



2017 Town Meeting



Preliminary Motion

Offered by the Chairman of the Board of Selectmen

(1) I move that the Town vote to waive the reading of the warrant.

(2) I move that the Town vote to grant permission to speak at the April 3, 2017 Annual and Special Town Meetings to the following persons who are not registered voters of the Town of Provincetown: *(list read aloud)*

(3) I move that on all matters to come before the April 3, 2017 Annual and Special Town Meetings, requiring a two-thirds vote by statute, that a count need not be taken unless the vote so declared is immediately questioned by seven or more registered voters.

STM Article 1. FY 2017 Budget Adjustments.

I move that the Town vote the following budget adjustments:

Transfer from the following department:

\$74,550 from 910 Employee benefits and Other Insurance
to the following departments:

\$8,050 to department 122, Board of Selectmen B budget

\$28,500 to department 135, Town Accountant A budget

\$2,500 to department 135, Town Accountant B budget

\$32,000 to department 145, Treasurer/Collector B budget

\$1,000 to department 262 Zoning Board of Appeals B budget

\$1,000 to department 261 Planning Board B budget

\$1,500 to department 260 Conservation Commission B budget

STM Article 2. Prior Year Bills.

I move that the Town vote to transfer \$2,528.11 from 910 Employee benefits and Other Insurance:
For CVEC invoices totaling \$2,528.11 from fiscal year 2016

STM Article 3. Charter Commission Expenses.

I move that the Town vote to transfer \$6,575 from 910 Employee benefits and Other Insurance to fund the expenses associated with the printing and distribution of the Final Report of the Provincetown Charter Commission.

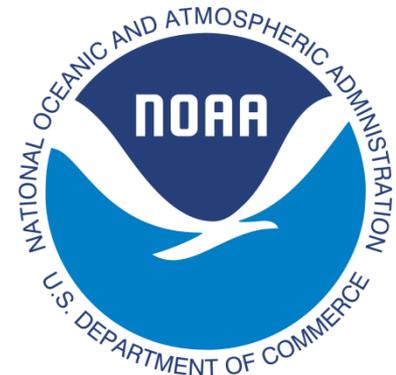
STM Article 4. CIP Request for MUNIS Purchase Orders/Requisitions Module.

I move that the Town vote to transfer \$13,537 from 910 Employee benefits and Other Insurance to be expended under the direction of the Town Manager for costs associated with the acquisition of the MUNIS Purchase Order and Requisitions Module.



STM Article 5. National Marine Sanctuary Visitor Center in Provincetown.

I move that the town vote to transfer \$25,000 from 910 Employee benefits and Other Insurance to be expended under the direction of the Town Manager for costs associated with the conceptual design to determine the feasibility and location of a National Marine Sanctuary Visitor Center in Provincetown.



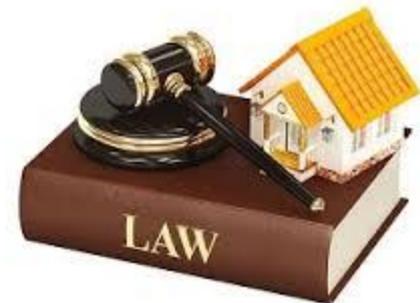
Gerry E. Studds Stellwagen Bank National Marine Sanctuary Visitors Center



- 2016 STM Article 4- \$17,000 match NOAA Grant
- 2017 STM Article 5- \$25,000 for Conceptual Design

STM Article 6. Housing Tenant Rights Assistance.

I move that the Town vote to transfer \$25,000 from 910 Employee benefits and Other Insurance to be expended under the direction of the Town Manager to fund a grant to a non-profit agency for the services to support tenants' rights advocacy and education.



STM Article 7. CIP Request for Analysis of the Parking Control and Revenue Collection Systems for the Municipal Parking Lots.

I move that the Town vote to transfer \$25,000 from the Parking Fund for the cost associated with the analysis of the Town's parking control and revenue collection system and to prepare bid specifications.



April 2017 Annual Town Meeting

Preliminary Motions

Offered by the Chairman of the Board of Selectmen

(1) I move that the Town vote to waive the reading of the warrant.

(2) I move that the Town vote to grant permission to speak at the April 4, 2016 Annual and Special Town Meetings to the following persons who are not registered voters of the Town of Provincetown: *(list read aloud)*

(3) I move that on all matters to come before the April 4, 2016 Annual and Special Town Meetings, requiring a two-thirds vote by statute, that a count need not be taken unless the vote so declared is immediately questioned by seven or more registered voters.

ATM Article 1. To Hear Town Reports.

I move that the Town vote to hear the reports of the Town Officials and Committees and to act thereon.

*Beth Singer, Provincetown School Building Committee
Report*

School Building Committee for PHS Building Project

Tom Coen - Chair

Anthony Brackett

David Panagore

Tom Donegan

Carissa Silva

Ann Howard

Kim Pike

Mark Hatch

Eric Larsen

Eva Enos

Beth Singer



THE ORIGINAL PROJECT

Replace HVAC System

Steam to Hot Water

All New Pipes

Rewiring of Building

Oil to Dual Fuel Burners

New Tanks

1962-Addition
Roofing

Gymnasium Windows

ADA COMPLIANCE

Ramp Front Door

Health Office

Bathrooms

Stairwell Banisters

Stage Lift

Doorways

Stage

Emergency
Generator



OLD DOMESTIC HOT WATER BOILERS



OLD HEATING SYSTEMS BOILERS



NEW HEATING SYSTEMS



NEW HOT WATER SYSTEM



EXISTING WINDOW - 1963 GYMNASIUM



EXISTING WINDOW - 1963 GYMNASIUM



EXISTING WINDOW - 1963 GYMNASIUM

Old Gym Windows





GYMNASIUM



CONNECTING HALLWAY



SPECIALTY CLASSROOMS

30-Year Old Roofs on the 1963 Building





Financial Statement

The project is at completion

Original Allocation:	\$ 7,310,550
Expended to date:	\$ 6,572,609
Pending Expenses:	\$ 350,000
TOTAL Expenditures	\$ 6,922,600
MSBA Reimbursements to date:	\$ 2,591,432
MSBA Anticipated Reimbursement:	\$ 737,941

FUNDING SOURCES

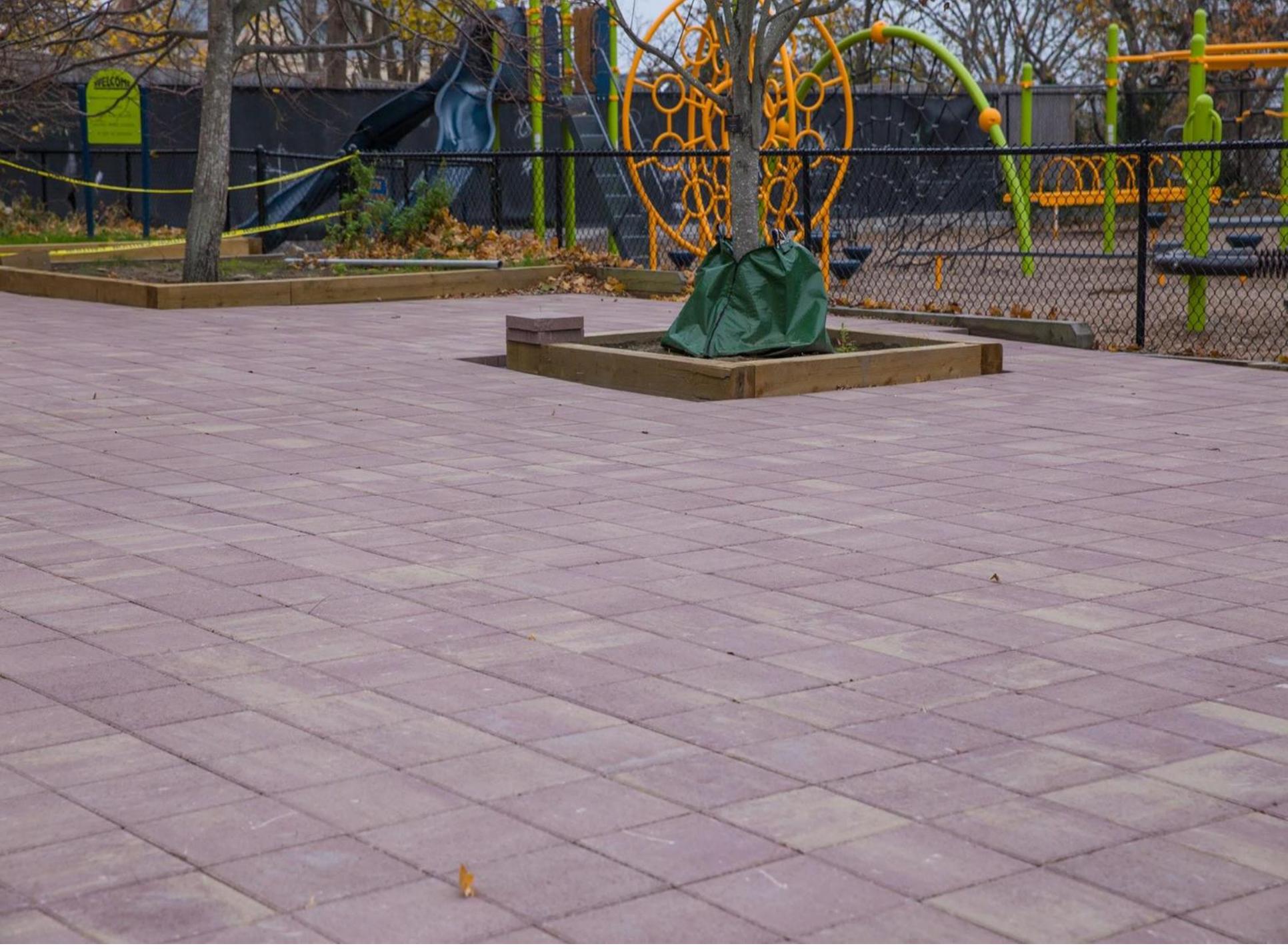
2015 STM ARTICLE 8:High School HVAC and Roof Replacement \$ 7,310,550

2015 ATM ARTICLE CPC FUNDS \$ 40,000

2016 Provincetown School Committee CHOICE FUNDS \$ 185,000

Total **\$7,535,550**

(2014) ATM ARTICLE CPC FUNDS \$ 15,000)



Fishermen Hall





Hello World!

Welcome to

Provincetown Schools

Creating a Better World Through Quality Education

Primary and Middle Years Programming

www.provincetownschoools.com

ATM Article 2. FY 2018 Operating Budget.

Budget Divisions	FY2017	FY2018	17-18%
I. General Government	\$ 1,130,653	\$ 1,096,663	-3.01%
II. Finance	\$ 10,068,853	\$ 10,670,832	5.98%
III. Public Safety	\$ 5,649,505	\$ 5,931,957	5.00%
IV. Public Works	\$ 3,403,781	\$ 3,506,738	3.02%
V. Public Service	\$ 855,056	\$ 871,998	1.98%
Subtotal, I-V	\$ 21,107,848	\$ 22,078,188	4.60%
VI. Public Schools	\$ 3,718,791	\$ 3,809,164	2.43%
Total, I-VI	\$ 24,826,639	\$ 25,887,352	4.27%

ATM Article 2. FY 2018 Operating Budget. Division I: General Government

I move that the Town vote to raise and appropriate the sum of \$965,059 and transfer \$3,000 from Wetlands Protection Fund, and transfer \$128,604 from the Land Bank Fund for a total of \$1,096,663 to fund operating budgets for the several Town departments for Fiscal Year 2018 under budget Division I, General Government, as recommended by the Board of Selectmen.



