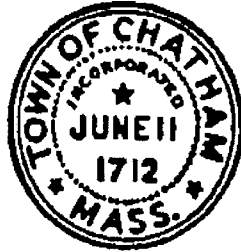


[Snow Date 1/6/20]

This is a courtesy document; motions may change and are not intended to restrict any action.

Town of Chatham



SPECIAL TOWN MEETING WARRANT

SATURDAY, JANUARY 4, 2020

1:00 P.M.

With Recommendations of
Chatham Board of Selectmen and Finance Committee

MONOMOY REGIONAL MIDDLE SCHOOL
GYMNASIUM

(Formerly the Chatham High School Gymnasium)

425 CROWELL ROAD

Free childcare is available for this Special Town Meeting from 12:30PM-3:00 PM in the Library of the Monomoy Regional Middle School. For more information, please call (508)945-5158

SPECIAL TOWN MEETING WARRANT JANUARY 4, 2020 WITH SUGGESTED MOTIONS

[Snow Date 1/6/20]

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Resolution: Resolved that the Town vote to adopt the following rules of procedure for the Special Town Meeting of January 4, 2020.

- A) The Moderator shall have the option of reading each Article in the Warrant verbatim or summarizing the subject matter therein in general terms, at his discretion.
- B) Upon an Article having been disposed of by vote, the Moderator shall entertain a motion to reconsider said Article or to accept a Resolution pertaining to said Article only during the same session during which said vote was acted upon.
- C) A motion to move the previous question shall require a two-thirds vote and may not be debated.
- D) The Moderator shall not accept a motion to move the previous question by any person discussing the Article until after an intervening speaker has discussed the Article.
- E) A non-voter may request the privilege of addressing the meeting on a motion made under any Article or Resolution offered, the request to be granted by the Moderator unless there is an objection by a voter. Upon objection, the Moderator shall poll the meeting by voice or count, at his discretion, and a majority vote in favor shall entitle said non-voter to address the meeting. However, the Moderator may grant the privilege of the floor to any non-resident Town Department Head without necessity of a vote.
- F) The Moderator shall not entertain the question of the presence of a quorum at any point at which a motion to move the previous question has already been voted.
- G) Speakers addressing the meeting shall be limited to five (5) minutes within which to present their remarks. The Moderator will not recognize anyone who has previously spoken on the Article until all persons wishing to address the meeting have had an opportunity to speak. The Moderator may exercise reasonable discretion in enforcement of this rule.

The foregoing rules are not intended to alter or change the traditional conduct of the Town Meetings in Chatham except as specifically stated above.

SPECIAL TOWN MEETING WARRANT JANUARY 4, 2020 WITH SUGGESTED MOTIONS

[Snow Date 1/6/20]

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COMMONWEALTH OF MASSACHUSETTS

**TOWN OF CHATHAM
SPECIAL TOWN MEETING WARRANT
SATURDAY, JANUARY 4, 2020
1:00 P.M.**

THE COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

GREETINGS:

To any of the Constables of the Town of Chatham in the County of Barnstable.

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby directed to NOTIFY and WARN the INHABITANTS OF THE TOWN OF CHATHAM qualified to vote in elections and Town affairs, to meet in the gymnasium of the Monomoy Regional Middle School Gymnasium at 425 Crowell Road in said Chatham on the 4th day of January 2020 at 1:00 o'clock in the afternoon, then and there to act on any business that may legally come before said meeting.

[Snow Date 1/6/20]

This is a courtesy document; motions may change and are not intended to restrict any action.

ARTICLE 1
Prior Year Bill Payment Appropriation

To see if the Town will vote to raise and appropriate, and/or transfer from available funds, a sum or sums of money, to be expended for payment of a prior year bill, or take any other action in relation thereto.

