

# Explanations For Special Town Meeting - October 28, 2019 A.D.



**2/3<sup>rd</sup> Vote Article 1.** To see if the Town will vote to appropriate **\$200,000.00** for paving town roads from the Highway Stabilization Fund.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

This will be added to \$285,497.67 received from the State as Chapter 90 highway funds. The funds will be used to repave 1,860 feet of North Road on Menemsha Hill, the North Road and Menemsha Crossroad Triangle, and a section of Basin Road, including a catch basin adjacent to the deli. Tim Carroll – Town Administrator

**2/3<sup>rd</sup> Vote Article 2.** To see if the Town will vote to appropriate **\$440,000** to pay costs of architectural services to design the Fire Station at 3 Menemsha Cross Road and the EMS building at 399 Middle Road, and for the payment of all other costs incidental and related thereto, which amount shall be expended for this purpose in addition to the \$200,000 previously appropriated for this purpose under Article 15 of the Warrant at the 2019 Annual Town Meeting, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(7), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

These funds will enable the Town to hire an Owner's Project Manager and an architect for the entire project. The specific amounts are as follows: \$175,000 to supplement the already approved \$200,000 architect's fee for the firehouse and Tri-Town EMS HQ project. This additional fee will be budgeted for the architect's complete assignment for both buildings; Up to \$265,000 to hire an Owner's Project Manager/Clerk of the Works for the entire firehouse and Tri-Town EMS HQ project. Please see the handout from the Public Safety Building Committee. These drawings are the concept that the committee is using to inform the future architect of the New England style architecture they are seeking. Bill Rossi – Chairman Public Safety Buildings Committee

**9/10ths Vote Article 3.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$360.59** to pay Law Enforcement Dimensions, LLC, Inc. for a bill of a previous fiscal year.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

This is an invoice for reference books from last fiscal year that was presented after the close of the 2019 fiscal year. Tim Carroll – Town Administrator

**2/3<sup>rd</sup> Vote Article 4.** To see if the Town will vote to appropriate the sum of **\$48,673.86** for the purchase of a replacement Police Cruiser, and to meet this appropriation transfer the amount of \$48,246.36 from the Police Stabilization Fund and the sum of \$427.50 from Article 26 of the 2019 Annual Town Meeting.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

This will replace the 2010 Ford Explorer with 120,000 miles with a new 2020 Ford Police Interceptor (SUV). Tim Carroll – Town Administrator

**Article 5.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$14,500.00** to pay for a replacement roof on the shed, repairs and painting of the Bell Tower, and additional sidewall re-shingling at the old Menemsha School (Police Station).

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

Shed Roof	\$2,000.00	Side wall re-shingle sidewall	\$2,500.00	Bell Tower repairs	\$4,000.	Bell Tower - Paint	\$6,000.00
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I will be soliciting three different vendors. The bell tower definitely needs to be painted from top to bottom with pipe staging erected. The frame of the bell tower might have to be replaced or restored depending on how much dry-rot there is. Any leftover monies from this project should be held over until a new roof is applied (probably next spring). As far as the siding / shed roof, I determined that the shed roof shouldn't wait any longer and by adding that it made sense to add some more side walling to make the progress on the building to appear more uniform (and yes it needs it). Rodney Bunker – Supervisor of Building Maintenance

**Article 6.** To see if the Town will vote to appropriate the sum of **\$16,400.00** to pay for new wheels & tires on the Fire Department UTV, a MARSAR ice rescue sled, a replacement PWC, expenses for Fire Chief Training, and a regional share of the SCBA fit test equipment, and to meet this appropriation transfer \$5,400.00 from available funds in the treasury, and transfer \$11,000.00 from Article 11 of the November 2018 Special Town Meeting.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

UTV new tires and wheels	\$1,900.00	Rescue Equipment MARSAR	\$2,600.00	Replacement PWC	\$4,000.00
Fire Chief training expenses	220-5710/5711/5874		\$6,300.00	Fit Test regionally shared	\$1,600.00

**A Personal Watercraft (PWC), or “Jet Ski”, is the critical apparatus through which CFD executes near-shore and pond rescues in Chilmark. A PWC supports our Beach Department Lifeguards and Harbor Department. With our existing Utility Vehicle (UTV) and rescue sled attachment, we are able to launch the PWC to provide for immediate extraction to EMS or non-EMS incidents for Chilmark, or for mutual aid. Without a PWC, our residents and visitors are left exposed to both dangerously long response times and locations that would be inaccessible for access by traditional watercraft. Riptides, currents, and other near-shore/pond incidents are at times inaccessible to our USCG partners at Station Menemsha and poses a serious and ongoing threat to our community. Throughout the world, PWC continue to be recognized as a best-practice mechanism to quickly access victims on the water in calm and poor weather conditions.**

**Our previous PWC was recently retired, and after thorough research we are able to source a cost effective replacement. Jeremy Bradshaw – Fire Chief**

**Article 7.** To see if the Town will vote to appropriate the sum of **\$39,000.00** from the Waterways Improvement account to repair and replace the fresh water lines on the Transient Yacht Dock & West Dock, to insulate and sheetrock the Harbor Master’s building at the bulkhead, and to purchase & install mooring ground tackle for the outside mooring field.