ATM Article 2. FY 2018 Operating Budget. Division II: Finance

I move that the Town vote to raise and appropriate the sum of \$10,640,832 and transfer \$30,000 from Title V Revolving fund for a total of \$10,670,832 to fund operating budgets for the several Town departments for Fiscal Year 2018 under budget Division II, Finance, as recommended by the Board of Selectmen.



ATM Article 2. FY 2018 Operating Budget. Division III: Public Safety.

I move that the Town vote to raise and appropriate the sum of \$5,831,957, to transfer \$40,000 from the Ferry Embarkation fund, and transfer \$60,000 from Municipal Waterways fund for a total of \$5,931,957 to fund operating budgets for the several Town departments for Fiscal Year 2018 under budget Division III, Public Safety, as recommended by the Board of Selectmen.



ATM Article 2. FY 2018 Operating Budget. Division IV: Public Works

I move that the Town vote to raise and appropriate the sum \$3,506,738 to fund operating budgets for the several Town departments for Fiscal Year 2018 under budget Division IV, Public Works, as recommended by the Board of Selectmen.



ATM Article 2. FY 2018 Operating Budget. Division V: Public Services

I move the Town vote to raise and appropriate the sum \$871,998 to fund operating budgets for the several Town departments for Fiscal Year 2018 under budget Division V, Public Services, as recommended by the Board of Selectmen.



ATM Article 2. FY 2018 Operating Budget. Division VI: Public Schools

I move that the Town vote to raise and appropriate the sum of \$3,140,218 to fund the local Provincetown Public School System Budget for Fiscal Year 2018. And further, to raise and appropriate the sum of \$668,946 to fund the tuition assessment for students who attend the Nauset Regional High School for a total of \$3,809,164.



ATM Article 3. FY 2018 Cape Cod Regional Technical High School Assessment.

I move that the Town vote to raise and appropriate the sum of **\$110,000** for its assessment for Cape Cod Technical Regional High School for FY 2018.



ATM Article 4. FY 2018 Enterprise Funds

6001 Water Enterprise Fund	FY 2017	FY 2018	% change
Enterprise Fund Costs	\$2,194,720	\$2,302,098	
General Fund Costs	<u>327,717</u>	<u>360,489</u>	
TOTAL COSTS	\$2,522,437	\$2,662,587	5.6%
6002 Wastewater Enterprise Fund	FY 2017	FY 2018	% change
Enterprise Fund Costs	\$4,335,406	\$4,468,393	
General Fund Costs	<u>139,345</u>	<u>142,132</u>	
TOTAL COSTS	\$4,474,751	\$4,610,525	3.0%

ATM Article 4. FY 2018 Enterprise Funds

6001 Water Enterprise Funds

I move that the Town vote that \$2,662,587 be appropriated to operate the Water Enterprise Fund, \$1,908,427 to come from Water Enterprise Fund revenues and \$393,671 from Retained Earnings, and further, \$360,489 to be appropriated in the general fund and funded from Water Enterprise revenues.



ATM Article 4. FY 2018 Enterprise Funds 6002 Wastewater Enterprise Funds

I move that the Town vote that \$4,610,525 be appropriated to operate the Wastewater Enterprise Fund, \$3,983,317 to come from Wastewater Enterprise Fund revenues and \$485,076 from reserved for debt service, and further, \$142,132 to be appropriated in the general fund and funded from Wastewater Enterprise revenues.



ATM Article 5. Fund Collective Bargaining Agreement – NEPBA Police Union.

I move that the Town vote to transfer \$38,881 from Free Cash to fund the collective bargaining agreement with the New England Police Benevolent Association for FY2018.



ATM Article 6. Fund Collective Bargaining Agreement – AFSCME Union.

I move that the Town vote to transfer \$83,783 from Free Cash to fund the collective bargaining agreement with the *American Federation of State, County and Municipal Employees (AFSCME)* for FY2018.



ATM Article 7. Community Preservation Budget for FY 2018 – Housing Keeping Vote.

Parts 1 and 2 Reserves and Debt Service

I move that the Town vote to set aside from Community Preservation Act estimated annual revenue the sum of \$63,242 for the Open Space reserve fund, the sum of \$379,451 for the Community Housing Reserve Fund and the sum of \$63,242 for the historic resources reserve fund.

And further to appropriate the sum of \$444,054 to fund debt service for Fiscal Year 2018 as follows: the sum of \$224,550 from Affordable Housing reserves, the sum of \$53,312 from Open Space reserves, and the sum of \$166,192 from Historic Preservation reserves.

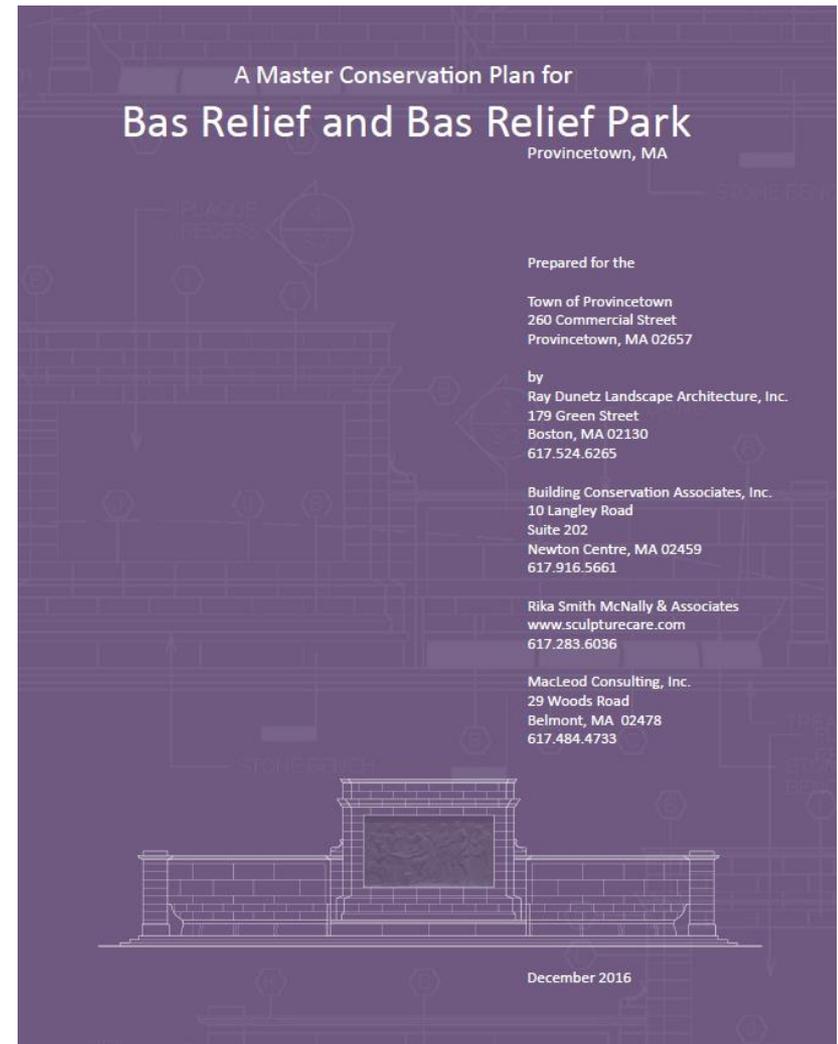
ATM Article 7. Community Preservation Act Grant: A. Bike Committee

I move that the Town vote to appropriate under the Community Preservation Act the sum of \$18,273 from Community Preservation Open Space Reserves to be used for the installation of bicycle racks and bike repair stations at various locations across town, said funds to be expended under the direction of the Town Manager in consultation with the Bicycle Committee.



ATM Article 7. Community Preservation Act Grant: B. Bas Relief Restoration

I move that the Town vote to appropriate under the Community Preservation Act the sum of \$50,000 from Community Preservation Undesignated Fund Balance to restore Bas Relief tablet, structure and grounds, and said funds to be spent under the direction of the Town Manager.



Recommendations from the Bas Relief and Bas Relief Park Master Conservation Plan







Surface loss from past abrasion, blast cleaning and corrosion



Cracks

There are isolated crack locations in the granite, across the structure. The majority of the cracks do not appear to indicate structural settlement or movement of the stone. A few of the cracks, however, do appear to be moving and are exhibiting associated displacement of stone.



Fig. 2. Crack at east wall, north wing, at back of bench.



Fig. 3. Crack at back corner of north pier.

Restoration to the original bronze

Original Color of the Bas Relief



ATM Article 7. Community Preservation Act Grant: C. 46 Bradford Street

I move that the Town vote to appropriate under the Community Preservation Act the sum of \$100,000 from Community Preservation Undesignated Fund Balance to be used for exterior restoration of 46 Bradford Street, the former Community Center, including the repair or replacement of the roof, exterior trim, siding, windows, and door, and said funds to be spent under the direction of the Town Manager subject to a grant agreement between the Town and the lessee.



ATM Article 7. Community Preservation Act Grant: D. Alden St Cemetery, Phase II

I move that the Town vote to appropriate under the Community Preservation Act the sum of \$51,000 from Community Preservation Undesignated Fund Balance to be used for the implementation of the conservation of priority stones at the Alden Street Cemetery Phase 2, and said funds to be spent under the direction of the Town Manager in consultation with the Cemetery Commission.



ATM Article 7. Community Preservation Act Grant: E. Cape Cod Village

I move that the Town vote to appropriate under the Community Preservation Act the sum of \$50,000 from Community Preservation Community Housing Reserves to be used for the development of Cape Cod Village, a housing development for autistic adults, and said funds to be spent under the direction of the Town Manager subject to a grant agreement between the Town and the owner, and further to authorize the Board of Selectmen to acquire an affordable housing restriction on the property.



ATM Article 7. Community Preservation Act Grant: F. Housing Down Payment

I move that the Town vote to appropriate under the Community Preservation Act the sum of \$50,000 from Community Preservation Community Housing Reserves to be used for a Housing Down Payment Assistance program through the Provincetown Housing Office, and said funds to be spent under the direction of the Town Manager.



ATM Article 7. Community Preservation Act Grant: G. Community Housing Office

I move that the Town vote to appropriate under the Community Preservation Act the sum of \$63,271 from Community Preservation Community Housing Reserves to be used for the Community Housing Office, including a full-time Housing Specialist and CPA administration along with pro-rated benefits and expenses.



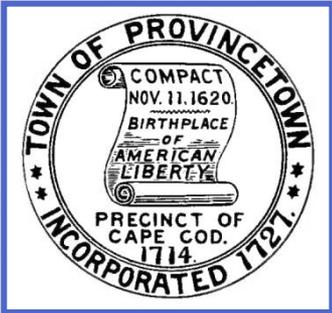
ATM Article 7. Community Preservation Act Grant: H. Administrative Expenses

I move that the Town vote to appropriate the sum of \$20,000 from estimated annual revenue to be used for CPA general administration, said funds to be expended under the direction of the Town Manager.