(Board of Selectmen)

Motion: By Dean Nicastro, Clerk, Board of Selectmen
I move that the Town vote to appropriate and transfer from Free Cash, the sum of \$ 3,981.59 for the payment of the following invoices:

Dept	Invoice Date	Vendor	Description	Amount
Fire	5/23/2017	WB Mason	Cleaning Supplies	204.76
Fire	6/27/2017	WB Mason	Cleaning Supplies	163.92
Fire	7/27/2017	WB Mason	Cleaning Supplies	111.98
Fire	8/16/2017	WB Mason	Paper	65.99
Fire	11/10/2017	WB Mason	Flags	239.98
HR	2/21/2019	Clear Law Institute	Webinar	199.00
Accounting	3/11/2019	Pitney Bowes	Postage supplies	127.57
HR	5/24/2019	Cape Cod Chronicle	Advertisement	90.00
Admin/IT	6/18/2019	Verizon	Phone lines	2,778.39
				-
			TOTAL	<u>\$3,981.59</u>

Speaker: Alix Heilala, Finance Director

Explanation: *These invoices were received after the close of the fiscal year, or there were no funds remaining from which to pay the invoice. The invoices are an obligation of the Town as the goods and services have been received. Per Mass General Law, Town Meeting must approve payment in this fiscal year for any prior year(s) bill.*

Board of Selectmen Recommendation: Approve 5-0-0

Finance Committee Recommendation: Approve 7-0-0

Vote Required: *Nine-Tenths Majority*

[Snow Date 1/6/20]

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ARTICLE 2

FY2020 Budget Adjustments/Additional Appropriations (Current Fiscal Year)

To see if the Town will vote to raise and appropriate and/or transfer from available funds, such sums of money as it determines necessary to balance the following line items noted below within the fiscal year Budget approved under Article 8, Article 12 and/or Article 13 of the Annual Town Meeting for the period beginning July 1, 2019 and ending June 30, 2020 inclusive, or take any other action in relation thereto.

(Board of Selectmen)

Motion: By Cory Metters, Board of Selectmen
I move the Town vote to transfer and appropriate from Free Cash funds necessary to balance the Line items noted below within the fiscal year Budget approved under Article 13 of the 2019 Annual Town Meeting for the period beginning July 1, 2019 and ending June 30, 2020 inclusive.

FROM ACCOUNT	TO ACCOUNT	AMOUNT
Free Cash	01-420-0580-5862 (catch basins)	68,000
Free Cash	01-420-0580-5861 (annual repaving)	100,000
Free Cash	01-420-0580-5870 (sidewalks)	117,600
TOTAL:		\$285,600

Speaker: Alix Heilala, Finance Director

Explanation: *The first item is funding for the emergency repairs to the drainage on Stage Harbor Road. While \$51,000 remains in the line item at this time (November), future planned repairs will not occur if additional funds are not appropriated. The second and third lines are supplemental requests for funding annual repaving and sidewalk repairs as the Town is repairing sidewalks in conjunction with roadway repairs. With an increase in the number of road repair projects, additional funds are necessary to complete the repaving and sidewalk repairs. The funding source is Free Cash; leaving a balance of \$4,992,149 if both Article 1 and 2 are approved.*

Board of Selectmen Recommendation: Approve 5-0-0

Finance Committee Recommendation: Approve 7-0-0

Vote Required: Simple Majority

[Snow Date 1/6/20]

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ARTICLE 3

Collective Bargaining Agreement; Funding

To see if the Town will vote to raise and appropriate or transfer from available funds, a sum or sums of money, to fund compensation and/or other cost-items resulting from a contract settlement with union personnel, or take any other action relative thereto.

(Board of Selectmen)

Motion: By Jeffrey Dykens, Board of Selectmen

I move that the sum of \$59,900 be transferred from Free Cash and appropriated to fund salary increases and other cost-items resulting from a contract settlement by and between the Town of Chatham and Chatham Municipal Employees Association, and to authorize the Town Accountant to allocate such sum to the appropriate operating budgets.

Speaker: Jill R. Goldsmith, Town Manager

Explanation: *Negotiations recently concluded with the Chatham Municipal Employees Association (CMEA) for a successor collective bargaining agreement (CBA) dated July 1, 2018 through June 30, 2021. The funding requested will cover certain compensation for the current fiscal year (FY2020) as of this Special Town Meeting. CMEA includes approximately 63 positions. The amount of Free Cash available following the funding of Articles 1 through 3 of this Special Town Meeting is \$4,932,249.*

