from ARTICLE 3 of STM February 2012 (harbor boat) and \$7,283 from Article 13 of ATM 2009(dredging), and transfer **\$35,254** \$13,254 from the Waterways Improvement Fund, including the payment of costs incidental and related thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

The Selectmen will amend this article. The total will be reduced to \$33,000, and the transfer reduced to \$13,254.

**Article 13.** To see if the town will vote to adopt the provisions of **Section 9A of Chapter 200A** of the Massachusetts General Laws allowing an alternative procedure for disposing of abandoned funds held in the custody of the town, or take any other action relative thereto.

**RECOMMENDED BY THE FINANCE ADVISORY COMMITTEE (5 AYES-2 ABSENT)**

This Law was changed as part of the 2010 Municipal Relief Act. The Act eliminated the old three year process for towns to close out un-cashed checks. It was replaced with the local option (requires Town Meeting vote) of a one to two year process that includes mailing and publishing notices; un-cashed checks over \$100 must be held for two years. The alternative is to turn the money over to the State Treasurer as unclaimed property. This is at the request of the Town Treasurer.

~~**Article 14.** To see if the town will vote pursuant to Section 7 of Chapter 42 of the Massachusetts General Laws to change the town boundary line between Chilmark and Aquinnah between Menemsha Pond and Menemsha Bight, plan on file in the Town Clerk's Office, or take any other action relative thereto.~~

NO ACTION TAKEN BY THE FINANCE ADVISORY COMMITTEE

This article will be "Indefinitely Postponed". The Selectmen will address this Article.

~~**Article 15.** To see if the town will vote to appropriate from available funds in the treasury the sum of \$2,000.00 to implement Article 14 above, including the payment of costs incidental and related thereto.~~

NO ACTION TAKEN BY THE FINANCE ADVISORY COMMITTEE

This article will be "Indefinitely Postponed". The Selectmen will address this Article.

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# Special Presentation on Housing Rehabilitation Grants, Childcare Subsidies & Energy Conservation Incentives

For Chilmark Residents ( PLEASE TELL ANYONE that could participate! )

Wednesday December 11<sup>th</sup> 2013

Selectmen's Meeting Room

4:00 PM

- 15 year deferred-payment-forgivable loans for house repairs to eligible owners
- Up to \$5,000 per child for low to moderate income families
- Up to \$4,000 in insulation and many other programs for all incomes

**Energy Efficiency Programs** – Cape Light Compact offers a variety of energy savings programs for residential, business and municipal customers across Cape Cod and Martha's Vineyard, including the popular residential home energy assessment, rebates and other financial incentives for energy efficient upgrades.

Cape Light Compact's Home Energy Assessment is an opportunity for residential customers to see the potential for energy saving measures and to commit to install energy saving improvements with the help of generous program incentives. The phone call and initial visit by our trained technician is free to you. A technician will cover Energy Efficiency program education, evaluation of your home through a whole-house-approach and provide you with a comprehensive report tailored to each customer's needs. **To sign up for an audit, call 1-800-797-6699** and be sure to visit our website [www.capelightcompact.org](http://www.capelightcompact.org) for additional program information and the latest news.

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**The Resource Inc.** is a 501 (c)(3) tax-exempt corporation founded in January of 1994. TRI- The Resource Inc is staffed on Martha's Vineyard by our Program Manager; Melissa Norton Vincent. Melissa is assisted in the Vineyard Haven office by Sandra Webster. The TRI office is located at 20 Union Street in Vineyard Haven and is open Mon-Fri from 9am to 4pm (508) 696-3285

***The Housing Rehabilitation Loan Program*** grant priorities are to:

1. Address the health and safety repairs in single-family, owner-occupied properties.
2. Increase and maintain the supply of affordable, year-round rental housing.

THE HOUSING REHABILITATION LOAN:

- The rehabilitation funds for owner-occupied single-family homes operate as a **deferred payment, forgivable loan**. Rental property owners operate as a **deferred payment, forgivable loan**.
- For the **deferred payment, forgivable loan**, provided the property owner(s) are not in any way in default, on the 15<sup>th</sup> anniversary of the loan date, ***the entire loan*** will be forgiven and the recorded mortgage discharged. No monthly payments or interest on the loan amount is required for the fifteen-year term of the loan, the loan is reduced 1/15 each year on the anniversary of the lien closing date, if there is no default of the loan agreements.

- Loans are secured by a property lien for the term of the loan, recorded at the Dukess County Registry of Deeds.
- If the property is sold or transferred before the loan term restriction has expired, or if there is a default by the Borrower, the entire loan balance (that amount which has not been reduced over time) must be repaid immediately. Consideration will be given to those properties sold to low or moderate-income residents.

**PROPERTY REPAIRS:**

- Repairs include bringing the property into alignment with State, Federal and local building and safety codes. Other general property repairs, specifically those classified as 'health and safety issues such as the presence of lead paint, can be addressed with loan funds.
- Types of eligible rehabilitation work performed include, but are not limited to: roof replacement, window replacement, Title V septic upgrade (only if your septic system is in failure), heating system replacement, electrical / plumbing upgrades and egress improvements.

**PROGRAM TECHNICAL ASSISTANCE:**

- The Housing Rehabilitation Loan Program provides the services of a construction (Rehabilitation) consultant who inspects the property and provides specifications and estimates for the repair. Once the Work Write Up is complete the project is put out for competitive bid to TRI approved contractors. Once a project is under construction, the consultant, TRI Director Program Manager, or their designee will inspect the ongoing work through the completion of the construction.

**GRANT PRIORITIES:**

- Once accepted into the Program, each unit which an income eligible tenant or homeowner resides will be inspected and ranked against the other applications in process, according to critical code violations. In an emergency situation (e.g. failed heating system in winter), the eligible applicant will become a priority so that critical violation(s) can be corrected. These steps will assure that the Program will address the most needy properties.
- On occasion, the Housing Rehabilitation Loan Program must reject applications despite the presence of eligible work. Reasons for ineligibility may include: lack of program funds; property repairs in excess of program budget; ineligible repairs, required rehab exceeds program limitations, property title issues; ineligible tenants; or other factors that suggest the borrower may be unable to comply with the terms of the conditions of the program

Income Eligibility Chart  
(80% of Area Median Income -2013)  
**Dukes County - MA**

<u>Household Size</u>	<u>Maximum Income Limits</u>
1	\$45,750
2	\$52,250
3	\$58,800
4	\$65,300
5	\$70,550
6	\$75,750
7	\$81,000
8	\$86,200

**CHILDCARE ASSISTANCE FOR CHILMARK RESIDENTS**

This program will provide subsidies of **up to \$5,000 per child** when enrolled in a licensed program.

The funds are available **for low to moderate-income families** who are either employed or seeking employment.

Please visit [www.baileyboyd.com](http://www.baileyboyd.com) for more information and to fill out a pre-application.

OR

Come meet with Carol Bergen, Bailey Boyd's Childcare Coordinator on **Wednesday December 11, 2013 at 4pm at the Chilmark Town Hall**

*If you have any questions please contact Carol Bergen at 508-430-4499x5*