ATM Article 8. FY 2018 Capital Improvements Program. Police Station

CIP MOTION 1: I move that the Town vote to appropriate the sum of \$8,625,000 to be expended under the direction of the Town Manager and the Director of Public Works for the design and construction of the Provincetown Police Station on the site located at 16 Jerome Smith Road, and costs related thereto, that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is hereby authorized to borrow \$8,625,000 pursuant to General Laws Chapter 44, sections 7 and 8, or any other enabling authority and to issue bonds and notes therefor; provided that the appropriation shall be contingent on the passage of a Proposition 2 and ½ debt exclusion by the voters of the town in accordance with General Laws Ch. 59 section 21C(m); and further, that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any 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 G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs.



TOWN OF PROVINCETOWN
DEPARTMENT OF PUBLIC WORKS



TOWN OF PROVINCETOWN
POLICE DEPT. FACILITY PROPOSAL

TOWN MEETING



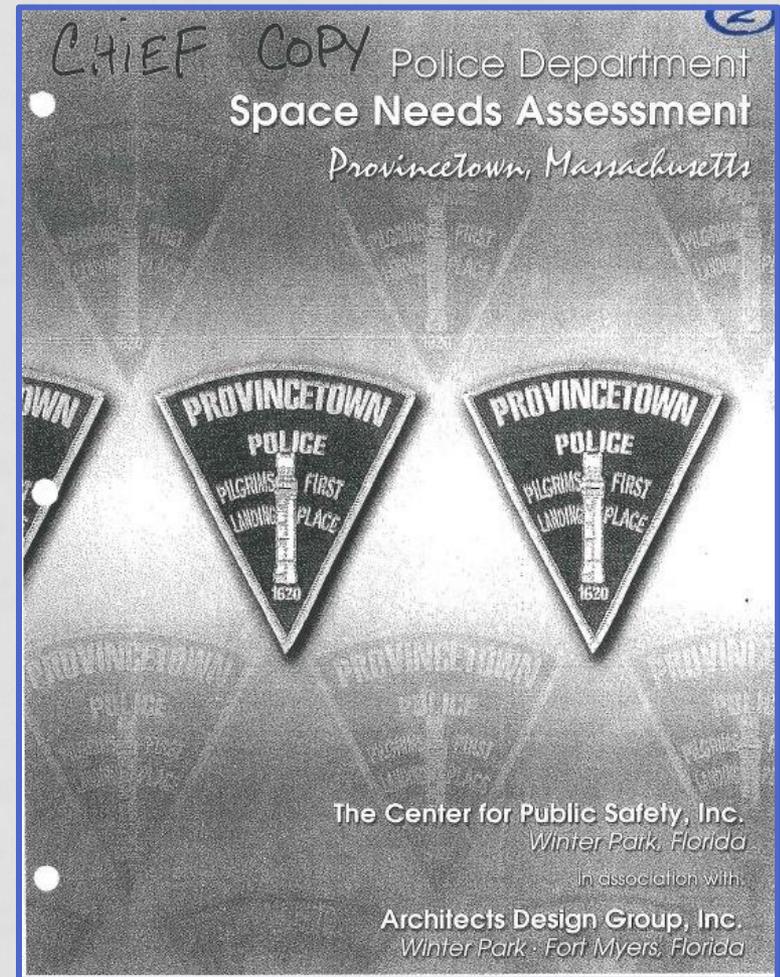
TOWN OF PROVINCETOWN DEPARTMENT OF PUBLIC WORKS

• **Brief History:**

- In 2009, A Space Needs Assessment was prepared by The Center for Public Safety.

The report identified several deficiencies:

- “Several potential hazards exist”
- “The lack of a proper evidence holding and processing area calls into question the ability to protect and maintain the chain of custody of the evidence”
- “The facility is woefully undersized”





TOWN OF PROVINCETOWN DEPARTMENT OF PUBLIC WORKS

In 2015, an Existing Conditions Study was prepared by The Carell Group

The study identified several deficiencies:

- *“Minor flooding in the basement (6” or less) would make operating a building’s power system extremely dangerous at best”*
- *“The cell area has a number of problems that effect the safety and security of prisoners and are potential liabilities to the Town.*

Both the 2009 Assessment & 2015 Study concluded the need for a new Police Station

PROVINCETOWN POLICE HEADQUARTERS

EXISTING CONDITIONS STUDY

October 1, 2015

Revised November 1, 2015

**Chief James F. Golden
Provincetown Police Department**

**Mr. Richard J. Waldo, Director
Provincetown Department of Public Works**



Prepared by

The Carell Group, Inc.
85 Main Street
Hopkinton, Massachusetts 01748
508 497-0909
508 497-0999 fax
www.carellgroup.com



TOWN OF PROVINCETOWN DEPARTMENT OF PUBLIC WORKS

■ Several Years – Several Town Meeting Articles:

Funding for:

- Building Repair
- Feasibility Studies
- Assessment Reports
- Conceptual Designs

Public Outreach: Town Forum, Selectmen Roundtables,
Building Committee Meetings, Public Hearings

PUBLIC SAFETY FACILITY

PROJECT IN THE MAKING



TOWN OF PROVINCETOWN DEPARTMENT OF PUBLIC WORKS

October 2015 STM:

- **\$39,000 appropriated for Conceptual Design Services**
- **Six (6) Site Alternatives were considered in the last 15 months**
 - 1.) Existing Site – Renovate Existing Building
 - 2.) Existing Site – Construct New Building
 - 3.) Site Acquisition – Fronting Brown Street
 - 4.) Site Acquisition – Fronting Shank Painter Road
 - 5.) 3 Jerome Smith Road - (VFW Parcel)
 - 6.) 16 Jerome Smith Road – Undeveloped Land

PUBLIC SAFETY FACILITY

SITE OPTIONS – A WAY FORWARD

SITE OPTION SUMMARY

Proposed Police Station	Probable Project Cost					
	Shank Painter Road				VFW	Jerome Smith Rd.
	Fronting Brown	Fronting Shank Painter	Existing Site (Reno)	Existing Site (New)		
Proposed Finished Sq. Footage	11,854	11,854	8,300	9,400	11,988	12,226
Site Acquisition Cost	\$943,900	\$943,900	\$0	\$0	\$0	\$0
Temporary Quarters Cost	\$0	\$750,000	\$1,200,000	\$1,200,000	\$0	\$0
Total Construction Related Cost	\$7,498,100	\$7,566,900	\$5,901,000	\$6,616,000	\$6,745,800	\$6,347,000
Total Owner's Cost (Soft Cost)	\$2,104,000	\$2,271,200	\$1,321,800	\$1,393,300	\$1,908,200	\$2,278,000
Total Project Cost	\$10,546,000	\$11,532,000	\$8,422,800	\$9,209,300	\$8,654,000	\$8,625,000
Price per Square Foot	\$890	\$973	\$1,015	\$980	\$722	\$705

* Total project cost includes unfinished storage space

Police Station Projects	Comparable Project Cost		
	Recent Police Station Project (Local)		
	Bourne	Wellfleet (Reno)	Orleans
Proposed Finished Sq. Footage	26,000	10,680	17,738
Total Project Cost	\$17,600,000	\$7,500,000	\$11,400,000
Price per Square Foot	\$677	\$702	\$643

SITE GRADING MATRIX – COMPLETED BY BUILDING COMMITTEE

Police Station Options - Grading Matrix							
Disadvantage ○	A blank circle indicates a site disadvantage to the criteria						
Neutral ⊖	A half circle indicates the site has no advantage or disadvantage to the criteria						
Advantage ●	A solid circle indicates the site advantage to the criteria						
Criteria	Criteria Description	Renovate Existing Station	Redevelop Existing Site	Site Acquisition Brown Street	Site Acquisition Shank Painter Rd.	3 Jerome Smith Rd (1/2 of VFW Parcel)	16 Jerome Smith Road
1) Cost / Reuse							
1.1 Price (Est. Cost)	Does a building program at the site help reduce overall project cost?	⊖	○	○	○	●	●
1.2 Size & configuration of site	Site provides ample building envelope to facilitate the project and space needs.	○	○	●	●	●	●
1.3 Site Acquisition Cost	Will the site require an acquisition of land?	●	●	○	○	●	●
1.4 Expansion for growth	The site possesses ample space for expansion of facilities.	○	○	○	○	○	●
1.5 Existing site/building reuse	Can the existing police station building site be reused?	○	○	○	○	●	●
2) Community Impact							
2.1 Visibility to community	Is the site highly visible to the community and passersby?	●	●	●	●	⊖	●
2.2 Neighborhood impact	Site allows for positive neighborhood impact.	⊖	⊖	○	○	○	●
2.3 Adverse economic impact	Will the site & use negatively impact the economic strength of the community.	⊖	⊖	⊖	⊖	⊖	⊖
2.4 Adjacent land use	Do the neighboring properties compliment a law enforcement facility?	○	○	○	○	○	⊖
3) Utility / Environmental Impact							
3.1 Infrastructure/Utilities	Utilities are on site or contiguous to the site with adequate capacity.	●	●	●	●	⊖	⊖
3.2 Environmental Impacts	Does development of the proposed site have environmental implications?	⊖	⊖	⊖	⊖	⊖	○
4) Operational Impact							
4.1 Site Security	Can site provide protection from both man-made & natural hazards?	○	○	○	○	●	●
4.2 Site accessibility	Site is accessible through multiple curb cuts, roads, sidewalks, etc.	●	●	●	●	●	●
4.3 Temporary Quarters	Will the site require the use of temporary quarters for the department?	○	○	●	○	●	●
Total Circles :		6.0	5.5	6.0	5.0	9.0	11.5

■ The Building Committee completed the Matrix on January 9, 2017

CRITERIA BASED EVALUATION

RECOMMENDING A SITE

BOARD OF SELECTMEN – SITE SELECTION

- Selectmen voted 3-2 to select site at 16 Jerome Smith Road



Town Meeting Article:

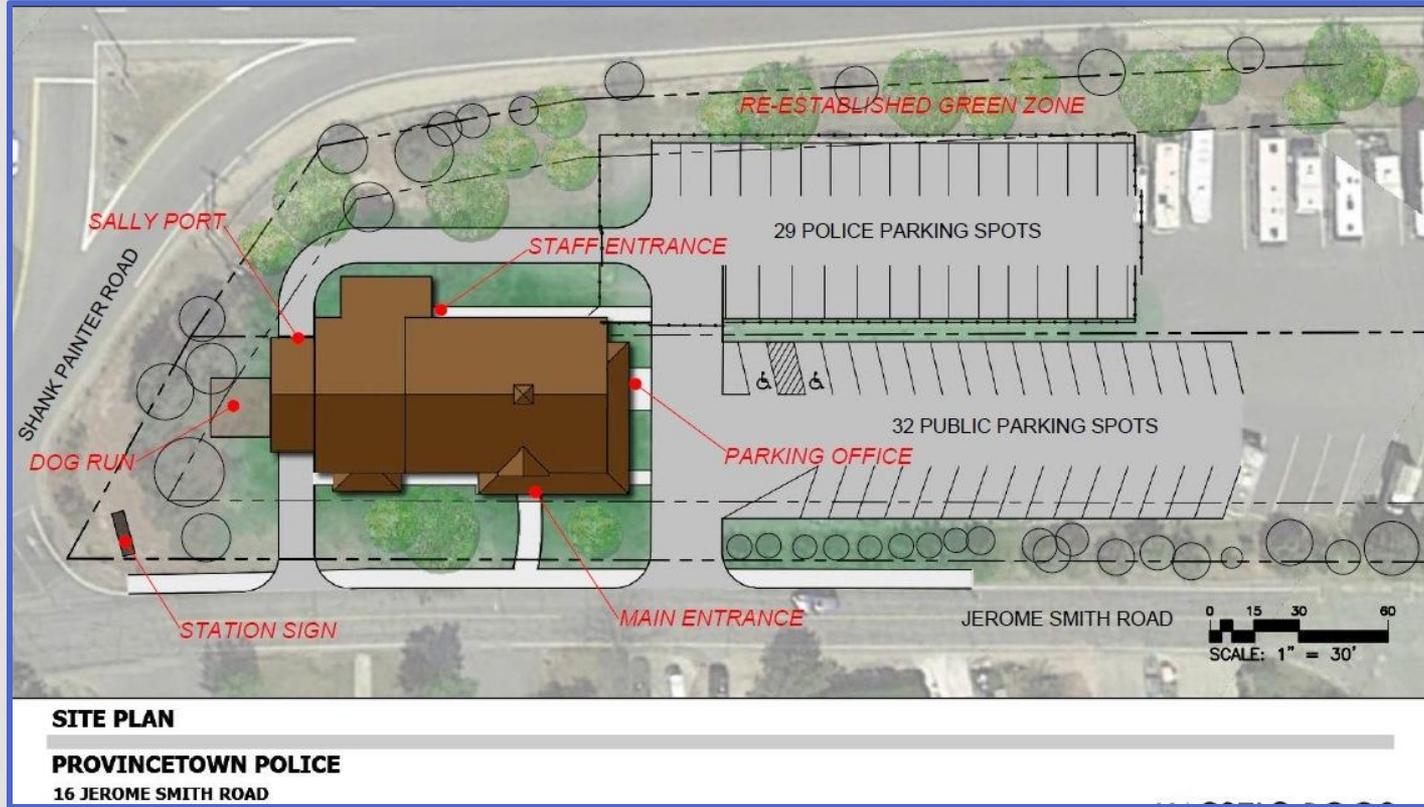
- **\$8,625,000 Article**
 - Design Services
 - Bidding Services
 - Construction Costs
 - * Building material
 - * Windows & Doors
 - * Fixtures
 - Soft Costs
 - * Furniture
 - * Security Equipment
 - * Communication Equip.
 - Construction Services

TOWN MEETING FUNDING REQUEST

PROJECT COSTS

16 Jerome Smith Road – Undeveloped Parcel

- Route 6 Greenway - Conservation Approval
- Site Plan Review – Planning Board
- Relocate skate park – Recreation Commission



PUBLIC SAFETY FACILITY

16 JEROME SMITH ROAD – CONCEPTUAL SITE PLAN

16 Jerome Smith Road – Existing Greenway

- Paved Parking Surface
- Established Pitch Pine Tree Area – Variable Vegetation Elsewhere
- Concrete Skate Park

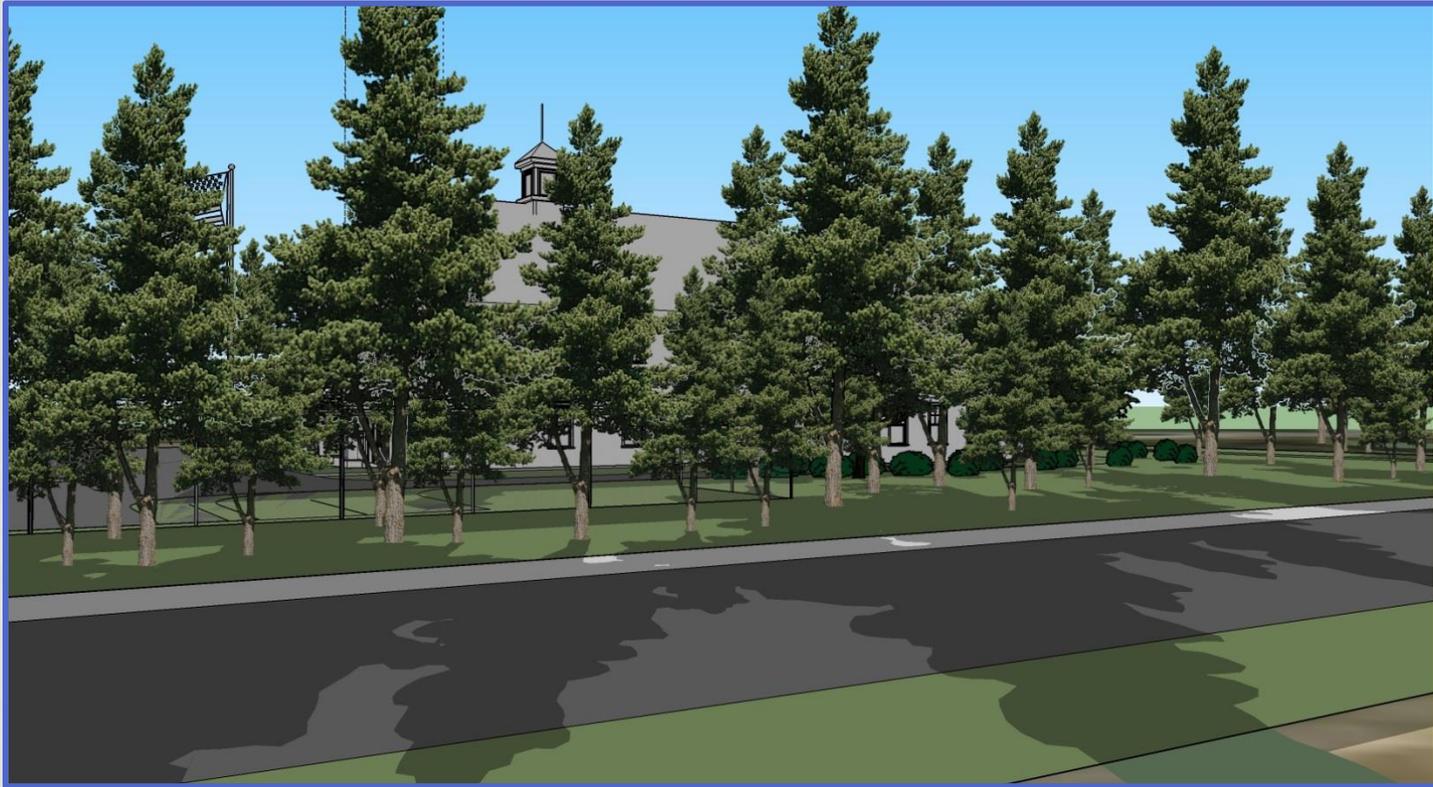


PUBLIC SAFETY FACILITY

16 JEROME SMITH ROAD – EXISTING ELEVATION

16 Jerome Smith Road – Proposed Greenway

- Paved Parking Surface
- Re-establish Vegetation – Screen Police Facility from Highway
- Concrete Skate Park - Relocated



PUBLIC SAFETY FACILITY

16 JEROME SMITH ROAD – PROPOSED ELEVATION

16 Jerome Smith Road – Proposed Greenway

- Paved Parking Surface
- Re-establish Vegetation – Screen Police Facility from Highway
- Concrete Skate Park - Relocated



PUBLIC SAFETY FACILITY

16 JEROME SMITH ROAD – PROPOSED ELEVATION

ATM Article 8-1: Police Station- \$8,625,000



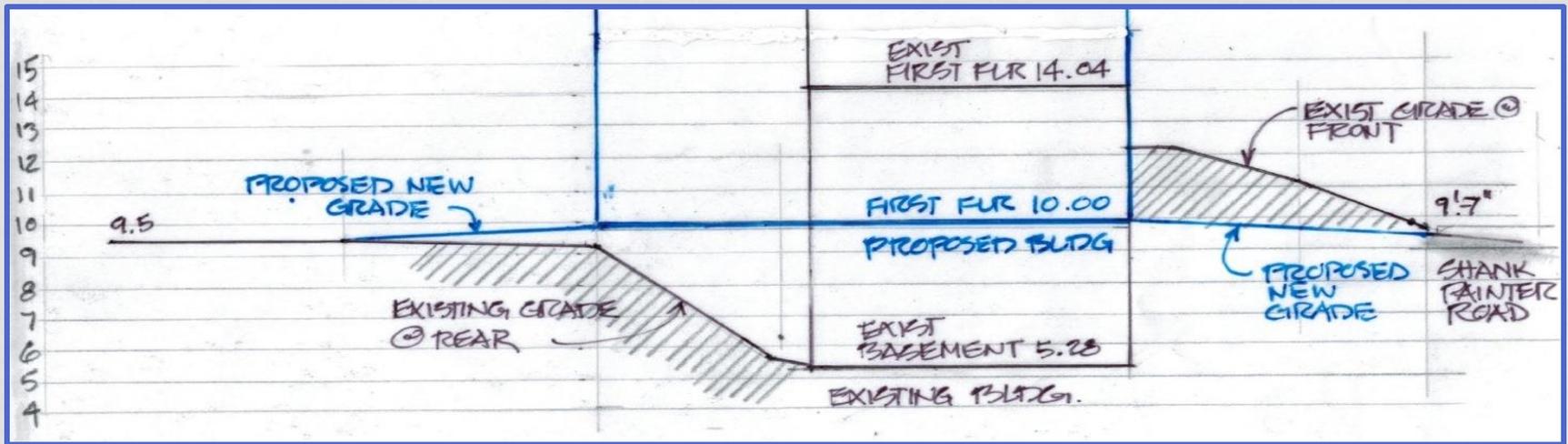
PUBLIC SAFETY FACILITY

2017 ANNUAL TOWN MEETING

THE END

PUBLIC SAFETY FACILITY

2017 ANNUAL TOWN MEETING



PROVINCETOWN POLICE HQ. - SITE SECTION DIAGRAM

DEFICIENCIES PER ARCHITECT

- Requires new foundation, raised several feet; cell blocks below Base Flood Elevation
- Complete reconfiguration of space to meet operational & code requirements
- Complete replacement of antiquated mechanical, electrical, & plumbing systems
- New energy code compliant envelope, insulation, doors, and windows.
- Temporary quarters required for renovation

The estimated cost to renovate ≈ \$8,422,800 for 8,300 sq. ft.

POLICE DEPT. FACILITY PROPOSALS

RENOVATE EXISTING STATION

Existing Site – New Construction

- Design Constraint – Existing Site is too small
- Building Program Deficient
 - Will not satisfy Dept. space needs
 - Lacks adequate utility and storage space, office space – booking, roll call, animal control, etc.
 - Max. 9,400 Sq. Ft. Building
- Can't drive through Sally Port - single egress
- Compliant with flood and building code requirements.
- Temporary quarters - required



PROVINCETOWN POLICE HQ. -
FRONT ELEVATION STUDY 1/8" = 1'-0"
MARCH 16, 2016 - THE CARELL GROUP, INC.