Board of Selectmen Recommendation: Approve 5-0-0

Finance Committee Recommendation: Approve 7-0-0

Vote Required: Simple Majority

ARTICLE 4

Property Acquisition 1610/0 Main Street Parcels

To see if the Town will vote to authorize the Board of Selectmen to acquire through donation, purchase, eminent domain, or otherwise, the fee simple interest in the parcels of land located at 1610 and 0 Main Street, Chatham, respectively identified by Assessors' Maps 9E-2-1 and 9E-2-2, encompassing the entire parcels presently owned by Eastward MBT LCC- Eastward Homes Business Trust, as more particularly described in the deed recorded with the Barnstable County Registry of Deeds in Book 29443, page 31, said property to be used for a Council on Aging Facility, and further to appropriate, by borrowing, transfer from available funds, or otherwise, a sufficient amount of funds to accomplish said acquisition, and to authorize the Selectmen and Town Manager to negotiate such terms and conditions as they shall deem to be in the public

SPECIAL TOWN MEETING WARRANT JANUARY 4, 2020 WITH SUGGESTED MOTIONS

[Snow Date 1/6/20]

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interest and execute any and all documents necessary to effectuate this donation, purchase and/or taking, or to take any other action in relation thereto.

(Board of Selectmen)

Motion: By Peter Cocolis, Vice Chairman, Board of Selectmen

I move that the Town will vote to appropriate and transfer from Free Cash the sum of \$750,000, and to authorize the Board of Selectmen to apply for, accept and expend any funds which may be provided by the Commonwealth or other public or private sources to defray a portion or all of the costs for the acquisition of the parcels of land located at 1610 and 0 Main Street, Chatham, respectively identified by Assessors' Maps 9E-2-1 and 9E-2-2, encompassing the entire parcels presently owned by Eastward MBT LCC- Eastward Homes Business Trust, as more particularly described in the deed recorded with the Barnstable County Registry of Deeds in Book 29443, page 31, said property to be used for a Council on Aging Facility, and to authorize the Selectmen and Town Manager to negotiate such terms and conditions as they shall deem to be in the public interest and execute any and all documents necessary to effectuate this acquisition; provided that such acquisition is contingent upon final design and construction funding being approved for a new Council on Aging Facility at the 2020 Chatham Annual Town Meeting.

Speaker: Jill R. Goldsmith, Town Manager

Explanation: *This action authorizes the Board of Selectmen (BOS) and Town Manager to negotiate a purchase and sale agreement and, if determined to be in the Town's best interest, to acquire the properties located at 1610 and 0 Main Street in West Chatham, formerly known as the Sibley property (hereinafter "1610 Main Street Parcels"), currently owned by Eastward Company for a new Council on Aging Facility (COA). As noted in the motion, the acquisition proposed in this Article is contingent upon subsequent Design Development and Construction Funding being approved at the 2020 Chatham Annual Town Meeting (ATM). No funds will be expended to effectuate the purchase of the 1610 Main Street parcels unless/until the final project is approved by ATM.*

Following the failure of Article 15 to achieve the required 2/3rds majority at the 2019 Annual Town Meeting and subsequent Ballot Vote seeking funding for the design and construction of a COA on Town-owned property on Middle Road, the BOS conducted a second round review of potential locations for a new COA with revised parameters resulting from the detailed study in the previous effort, specifically a reduced area requirement due to refinements of building size and site improvements resulting from Working Group efforts and public input. Town-owned parcels were considered as well as properties offered by private property

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owners through a formal Request for Proposals (RFP). On November 4, 2019, the BOS voted unanimously to recommend purchasing the 1610 Main Street Parcels in West Chatham. To learn more about the efforts leading to the final site selection, please visit the Channel 18 archives to view BOS meetings of November 4, 2019, October 21, 2019, October 10, 2019 and August 5, 2019 and using the "Town Projects" tab on Chatham's Homepage (www.chatham-ma.gov) to navigate to corresponding meeting materials for full context.

A Restricted Appraisal Report completed by a Massachusetts certified appraiser in April 2018 for the subject parcels indicated the market value at \$745,000. This appraisal took into consideration the parcels' development potential afforded by the "zoning freeze" resulting from the Seller's filing a subdivision plan prior to 2016 zoning changes in West Chatham. A secondary appraisal is underway to affirm the properties' current market value is still comparable with the negotiated price of \$750,000. The secondary appraisal will be reported at the January 4, 2020 Special Town Meeting (STM). The Seller is offering the property exclusively for a new COA facility.