Recommended by the Finance Advisory Committee - 4 Ayes - 1 Nay - 2 Not Present

Fresh Water line West Dock	\$12,000.00	Water lines & wood decking Transient Yacht Floats	\$15,000.00
Insulate & Sheetrock for Year Round Occupancy	\$3,000.00	Outside Mooring Field tackle & service	\$9,000.00

**-The fresh water system on the west dock is in need of repair in multiple areas. There have been numerous complaints about pin holes and leaking spigots, as well as poorly hung water lines that are unsightly, and in need of repair. We plan to replace all of the old spigots and valves with new brass hardware that will hold up longer in the salt water environment, and properly fasten the entire system to keep it neat and orderly. We also plan to add water lines to the channel dock, giving our seasonal slip holders access to water, which they currently do not have.**

**-The fresh water system on the Transient Yacht Dock has been causing problems for years. It was a poor design choice that has caused multiple leaks, costing the town money to repair on a regular basis. We had over 10 leaks just in the summer of 2019. These leaks caused major fresh water loss from the town’s water holding facility. The decking on the dock needs to be removed, and the rotted frame that supports the decking needs to be replaced with new pressure treated lumber. We plan to install a new frame to support the decking, and use flexible hose wrapped in chafing gear to minimize and hopefully prevent leaks in the water line in the future.**

**-The harbor shack needs to be insulated and sheet rocked (or thin plywood over insulation) in order to efficiently heat the building in the shoulder seasons and to efficiently cool the building during the summer months. We plan to remove all electrical equipment and insulate over the winter. This will increase the amount of time that the harbor department can operate out of the shack to ensure the harbor is operating safely and is well taken care of throughout the year. We do not plan to install a HVAC system. The building is small enough to heat with a small space heater and cool with a window A/C unit**

**-The outer harbor mooring field has decreased from 10 moorings to only 5 over the years due to not being properly inspected and maintained. We plan to increase our number of outer harbor moorings from 5 to 8, and properly inspect our existing moorings, and replace any ground tackle that is deemed unsafe. This is something that cannot be neglected, in the name of safety. Ryan Rossi - Harbor Master**

**Article 8.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$80,000.00** to pay for the permitting of a whole harbor dredging plan for Menemsha Basin, and dredging of the Dutcher Dock & Transient Yacht Dock Northeast corner.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

Whole Harbor Dredging PERMIT & Engineering	\$60,000	Dredging NE corner & Dutcher Dock	\$20,000
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**-The Harbor Department has been working closely with the town’s Conservation Agent to come up with a plan for future dredging operations in Menemsha Basin. We currently have 6 different dredging permits, which are all expired. We plan to take the existing 6 dredging permits and combine them into one**

permit. This will allow us to complete maintenance dredging on a yearly basis based on the needs of the harbor at the time. The permitting process will cost \$60,000, and will take at least a year to complete. We are also asking for \$20,000 to dredge the NE corner of the harbor which fills in with sand by the beginning of our busy season each year. We plan to add a line item into the harbor budget in the future for maintenance dredging, but realize that there will be a need in FY20 to dredge the NE corner of the basin, along Dutcher Dock. Ryan Rossi – Harbor Master

**Article 9.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$30,000.00** to be added to Article #17 of the 2019 Annual Town Meeting for the Cold Climate Heat Pump HVAC system at the Community Center.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays – 2 Not Present

The town and the summer program are jointly funding this project already and it was put out to bid in May. No vendor was able to bid and schedule the project in time for July 1. The project was rescheduled for this fall. This additional funding will allow the engineers to specify an alternative ventilation system (ERV) for the assembly area, better conceal the installations in this building, and draw up more detailed plans for the bidders. The town is taking the opportunity to improve the engineering and plans/specifications for this project. Tim Carroll – Town Administrator

**Article 10.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$6,000.00** to be added to Article #18 of the 2019 Annual Town Meeting for the replacement back-up generator at the Community Center, including expenses related thereto.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays – 2 Not Present

The town applied for a grant in July from the state to replace the failed generator with a larger unit and batteries for the PV Array (solar panels). This grant was reported out favorably last month by MEMA to FEMA for their final approval. However it will be a few months before the grant is officially awarded and expendable. Concerns about having no power generator at the emergency shelter for this winter has us seeking funds to rent a temporary generator in the interim. The generator at the CCC also supplies water to the Library. Tim Carroll – Town Administrator

**Article 11.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$3,000.00** to fund a state mandated Public Water System operator for the Library and Community Center for FY 2020: line 194-5430.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays – 2 Not Present

The Board of Health has been monitoring the water quality at the CCC for many years. Recently the Board of Health requested that the Selectmen and FinCom find a new PWS Operator for the well that serves the CCC & library. The Selectmen & Fincom asked the BOH to continue managing the public drinking water for community safety. It was agreed to support the funding to hire a licensed operator the BOH would manage. This will be added to the town's budget next fiscal year. Tim Carroll – Town Administrator