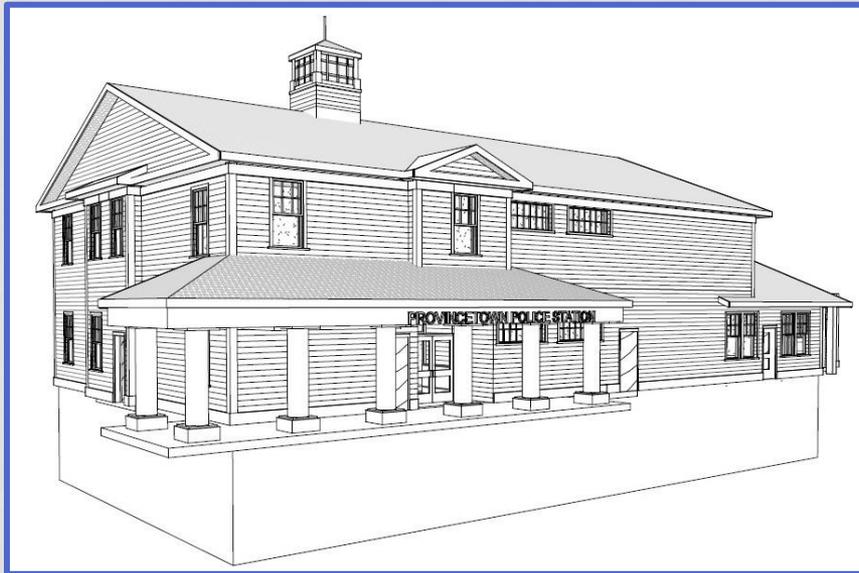
Preliminary Opinion of Probable Project Cost - \$9,209,300

POLICE DEPT. FACILITY PROPOSALS

REDEVELOP EXISTING SITE

Site Acquisition – Fronting Brown Street

- 11,854 Sq. Ft. – Satisfies departments space needs
- Up to 1,800 Sq. Ft. of unfinished storage space
- Drive through Sally Port - two egresses
- Compliant with flood, building code, and local zoning regulations
- Temporary quarters – not required
- Timing dependent on site acquisition



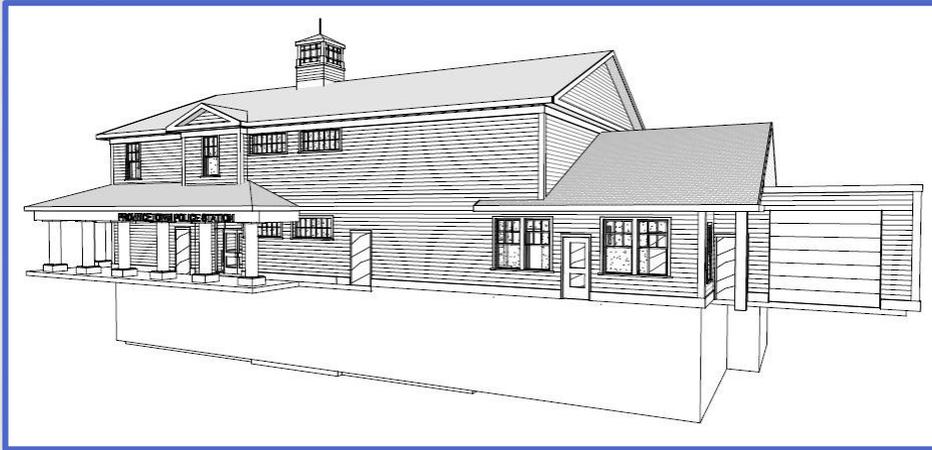
**Preliminary Opinion of Probable
Project Cost - \$10,546,000**

POLICE DEPT. FACILITY PROPOSALS

SITE ACQUISITION – FRONTING BROWN STREET

Site Acquisition – Fronting Shank Painter Road

- 11,854 Sq. Ft. – Satisfies departments space needs
- Up to 1,800 Sq. Ft. of unfinished storage space
- Drive through Sally Port - two egresses
- Compliant with flood, building code, and local zoning regulations
- Temporary quarters – required
- Timing dependent on site acquisition



Preliminary Opinion of Probable Project Cost - \$11,532,000

POLICE DEPT. FACILITY PROPOSALS

SITE ACQUISITION – FRONTING SHANK PAINTER ROAD

New Construction – VFW Site

- Temporary quarters – not required
- Site acquisition – not required
- 11,998 Sq. Ft. – Satisfies departments space needs
- Up to 1,800 Sq. Ft. of unfinished storage space
- Sally Port has two egresses
- Compliant with flood, building code, and local zoning regulations



Preliminary Opinion of Probable Project Cost - \$8,654,000

POLICE DEPT. FACILITY PROPOSALS

3 JEROME SMITH ROAD - VFW PARCEL

SITE GRADING MATRIX

Police Station Options - Grading Matrix							
Disadvantage ○	A blank circle indicates a site disadvantage to the criteria						
Neutral ◐	A half circle indicates the site has no advantage or disadvantage to the criteria						
Advantage ●	A solid circle indicates the site advantage to the criteria						
Criteria	Renovate Existing Station	Redevelop Existing Site	Site Acquisition Brown Street	Site Acquisition Shank Painter Rd.	3 Jerome Smith Rd (VFW Parcel)	16 Jerome Smith Road	Criteria Description
1) Cost / Reuse							
Price (Est. Cost)	○	○	○	○	○	○	Does a building program at the site help reduce overall project cost?
Size & configuration of site	○	○	○	○	○	○	Site provides ample building envelope to facilitate the project and space needs.
Site Acquisition Cost	○	○	○	○	○	○	Will the site require an acquisition of land?
Expansion for growth	○	○	○	○	○	○	The site possesses ample space for expansion of facilities.
Existing site/building reuse	○	○	○	○	○	○	Can the existing police station building be reused?
2) Community Impact							
Visibility to community	○	○	○	○	○	○	Is the site highly visible to the community and passersby?
Neighborhood impact	○	○	○	○	○	○	Site allows for positive neighborhood impact.
Adverse economic impact	○	○	○	○	○	○	Will the site & use of it for this use negatively impact the economic strength of the community.
Adjacent land use	○	○	○	○	○	○	Do the neighboring properties compliment a law enforcement facility?
3) Utility / Environmental Impact							
Infrastructure/Utilities	○	○	○	○	○	○	Utilities are on site or contiguous to the site with adequate capacity.
Environmental Impacts	○	○	○	○	○	○	Does development of the proposed site have environmental implications?
4) Operational Impact							
Site Security	○	○	○	○	○	○	Can site provide protection from both man-made & natural hazards?
Site accessibility	○	○	○	○	○	○	Site is accessible through multiple curb cuts, roads, sidewalks, etc.
Temporary Quarters	○	○	○	○	○	○	Will the site require the use of temporary quarters for the department?
Total Circles :							

- Created to assist town determine most highly advantageous site
- Allows each site to be compared independently to a set of criteria's
- Goal to narrow site options to one, bring forward an article to ATM

CRITERIA BASED EVALUATION

SELECTING A SITE

ATM Article 8. FY 2018 Capital Improvements Program. Police Station

CIP MOTION 1: I move that the Town vote to appropriate the sum of \$8,625,000 to be expended under the direction of the Town Manager and the Director of Public Works for the design and construction of the Provincetown Police Station on the site located at 16 Jerome Smith Road, and costs related thereto, that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is hereby authorized to borrow \$8,625,000 pursuant to General Laws Chapter 44, sections 7 and 8, or any other enabling authority and to issue bonds and notes therefor; provided that the appropriation shall be contingent on the passage of a Proposition 2 and ½ debt exclusion by the voters of the town in accordance with General Laws Ch. 59 section 21C(m); and further, that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any 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 G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs.

ATM Article 8. FY 2018 Capital Improvements Program. Funded from Free Cash

MOTION 2. CAPITAL IMPROVEMENT ARTICLES FUNDED FROM FREE CASH

I move that the Town vote to transfer \$1,155,479 from Free Cash to fund the following Capital Improvement Program articles:

2. Police Livescan Automated Fingerprint Identification System - \$25,479 to be for the purchase of *Livescan* Automated Fingerprint Identification System;
3. Storm Water Management - \$100,000 to be expended for ongoing improvements to the Town's drainage system in conjunction any grants that may become available;
4. Shank Painter Road Design Phase - \$55,000 to be expended to fund concept development and preliminary design for the rehabilitation of Shank Painter Road;
5. Pavement Management Plan - \$225,000 to be expended to continue additional roadway paving maintenance as outlined in the Town-wide Pavement Management Plan;
6. Bas Relief Restoration and Park Improvements - \$750,000 to be expended for the restoration of the Bas Relief Monuments and for improvements to the Bas Relief Park;

Free Cash Balance

Free Cash Balance					\$1,299,585
Proposed Motion	8-2.....	-			25,479
	8-3.....	-			100,000
	8-4.....	-			55,000
	8-5.....	-			225,000
	8-6.....	-			<u>750,000</u>
Remaining Free Cash Balance if Motion is approved					\$144,106

ATM Article 8. FY 2018 Capital Improvements Program. Long Point Dike

MOTION 2A. 7. Long Point Dike Improvement Project - \$51,000 to be expended under the direction of the Town Manager for the engineering and design of the restoration of the Long Point Dike, and costs related thereto;

I move to indefinitely postpone Article 8-7.



ATM Article 8. FY 2018 Capital Improvements Program. Funded from Capital Stabilization Fund

MOTION 3. CAPITAL IMPROVEMENT ARTICLES FUNDED FROM THE CAPITAL IMPROVEMENT STABILATION FUND

I move that the Town vote to transfer \$583,520 from the Capital Improvement Stabilization Fund to fund the following Capital Improvement Program articles:

8. Police Fleet Upgrade Plan - \$78,520 to be expended for the purchase of two police sedan interceptor vehicles;
9. DPW Street and Sidewalk Maintenance and Repair - \$50,000 to be expended for maintenance and repair of streets and sidewalks;
10. Public Works Fleet Replacement - \$270,000 to be expended for the purchase of a Highway Department loader and a sanitation trash trailer;
11. Public Works Building Maintenance - \$60,000 to be expended for the repair or replacement of all rubber roofing at the Veterans Memorial Community Center;
12. Public Works Facility - Highway Garage - \$125,000 to be expended for the development of final design plans and bid specifications for the Phase I Highway Garage on the site located at 24 Race Point Road,

Capital Stabilization Fund Balance

Capital Stabilization Balance \$ 619,939

Proposed Motion 8-8..... - 78,520

8-9..... - 50,000

8-10..... - 270,000

8-11..... - 60,000

8-12..... - 125,000

Remaining Capital Stabilization Fund Balance if

Motion is approved \$ 36,419

ATM Article 8. FY 2018 Capital Improvements Program. Parking Improvements

13. Use of Parking Funds for Parking Kiosk - \$20,000 from the Parking Fund to be expended under the direction of the Town Manager for the purchase and installation of one parking kiosk, and costs related thereto;

MOTION 4. CAPITAL IMPROVEMENT ARTICLES FUNDED FROM THE PARKING FUND

I move that the Town vote to transfer \$20,000 from the Parking Fund to be expended for the purchase and installation of one parking kiosk, and costs related thereto.

ATM Article 8. FY 2018 Capital Improvements Program. Finance Department Software

14. MUNIS Payroll Software - \$59,634 to be expended under the direction of the Town Manager for the acquisition of the MUNIS Payroll module, and costs related thereto;

MOTION 5. CAPITAL IMPROVEMENT ARTICLES FUNDED FROM A TRANSFER FROM UNEXPENDED FUNDS OF PREVIOUSLY APPROVED TOWN MEETING APPROPRIATION

I move that the Town vote to transfer

- \$132.14 in unused funds from April 2014 ATM Article 11, DPW Fleet;
- \$10,289.48 in unused funds from April 2011 ATM Article 24 Cemetery Improvement;
- \$33,966.00 in unused funds from April 2015 STM Article 7, Mental Health Advocate; and
- \$15,246.38 from Free Cash

for a total of \$59,634 to be expended under the direction of the Town Manager for costs associated with the acquisition of the MUNIS Payroll Module.