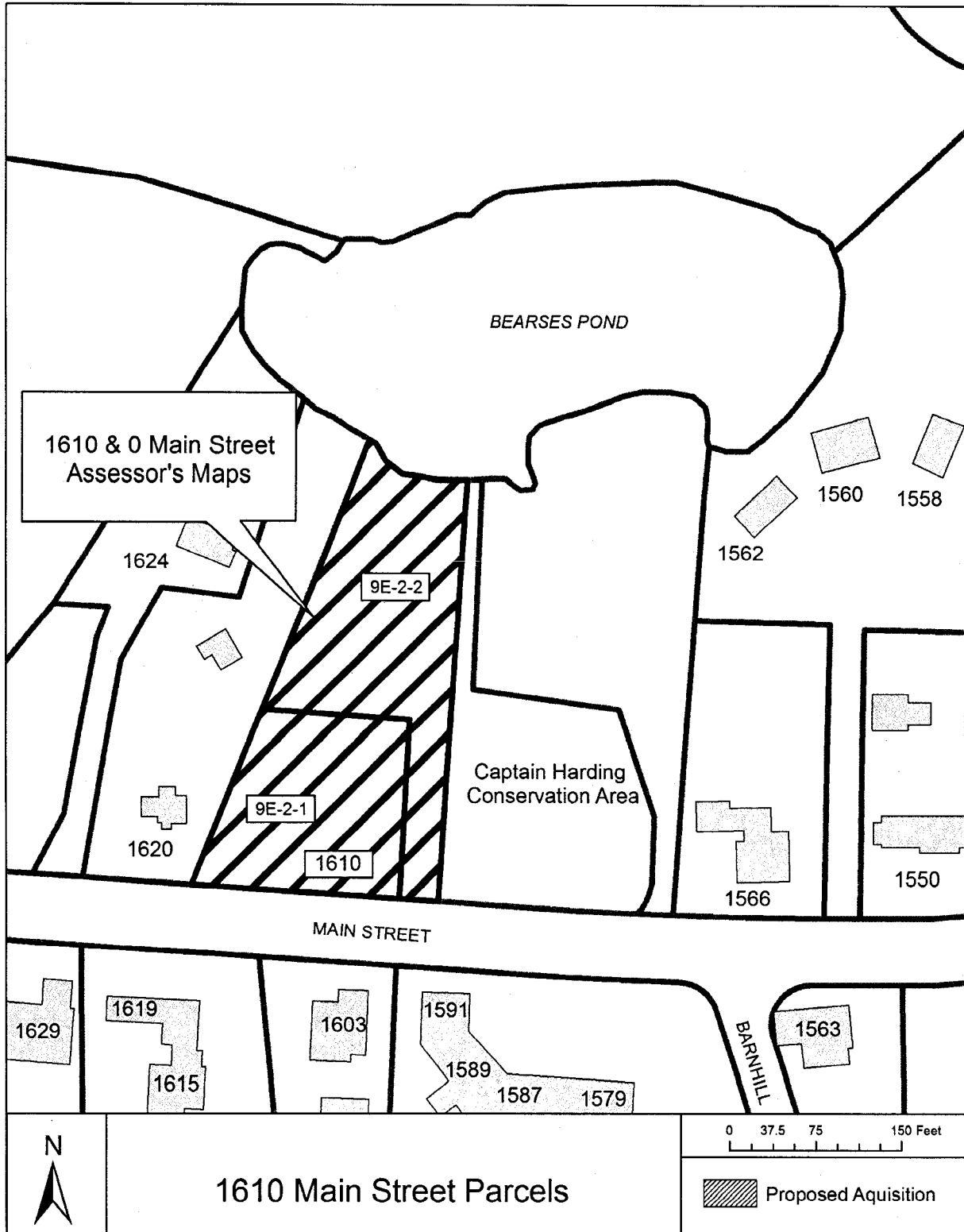
With a transfer from Free Cash, there is no impact to the tax rate associated with the acquisition.

Board of Selectmen Recommendation: Approve 4-0-0
Finance Committee Recommendation: Approve 2-5-0
Vote Required: Two-Thirds Majority

SPECIAL TOWN MEETING WARRANT JANUARY 4, 2020 WITH SUGGESTED MOTIONS

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[Snow Date 1/6/20]

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ARTICLE 5

New Council on Aging (COA) Facility/Project Feasibility Study, Conceptual Design and Cost Estimate

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum or sums of money as it determines necessary for a Feasibility Study, Owners Project Manager (OPM) costs and related tasks for the completion of a conceptual design and cost estimate of a new Council on Aging (COA) facility located on parcels of land locate at 1610 and 0 Main Street, Chatham, respectively identified by Assessors' Maps 9E-2-1 and 9E-2-2, or take any other action in relation thereto.