**Article 12.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$5,500.00** to purchase & install Locust poles & rails for the parking barriers at the Community Center, and purchase a replacement cart for folding chairs.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays – 2 Not Present

Locust Parking Barriers 194-5430 \$4,500.00 chair truck \$1,000.00

I was able to find a vendor with locust on the island. The price is more; **\$80.00 per log x 30 pc.** This will make the total price about the same as for the logs shipped from Wisconsin. The installation portion will remain the same. Rodney Bunker – Supervisor of Building Maintenance

**Article 13.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$11,035.28** to pay for expenses related to the acquisition of a parcel of land at 4 North Ridge Road.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays – 2 Not Present

This will pay the Meetinghouse Road Association for past road dues owed by a parcel in tax title under an agreement with the Town. Tim Carroll – Town Administrator

**Article 14.** To see if the Town will vote to appropriate the sum of **\$15,000.00** to perform repairs to the Menemsha Comfort Station and conduct an inspection of the structure by an engineer, and that to meet this appropriation transfer from available funds in the treasury the sum of \$11,250.22, the sum of \$3,018.57 from Article #17 of the 2016 Annual Town Meeting, and the sum of \$731.21 from Article #3 of the November 2015 Special Town Meeting

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

This would allow repairs to the public bathrooms before springtime. The roof, fascia boards, trim, and other components of the building's envelope need repair, as well as painting. Additionally this would include an inspection by a qualified home inspector to determine the status of the building's core and help the town plan a future renovation or replacement of these necessary facilities in the future. Tim Carroll - Town Administrator

**Article 15.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$11,000.00** to replace the photocopier at the Town Hall.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

The current copier was purchased in Nov 2013. It serves as the main network printer, fax server, network scanner, and photocopier for the town & the public. It is has failed twice in the last 3 months and is difficult to get parts for. I am proposing to purchase a new replacement for these functions. I expect to continue our practice of 5+ years between replacements. Tim Carroll - Town Administrator

**Article 16.** To see if the Town will vote to appropriate the sum of **\$3,600.00** to pay for repairs to the Town Hall elevator, and to meet this appropriation transfer from available funds in the treasury the sum of \$1,913.47, the sum of \$1,500.00 from Article #8 of the December 2016 Special Town Meeting, and the sum of \$186.53 from Article #5 of the November 2018 Special Town Meeting.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

The limited access-limited use lift in the Town Hall is inspected every two years. Having this lift allows us to use the second floor. This September it failed a portion of its safety test. We are required to repair it within 90 days under a temporary permit from the state. Tim Carroll - Town Administrator

**Article 17.** To see if the Town will vote to appropriate from available funds in the treasury the sum of **\$20,333.34** to purchase and install computer software & hardware to upgrade the Town Hall servers and Tax Collection software, to upgrade the online GIS platform to host scanned documents for town departments, and fund a stipend for website management (122-5177) for FY 2020.

Recommended by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

CTH - MV Excise/Servers/Server Software \$10,000.00 CTH - GIS CAI Web upgrades \$2,000.00 Website Stipend 122-5177 \$8,333.34

The RMV has made a decision to change their method of sending the vehicle excise tax commitments to the towns starting this December. This newly-announced change has required an acceleration of our long-range plan for server software upgrades at the Town Hall and triggered a number of related changes that were not expected during this fiscal year. All but \$2,000 of these upgrades were expected over the next two years. The Online-GIS vendor has proposed to host the town hall scanned documents (permits, plans, approvals) for online retrieval by town offices and create other improvements to their platform. [Scanning is ongoing and indexed by map/parcel ID#] A new website service was required in August when the FirstClass platform was shut down by our host in Maine. The new system was made live in late August by the vendor who purchased Virtual Town Hall, Civic CMS. This is a simpler version of CMS than some other towns are using. We have included the duties of web manager in an existing town hall staff position, but that person was assigned to support the Public Safety Buildings Committee and manage this project for the next 2 years. The duties of the Town Clerk in managing the postings of official meetings and other legal notices, as well as an active interest in improving our web site caused me to propose a stipend for the Town Clerk to perform these duties on-par with the previous cost to manage the websites. Tim Carroll - Town Administrator

**Article 18.** To see if the Town will vote to authorize the Board of Selectmen, on behalf of the town, to sell and dispose of any real estate acquired by the town for non-payment of the taxes thereon and to execute quitclaim deeds for said property, in accordance with Chapter 30B, and other appropriate state law and procedures.

No Action Taken by the Finance Advisory Committee - 5 Ayes - 0 Nays - 2 Not Present

The town has taken a parcel of land for non-payment of taxes. The state law allows the Selectmen to auction this land without town meeting approval. The use of an absolute auction does not often achieve the best sale price for the town. If a minimum sale price is established and it is not met, the auctioneer is still paid for his services and expenses. The Selectmen are asking for town meeting approval to use the state's Chapter 30B Request For Proposals process instead. This would allow the town to set a minimum bid amount for the sale without incurring the auctioneer's fee in the event of no bids meeting the minimum price. The Board of Selectmen wants to maximize the sale price of this parcel to pay back the real estate taxes that are due and make it available for future town meeting expenditure. There are other parcels that may become tax takings in the future.