ATM Article 8. FY 2018 Capital Improvements Program. Fire Department Air Packs

15. Fire Department Air Pack Replacement - \$45,000 to be expended under the direction of the Town Manager and the Board of Fire Engineers for the purchase of air pack replacement units, and costs related thereto;

MOTION 6. CAPITAL IMPROVEMENT ARTICLES FUNDED FROM A TRANSFER FROM UNEXPENDED FUNDS OF PREVIOUSLY APPROVED TOWN MEETING APPROPRIATION

I move that the Town vote to transfer:

- \$7,098 in unused funds from April 2012 STM Article 5, GIS Flyover;
- \$164 in unused funds from October 2015 STM Article 10 Police Station Design;
- \$3,913.43 in unused funds from April 2016 STM Article 10, Pier Ferry Gangway;
- \$2,040.40 in unused funds from April 2016 STM Article 11, Pier Motor Replacement;
- \$8,505.82 in unused funds from April 2014 ATM Article 11-15, Library Carpet;
- \$5,334.04 in unused funds from October 2012 STM Article 7, High School Repair; and
- \$17,944.31 in unused funds from April 2014 STM Article 6, MSBA Feasibility Study for a total of \$45,000 to be expended under the direction of the Town Manager for the purchase of air pack replacement units, and costs related thereto.

ATM Article 8. FY 2018 Capital Improvements Program. Fire Department Ambulance

16. Fire Department Ambulance Equipment - \$62,000 to be expended under the direction of the Town Manager and the Board of Fire Engineers for the purchase of one new power stretcher and other ambulance equipment, and costs related thereto;

MOTION 7. CAPITAL IMPROVEMENT ARTICLE FUNDED FROM A TRANSFER FROM UNEXPENDED FUNDS OF PREVIOUSLY APPROVED TOWN MEETING APPROPRIATION

I move that the Town vote to transfer

- \$6,970 in unused funds from April 2014 ATM Article 11-8, School Stairway Replacement;
 - \$2,418.82 in unused funds from April 2016 ATM Article 18-2 Police Fleet Replacement;
 - \$339.83 in unused funds from April 2015 ATM Article 18-2 Mechanical CPR Machine;
 - \$6,434.80 in unused funds from April 2015 ATM Article 18-9, Parking Kiosks;
 - \$6,641.00 in unused funds from April 2016 STM Article 5, Parking Kiosks; and
 - \$4,937.86 in unused funds from April 2014 ATM Article 11-11DPW Fleet Replacement;
- and
- \$34,257.69 in unused funds from April 2014 Special Town Meeting Article 6, MSBA Feasibility Study

for a total of \$62,000 to be expended under the direction of the Town Manager and the Board of Fire Engineers for the purchase of one new power stretcher and other ambulance equipment, and costs related thereto

ATM Article 8. FY2018 Capital Improvements Program. Water Department

17. Water Department Security Upgrades - \$75,000 to be expended under the direction of the Town Manager for enhanced security at the Knowles Crossing Water Treatment Facility

MOTION 8. CAPITAL IMPROVEMENT ARTICLE FUNDED FROM A TRANSFER FROM UNEXPENDED FUNDS OF PREVIOUSLY APPROVED TOWN MEETING APPROPRIATION

I move that the Town vote to appropriate from Water Enterprise Fund Retained Earnings the sum of \$75,000 to pay for enhanced security at the Knowles Crossing Water Treatment Facility, and cost related thereto.

ATM Article 9. Charter Amendment. Change Date of Annual Town Meeting and Annual Town Election - A Home Rule Petition.

“The annual town meeting shall be held on the first Monday in ~~April~~ May of every year and shall be called to order at 6:00 p.m. for the purpose of transacting all business of the annual town meeting except the election of such officers and the determination of such matters as are required by law to be elected or determined by ballot.”

“The regular elections to any office shall be by official ballot held on the ~~first~~ second Tuesday in ~~May~~ June of each year.”

I move that the Town vote to approve Article 9 as printed in the warrant.

ATM Article 10. General Bylaw Amendment: Change Date of Annual Town Meeting and Annual Town Election.

4-1-1. Date. The Annual Town Meeting shall be held on the first Monday in ~~April~~ May of every year and shall be called to order at 6:00 p.m. for the purpose of transacting all business of the Annual Town Meeting except the election of such officers and the determination of such matters as are required by law to be elected or determined by ballot.

4-5-1. Annual Election. Beginning at 7:00 a.m. and ending at 7:00 p.m. on the ~~first~~ second Tuesday in ~~May~~ June of every year, there shall be held that part of the Annual Town Meeting devoted to the election of officers and to such other matters as, by law, must be determined by a ballot.

I move that the Town vote to amend the Provincetown General Bylaw as printed in the warrant in article 10.

ATM Article 11. Mandatory Retirement Age of the Fire Chief - A Home Rule Petition.

SECTION 1. Notwithstanding any general or special law to the contrary, Michael Trovato, a member of the fire department of the town of Provincetown, may continue to serve in such position until May 31, 2024, until the date of his retirement, or until the date he is relieved of his duties by the Board of Fire Engineers, whichever occurs first; provided, however, that he is mentally and physically capable of performing the duties of his office. The town may, at its own expense, require that Michael Trovato be examined by an impartial physician designated by them to determine such capability.

I move that the Town vote to approve Article 11 as printed in the warrant.

ATM Article 12. Commercial Street Security Improvements. (A non-binding resolution)

Direct the Town Manager to investigate and return to the next town meeting with a funding request for permanent safety installations throughout Commercial Street intersections that will protect the public from vehicular danger during peak pedestrian times. Such installations would be permanently installed in the street and would be able to raise and lower easily and temporarily by public safety officials or other designated persons to allow the system to be deployed at appropriate times and to be minimally noticeable when not in use, as well as to provide access to authorized vehicles such as residents of the temporarily closed areas, public conveyances, and others deemed appropriate by public safety officials.

I move that the Town vote to approve a non-binding resolution as printed in the warrant under Article 12.

ATM Article 13. Zoning Amendment Regarding Detached Structures (A non-binding resolution)

Direct the Planning Board to work with all other relevant boards and committees to develop zoning and other related bylaw changes, additions, or deletions and return to the next town meeting with articles that allow for detached structures to be used as detached bedrooms for workforce housing, and/or find other ways that bylaws can be modified to allow for workforce housing use both seasonal and year-round.

I move that the Town vote to approve a non-binding resolution as printed in the warrant under Article 13.

ATM Article 14. Petitioned Article - Province Road Paving.

I move that the Town vote to transfer \$28,500 from Free Cash (38% of the total project cost) to fund Article 14 as printed in the warrant.

ATM

Article 14

- **THE TOWN IS A 38% ABUTTER**
- **ALL OTHER ABUTTERS, INCLUDING EVERSOURCE, HAVE AGREED TO PAY THEIR SHARE**
- **TOWN PAYS 38% = \$28,500 MAXIMUM**



ATM Article 15. Petitioned Article - To Fund An Additional Egress For Maushope Housing.

I move that the Town vote to raise and appropriate \$90,000 to fund Article 15 as printed in the warrant.

ATM Article 16. Petitioned Article - Non-Binding Public Advisory Question For The 2017 Spring Annual Town Meeting To Protect Public Health And Safety: Move Spent Fuel At Pilgrim Nuclear Power Station To Secure Dry Casks As Soon As Possible.



ATM Article 17. Petitioned Article - Sale of the Community Center Building.

Direct that the Board of Selectmen uphold and implement all terms and conditions of the April 4, 2011 Special Town Meeting, Article 5, titled “Sale of the Community Center Building,” and order them to rescind, void, and, or nullify, any and all leases or other agreements awarded, or attempted to be awarded, pursuant to a bidding process that did not adhere to the requirement that the premises be sold and not leased, and to further authorize the Board of Selectmen to sell said parcel, pursuant to the procedures set forth in General Laws Chapter 30B, on such terms and conditions that promote the ideals as articulated in the Provincetown Housing Playbook; the land being all or a portion of Assessors Map No.7-2, Parcel No. 62, located at 46 Bradford St., and commonly known as the Community Center Building.

Town Meeting Legislates

From the April 4, 2011 Special Town Meeting Article 5 titled "Sale of the Community Center Building:" "To see if the Town will transfer the care, custody, control, and management of the following described parcel of land from the board or officer that currently has custody of the land to the Board of Selectmen to be held for the purpose of sale; and further to authorize the Board of Selectmen to sell said parcel..."

Provincetown Charter 6-4-4:

"No contract shall be entered into by any town authority for a period of more than 10 years, except as provided by law or by a vote of a majority of those present and voting at a Town Meeting"

ADDENDUM Dated September 22, 2016

"Clarifies that the Board of Selectmen would consider a long term lease in-lieu of outright sale of the property if the proposal provided a significant public purpose and otherwise met the goals and intent of the Board of Selectmen."

Town Meeting Legislates

From the April 4, 2011 Special Town Meeting Article 5 titled "Sale of the Community Center Building:" "To see if the Town will transfer the care, custody, control, and management of the following described parcel of land from the board or officer that currently has custody of the land to the Board of Selectmen **to be held for the purpose of sale; and further to authorize the Board of Selectmen to sell said parcel..."**

THE BOS Signed a Land Development Agreement with Creative Commons, Inc. that includes the following:

Whereas, by the vote under Article 5 of the April 4, 2011, Special Town Meeting, the Town authorized the Board of Selectmen **to dispose of the Property on such terms and conditions and for such consideration as the Board of Selectmen shall deem appropriate;**

BOS 2017 #1 POLICY GOAL:

Community Housing

“Without housing, there are no workers; without workers there is no economy. Because our economy is primarily tourist-based, seasonal worker housing is also a problem.”

~Housing Playbook, both versions

Town Meeting Legislates

Current List of Community Workforce Housing in Provincetown:

Current List of Community Art Related Spaces in Provincetown:

**Fine Arts Work Center
Provincetown Art Association and Museum
Castle Hill
The Hawthorne Barn
Dozens of Art Galleries and Studios
Town Owned PTV Studio
VM Community Center (winter classroom)
WOMR
Theatre Companies
Town Owned Open Spaces and
the National Seashore for Plein Art painting**

Provincetown is working on being designated a cultural district.

The Board of Selectmen Issue Policy

ATM Article 18. Establishment of The Scholarship and Trust Administration Committee.

I move that the Town establish a single Scholarship and Trust Administration Committee, on the terms and conditions and for the purposes as specified in the warrant, which committee shall replace the existing John Anderson Francis Family Scholarship Committee and the Town Scholarship Committee, with the existing members of the John Anderson Francis Family Scholarship Committee and the Town Scholarship Committee to serve as interim members of the newly-established Scholarship and Trust Administration Committee until such time as regular members of the Scholarship and Trust Administration Committee are appointed in the manner set forth in the article.

ATM Article 19. Fully Fund Pier Maintenance.

I move that the Town vote to transfer \$23,000 from Free Cash to fund the Fiscal Year 2018 pier maintenance account under the direction of the Town Manager and PPC.

