



“Untitled (Provincetown Shoreline)” George Yater (1910-1993)
<http://www.provincetownhistoryproject.org>

Special Town Meeting • Monday, June 24, 2019

Commonwealth of Massachusetts Barnstable, ss.

To either of the Constables of the Town of Provincetown,
Greetings: In the Name of the Commonwealth of Massachusetts and in the manner prescribed in the Charter and Bylaws of said Town, you are hereby directed to notify the inhabitants of the Town qualified by law to vote in Town affairs to meet and assemble at **Provincetown Town Hall, 260 Commercial Street, on Monday, the Twenty Fourth day of June, A.D. 2019 at 6 o'clock in the evening**, then and there to act on the following articles, to wit:

Article 1. Funding for Year-Round Rental Housing. To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds, a sum of money to pay a portion of Fiscal 2020 obligated debt service payments, and for the purpose of supplementing the operating budget for the Provincetown Year-Round Market Rate Rental Housing Trust for Fiscal Year 2020; or to take any other action relative thereto.

[Requested by the Select Board and the Provincetown Year-Round Market Rate Rental Housing Trust]

Explanation of Article 1: This motion appropriates additional funding to the Year Round Market Rate Rental Housing Trust from Free Cash. Due to the delay in closing on the property acquisition and repeated attempts to procure a property manager, architectural services, and construction contractors, the anticipated rental income from Harbor Hill has not yet been generated.

The Trust has a certificate of occupancy on one of the four buildings and it is now partially leased. The remaining three buildings require repairs and rehabilitation before occupancy can commence. In addition, the Trust has obtained a grant from the State to add two accessible one-bedroom units to the property.

These supplemental funds will ensure that the Trust can cover the construction contract for the remaining three buildings, cover all operating expenses through June 2020 and allow them to make all debt service payments through June 2020. The subsidy will be released to the Trust by the Select Board if and as needed. Without additional funding, we cannot enter into the construction contract and the remaining buildings cannot be occupied.

Article 2. Police Station Supplemental Funding. To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds, a sum of money to fund the supplemental construction cost for the Provincetown Police Station Project on the site located at 16 Jerome Smith Road, including all costs incidental or related thereto; or to take any other action relative thereto.

[Requested by the Select Board]

Explanation of Article 2: This motion appropriates supplemental construction costs and authorizes additional borrowing for the Police Station on the site located at 16 Jerome Smith Road. This project and location was approved at the April 2017 ATM by article #8-1 for a total of \$8,625,000. Preliminary cost estimates are considerably higher than originally estimated as a result of a strong economy, construction material cost increase, and underestimated construction costs during the conceptual design phase. The Building Committee has worked with the design team to value engineer the project to reduce the probable project cost.

The Building Committee, along with staff, worked with the design team to fine tune the building program ensuring we meet all State building regulations while satisfying the critical needs of the Police Department. The latest preliminary design is about 300 sq.ft. more than the concept design presented at Town Meeting but still under the 14,000 sq.ft. threshold the Building Committee had set.

The Town has invested a significant amount of money over the years towards building a new police facility knowing the longer the project gets delayed, the higher the cost is going to be. The Police Department has outgrown the current facility and that is not going to change. The Town needs a new police headquarters and further delay will only result in higher costs down the road.

This is the same project that was presented to Town Meeting in April. The only difference is that, assuming the ballot override question passes on June 18th, this supplemental funding will be paid entirely through a 2 ½ debt exclusion and will not include an option to pay the debt service off over time with new revenue sources.

PROVINCETOWN BANNER PUBLISHED JUNE 24, 2019

TOWN WARRANT

Article 3. Alteration of Layout of Route 6. To see if the Town will vote to accept the altered layout of a portion of Route 6 as a public way, as heretofore altered by the Select Board, to exclude from the layout of said way the parcel of land shown as "Lot 1 131,166+ SF. (3.01+ Ac.)" on a plan entitled "Route 6 Alteration and Division Plan," dated October 1, 2018, prepared by Coastal Engineering Co., on file with the Town Clerk, and to transfer the care, custody, and control of the aforesaid discontinued parcel from the Select Board for public way purposes to the Select Board for general municipal purposes, including, without limitation, for Police Station purposes, and, further, to authorize the Select Board to take said parcel by eminent domain for said purposes and for the purpose of clearing the Town's title thereto, if applicable; or to take any other action relative thereto.