(Board of Selectmen)

Motion: By Shareen Davis, Chairman, Board of Selectmen
I move that the Town vote to appropriate and transfer from Free Cash the sum of \$130,000 to fund a Feasibility Study, Owners Project Manager (OPM) costs and related tasks for the completion of a conceptual design and cost estimate for a new Council on Aging (COA) facility located on parcels of land located at 1610 and 0 Main Street, Chatham, respectively identified by Assessors' Maps 9E-2-1 and 9E-2-2 and for all costs incidental and related thereto.

Speaker: Jill R. Goldsmith, Town Manager

Explanation: *While there is general consensus on the need for a new Council on Aging (COA) facility, the final size and cost of the project still needs to be determined. This article requests funding to develop the project specific to 1610 and 0 Main Street, Chatham in a manner responsive to the concerns and questions expressed by the Board of Selectmen (BOS), the public, and meet identified needs.*

The requested funding will provide the resources to complete a Feasibility Study specific the 1610 Main Street Parcels in order to develop a full conceptual level project, including building floor plans, elevations, site improvements and a cost estimate. This funding will also provide resources for preliminary coordination with local regulatory entities for permitting feedback to integrate into the conceptual design prior to 2020 Annual Town Meeting (ATM) in May. The Feasibility Study results serve as the basis for approval by the BOS prior to placement of an article seeking Design Development and Construction funding for consideration at the 2020 ATM.

The proposed approach is to continue working with the Owners Project Manager (OPM) and Architectural firm to develop a concept plan for BOS approval and ultimate submission to May 2020 Annual Town Meeting (ATM). The OPM provides expertise and professional capacities to advise and consult on previously

SPECIAL TOWN MEETING WARRANT JANUARY 4, 2020 WITH SUGGESTED MOTIONS

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raised concerns, to investigate options expressed by providing oversight on concept development, and to develop the total project budget cost estimate. The OPM will serve until the project is complete and function as the Town's technical expert representing Chatham's best interests in the pre-design process through final construction.

Below is the not-to-exceed cost breakdown associated with this article:

Project Budget - Concept Plan/Cost Estimate for New Council on Aging (COA) Facility at 1610 Main Street

Tasks	Costs
Site Feasibility Study	
Architectural/ Engineering Services	\$103,000
Owner's Project Manager (OPM) (required for building projects > \$1.5M)	
Oversight/Meetings/Reviews	\$27,000
Project Budget Total	\$130,000

Board of Selectmen Recommendation: Approve 4-0-0
Finance Committee Recommendation: Approve 6-1-0
Vote Required: Simple Majority

SPECIAL TOWN MEETING WARRANT JANUARY 4, 2020 WITH SUGGESTED MOTIONS

[Snow Date 1/6/20]

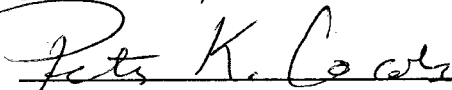
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* * * * *


And you are directed to serve this Warrant by posting attested copies thereof at the several Post Offices in said Town, fourteen days at least, before the time of holding said meeting. Hereof fail not and make due return of the Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting as aforesaid.

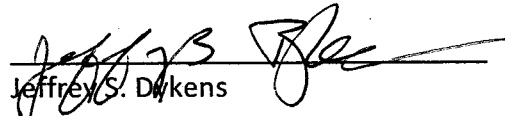
Given under our hands this 16th day of December, in the year of our Lord, Two Thousand and Nineteen.


Shareen Davis, Chairman


Peter K. Cocolis, Vice-Chairman

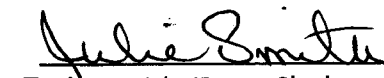

Dean P. Nicastro, Clerk


Cory J. Metters


Jeffrey S. Dickens

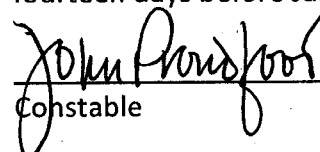
Board of Selectmen

A True Copy, Attest


Julie Smith, Town Clerk

Barnstable, ss.

Pursuant to the written WARRANT, I have notified and warned the inhabitants of the Town of Chatham by posting attested copies of the same in each of the Post Offices of said Town at least fourteen days before January 4, 2020 on December 19, 2019.


Constable

12.19.19
Date