ATM Article 20. Reduce Pier Corporation Rent to \$1. (A non-binding resolution)

I move that the Town vote to approve a non-binding resolution as printed in the warrant under Article 20.

ATM Article 21. Visitor Services Board – Amendments to Board Composition.

Amend the Visitor Services Board representative composition as follows:

- 1) Arts, Culture and Heritage,*
- 2) Provincetown Chamber of Commerce,*
- 3) Provincetown Business Guild,*
- 4) Inn keepers,*
- 5) Restaurants,*
- 6) Retail Shops, and*
- 7) At-Large Member*

I move that the Town vote to approve Article 21 as printed in the warrant.

ATM Article 22. Finance Committee Request to Fund Health Insurance Consultant.

I move that the Town vote to transfer \$45,000 from Free Cash to be expended under the direction of the Town Manager, for costs associated with health care consulting services to assist the Town in evaluating its health care costs.

***ATM Article 23. General Bylaw Amendment:
Chapter 13, Section 13-4-2 Personal Watercraft
in Provincetown Harbor.***

I move that the Town vote to amend the Provincetown General Bylaw as printed in the warrant under Article 23.

ATM Article # 23 . Change to PWC Corridor to follow Federal Channel.

13-4-2-2. Except as provided in §13-4-2-3 below, the operation of personal watercraft is prohibited in the waters of the Town of Provincetown in the following areas:

(a) Within the boundaries of the Cape Cod National Seashore as set forth in Public Law 87-126, 7 August 1961, 75 Stat. 293, and as most recently surveyed by the U.S. Department of Interior.

(b) On the tidal waters of Provincetown Harbor and any adjoining river, inlet, cove, pond, embayment or harbor westerly of a line running from the Provincetown Truro town line to Long Point Light, with the exception of a marked channel in which personal water craft may pass through Provincetown Harbor operating at ~~headway~~ lawful speed. Said marked channel shall ~~begin at the Good Templar Landing thence~~ be the Federal Channel between red #4 marker on the west end of the breakwater to Long Point Buoy marker green #3 within Provincetown Harbor, as shown on a plan on file in the office of the Town Clerk. Personal watercraft shall traverse at headway speed only between the red #4 mark at the west end of the breakwater and the boat ramp, boatyard, fuel dock, marina or boat rental business. On departure, personal watercraft must depart Provincetown Harbor by the Federal Channel from red #4 to green #3 at Long Point.

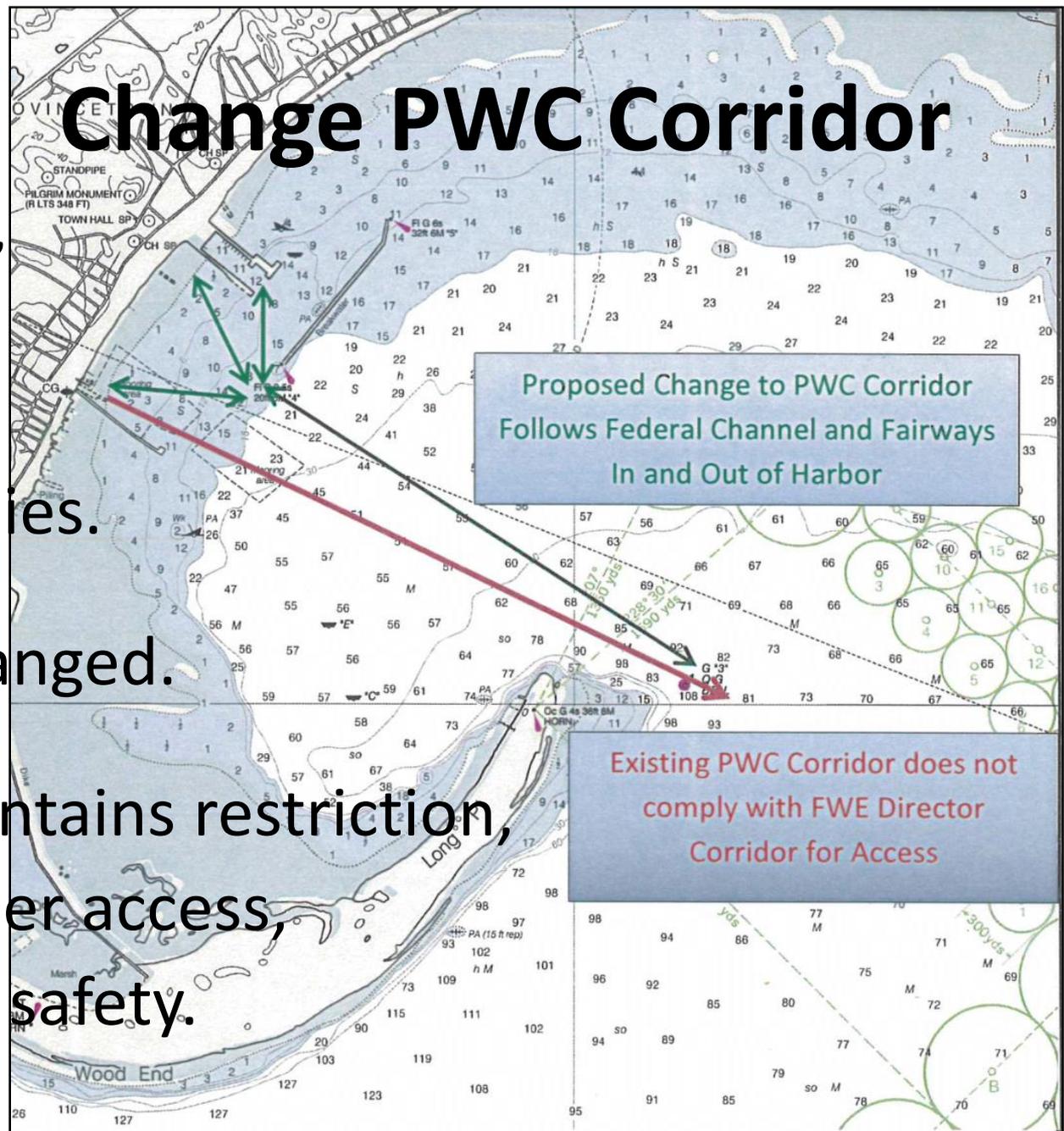
13-4-2-3. No personal watercraft shall be launched from any location or vessel in Provincetown Harbor except the above listed marine facilities ~~boat-launching ramp at Good Templar Landing,~~ and any personal watercraft using said boat-launching ramps shall be registered with Provincetown Harbormaster.

Article # 23 Change PWC Corridor

Created in 2002,
Required access
by FWE Director
no longer complies.

Vessels have changed.

This change maintains restriction,
Allows day-tripper access,
Improves public safety.



***ATM Article 24. General Bylaw Amendment:
Chapter 15. Local Historic District, Section 15-9
Exclusions and Section 15-11. Appendices.
(Solar Exclusions)***

I move that the Town vote to amend the Provincetown General Bylaw as printed in the warrant under Article 24.

***ATM Article 25. General Bylaw Amendment:
Chapter 6, Section 2: Employment.***

I move that the Town vote to amend the Provincetown General Bylaw as printed in the warrant under Article 25.

***ATM Article 26. General Bylaw Amendment:
Chapter 16. Tree Bylaw.***

I move that the Town vote to amend the Provincetown General Bylaw as printed in the warrant under Article 26.

ATM Article 27. Establishment of the Tree Revolving Fund.

Establish a revolving account that allows fine from violations of the Tree Bylaw to be used for a special fund for planting and maintenance of trees on public lands and in the public way.

I move that the Town vote to approve Article 27 as printed in the warrant.

ATM Article 28. Establishment of the Council on Aging Meal Revolving Fund.

Establish a Revolving Account to allow receipts from donations to be put into a special fund to be used for meal program costs for the Council on Aging.

I move that the Town vote to approve Article 28 as printed in the warrant.

***ATM Article 29. Zoning Bylaw Amendment:
Article 4, Section 4180. Inclusionary Housing
Bylaw.***

Inclusionary and Incentive Zoning

I move that the Town vote to amend the Provincetown Zoning Bylaw as printed in the warrant under Article 29.

We Have a Housing Problem

There are many factors that contribute:

- Restricted land base
- Largely seasonal economy
- Low-wage jobs
- Attractiveness of housing for seasonal use and/or investment

How Can We Address the Problem?

Complex problems with multiple causes require multiple solutions, that are often interdependent.

- *Restricted land base:* Increase allowable density, reduce min lot area requirement, take land back from the CCNS
- *Largely seasonal economy* and
- *Low-wage jobs:* Eds and Meds, non-profits, opportunities for start-up businesses
- *Attractiveness of housing for seasonal use and/or investment:* YRRHT, Inclusionary Zoning

One Approach We Can Take

Inclusionary Zoning:

Links the production of affordable and community housing to the production of market rate units

Why It's Important

A strong and diverse community

+ A healthy local workforce

Community and economic sustainability

Inclusionary Zoning

Purpose and Intent:

- ❖ Encourage the creation of housing for a variety of income levels not being met by the market
- ❖ Mitigate the impact of residential development on the availability and cost of housing
- ❖ Protect long-term affordability through deed restrictions
- ❖ Provide developer incentives for the creation of deed-restricted housing

Key Points

Applies to:

- ❖ ***New residential development of two or more dwelling units***

Does not apply to:

- ❖ Accessory Dwelling Units
- ❖ Single-family homes
- ❖ A net increase of one dwelling unit

Key Points

One-sixth (16.67%) affordability requirement

Two tiers of requirements for affordable/ community housing contribution

- ❖ *2-5 dwelling units developed:*
 - payment-in-lieu of creating a partial unit

- ❖ *6 or more dwelling units developed:*
 - encouraged to make one-sixth of the units constructed affordable or community housing
 - payment-in-lieu is also an option

❖ *Payment-in-lieu is based on the “affordability gap,” not the cost of an entire unit*

❖ ***Payment-in-lieu is based on the “affordability gap,” not the cost of an entire unit***

Average assessment of all 1 and 2 BR condos in Provincetown

minus

HUD defined sale price of a 1 or 2 BR unit affordable to someone at 80% AMI

equals

Affordability Gap

❖ ***2016 Affordability Gap***

\$399,304 (average assessment of all 1 and 2 BR
condos in Provincetown)

minus

\$184,000 (1 or 2 BR unit affordable to someone at
80% AMI in Barnstable County)

Equals

\$215,304 (Affordability Gap)

❖ *Payment-in-lieu has four tiers*

- *Based on the size of the project*
- *Larger projects can spread the cost of constructing the Affordable and Community Housing units out over more units*

❖ ***Payment-in-lieu per unit, for 10+ dwelling units developed***

Based on 100% of affordability gap

❖ ***Payment-in-lieu per unit, for 6-9 dwelling units developed***

Based on 67% of affordability gap

❖ ***Payment-in-lieu per unit, for 4-5 dwelling units developed***

Based on 50% of affordability gap

❖ ***Payment in Lieu per unit, for 2-3 dwelling units developed***

Based on 33% of affordability gap

❖ ***Payment-in-lieu per unit, for 2-3 dwelling units developed***

Based on 33% of affordability gap

Payment-in-lieu schedule for number of units created:

- $(2 \text{ units})(16.67\%)(\$215,304)(33\%) = \$23,688$
- $(3 \text{ units})(16.67\%)(\$215,304)(33\%) = \$35,532$