[Requested by the Select Board and the Town Manager]

Explanation of Article 3: This article will alter the public way of Route 6 to create the lot needed to build the Police Station. Currently the land where the leaching field and Jerome Smith Parking lot are located is partly Town-owned land and partly on the Route 6 Right-of-way, which the Town also owns. This action will clean up the lot lines so that the project can be consistent with zoning regulations.

Article 4. Transfer from Insurance Proceeds > \$150,000 Receipts Reserved for Appropriation (RRFA) Fund. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the following sums for replacement of two fire vehicles; or to take any other action relative thereto

[Requested by the Select Board, the Finance Committee and the Town Manager]

Explanation of Article 4: The Town received \$850,000 in insurance proceeds for the two fire trucks damaged in the January 2018 storm. This article authorizes a transfer from the Insurance Proceeds >\$150,000 RRFA fund for the purchase of two new fire trucks per MGL Chapter 44, section 53. The original appropriation was approved at the April 2018 STM article #10.

Article 5. Rescind Borrowing Authority. To see if the Town will vote to rescind the following unused borrowing authorizations:

Date of Vote	Town Meeting	Art No.	Purpose	Fund	Amount Authorized	Total Borrowed to 5/20/19	Rescind Unused Balance
4/2/18	2018 STM	10	Fire Trucks	General	\$1,000,000	\$ 0	\$850,000

or to take any other action relative thereto.

[Requested by the Select Board and Town Manager]

Explanation of Article 5: This article proposes to rescind a bonding authorization that is no longer needed due to receipt of insurance proceeds. The Town received \$850,000 in insurance proceeds for the two fire trucks damaged in the January 2018 storm. The original appropriation approved at the April 2018 STM article #10 was \$1,000,000.

Article 6. General Stabilization Fund. To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to the General Stabilization Fund; or to take any other action relative thereto.

[Requested by the Select Board and Town Manager]

Explanation of Article 6: This article will transfer the remaining available free cash from FY2018 to the Town's General Purpose Stabilization Fund to protect the long-term financial stability of the Town, as well as protect the community against sudden and/or unexpected decreases in revenues or increases in expenses. The General Purpose Stabilization Fund is governed by Massachusetts General Law ch40 sec 5B and the Town's Cash Reserves Policy. The financial health of the Town of Provincetown is of paramount importance to its residents who rely on Town government to provide essential services; to its current and retired employees; to its bondholders who provide funding for long-term capital projects; and to its vendors who provide services and equipment to the Town. The Town's policy is to maintain a balance equal to 10% of the current year operating budget. An annual transfer is required to achieve this goal. Our current balance in the operating stabilization fund is 5.3% of the FY19 operating budget.

BOARD OF SELECTMEN
TOWN OF PROVINCETOWN
Cheryl Andrews, Chairman
Robert Anthony, Vice-Chairman
Louise Venden
Lise King
John Golden

A TRUE COPY, ATTEST:

Darlene Van Alstyne

Town Clerk

Date of publishing: June 6, 2019



Public Hearings

**Articles in the June 24, 2019
Special Town Meeting Warrant**

SELECT BOARD: Article Recommendations

In accordance with §2-3-g-6 of the Provincetown Charter, the **Select Board** will hold a Public Hearing on **Thursday, June 20, 2019 at 5:00 pm** in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA to determine the number of Board members in favor or opposed to the articles for the June 24, 2019 Special Town Meeting.

Cheryl Andrews, Chairman

FINANCE COMMITTEE: Article Recommendations

In accordance with §2-3-g-5 of the Provincetown Charter, the Finance Committee will hold a Public Hearing on **Thursday, June 20, 2019 at 4:00 pm** in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA to determine the number of Board members in favor or opposed to the petitioned articles concerning town funds for the June 24, 2019 Special Town Meeting.

Mark Hatch, Chairman

PLANNING BOARD: Land Use or Development Articles

In accordance with §2-3-g-3 of the Provincetown Charter, the Provincetown Planning Board will hold a Public Hearing on **Thursday, June 20, 2019 at 6:00 pm** in the Auditorium, Town Hall, 260 Commercial Street, Provincetown, MA to determine the number of Board members in favor or opposed to the petitioned articles concerning land use or development for the June 24, 2019 Special Town Meeting.

David Abramson, Chairman