❖ ***Payment-in-lieu per unit, for 4-5 dwelling units developed***

Based on 50% of affordability gap

Payment-in-lieu schedule for number of units created:

- $(4 \text{ units})(16.67\%)(\$215,304)(50\%) = \$71,782$
- $(5 \text{ units})(16.67\%)(\$215,304)(50\%) = \$89,727$

Key Points – Developer Incentives

- ❖ *Incentives are included in order to make it economically feasible to construct Affordable and Community Housing units*
- ❖ *Incentives are only given to developers if they actually construct Affordable and Community Housing units (NOT for a Payment in Lieu)*

Key Points – Developer Incentives

Density Bonus #1

- ❖ 1 extra market rate unit allowed for each community housing unit created
- ❖ 2 extra market rate units allowed for each affordable unit created

Applicable to projects where 10-20% of the total units built are Affordable or Community Housing units

Key Points – Developer Incentives

Waiver of dimensional requirements, as appropriate, to accommodate density bonus

Examples:

- ❖ Reduced lot area
- ❖ Reduced setbacks
- ❖ Reduced parking requirements
- ❖ Number of principle structures allowed on lot

Key Points – Developer Incentives

Density Bonus #2

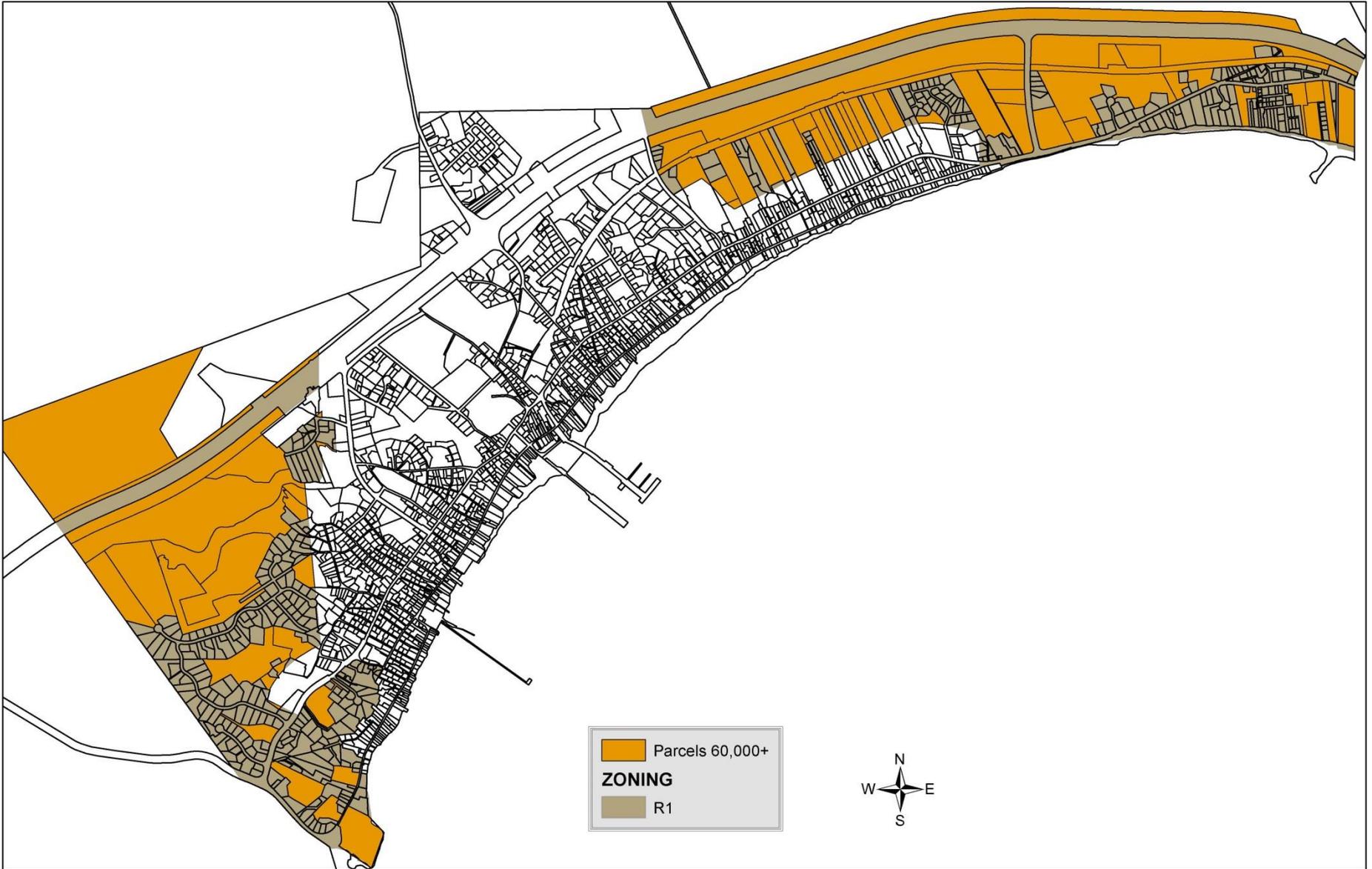
- ❖ Number of units allowed is set by the number of bedrooms supported by non-varianced Title V system, rather than lot area

Applicable to projects where 20% or more of the total units built are Affordable or Community Housing units

Key Points – Developer Incentives

Density Bonus #1 and #2

- ❖ Applicable in Res1 Zoning District only for lots of 60,000 sq ft or more



Key Points – Developer Incentives

Building Height/Third Story Bonus

- ❖ Not allowed in High Elevation Protection District
- ❖ 5-foot overall height increase allowed (38 ft)
- ❖ 2-foot kneewall height increase allowed (5 ft)

To allow for a full third story while maintaining the look of a 2 ½ story structure

For projects where 20% or more of the total units built are Affordable or Community Housing units



Key Points – Developer Incentives

Growth Management Relief

- ❖ Builds on current regs where projects with 33% Affordable or Community Housing units get all gallons up front
- ❖ NEW: For projects where 20-33% of the units are Affordable or Community Housing units

Gallons are allocated in phases, $\frac{1}{2}$ of the gallons in each of 2 years

- ❖ NEW: For projects where 10-20% of the units are Affordable or Community Housing units

Gallons allocated in phases, $\frac{1}{3}$ of the gallons in each of 3 years

Key Points – Developer Incentives

Fee Reduction Bonus

- ❖ Building Permit Fees are reduced for the Affordable or Community Housing units created

- ❖ Tiered percentage reduction:
 - 50% when up to 1/6 units are affordable/community housing units
 - 75% when between 1/6 and 1/2 are affordable/community housing units
 - 100% when 1/2 or more are affordable/community housing units

Key Points – Developer Incentives

Streamlined Permitting

- ❖ Joint Planning Board/Conservation Commission hearings
- ❖ Joint hearings with other boards as appropriate

Why are we proposing this?

- ❖ To mitigate the negative impacts of residential construction
- ❖ To create Affordable and Community Housing units
- ❖ To use payments-in-lieu of constructing units for purchasing/building/buying down Affordable and Community Housing units

***ATM Article 30. Zoning Bylaw Amendment:
Article 1. Definitions. Seats***

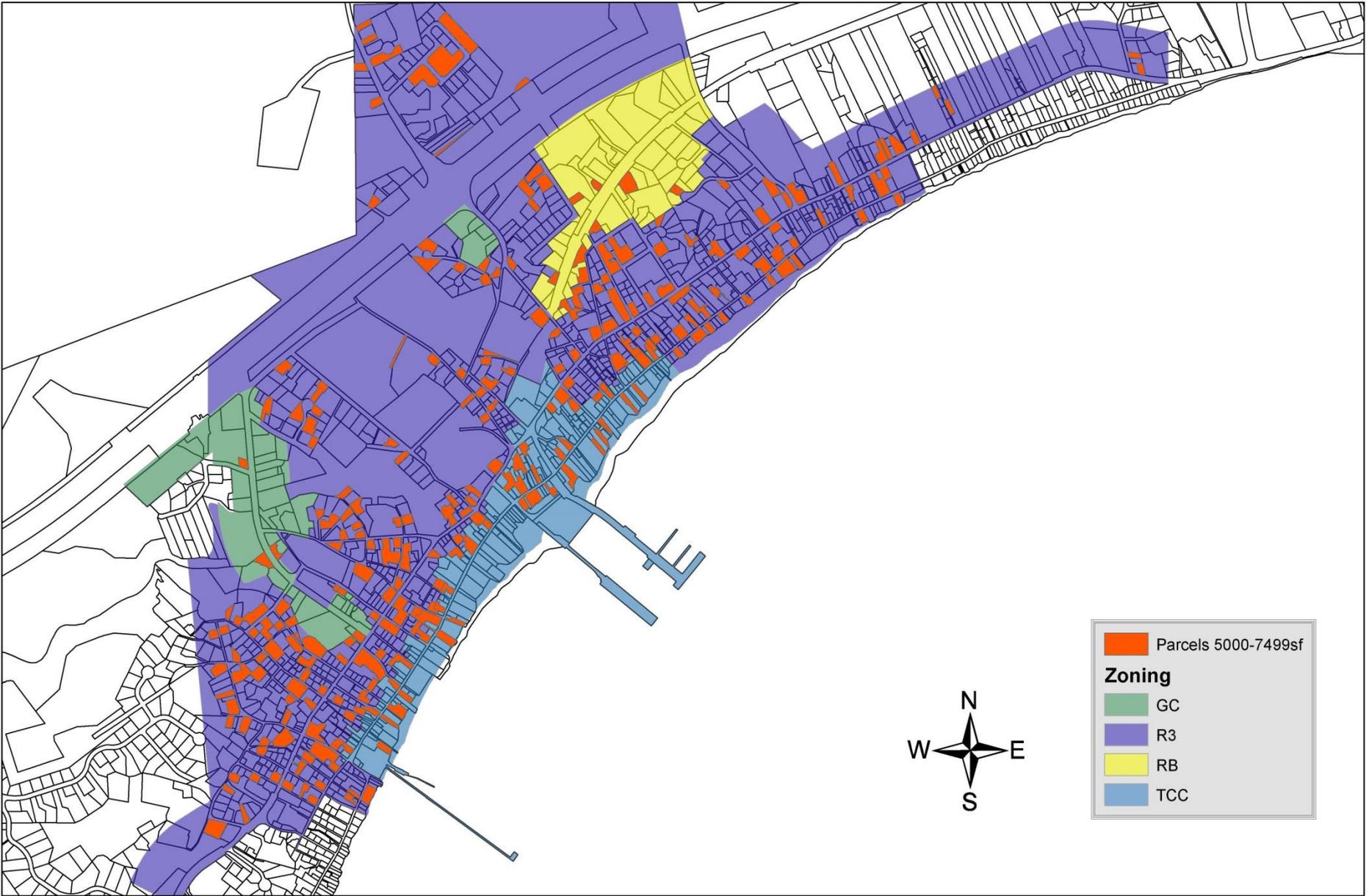
I move that the Town vote to amend the Provincetown Zoning Bylaw as printed in the warrant under Article 30.

***ATM Article 31. Zoning Bylaw Amendment:
Article 1. Definitions. Restaurant Use***

I move that the Town vote to amend the Provincetown Zoning Bylaw as printed in the warrant under Article 31.

***ATM Article 32. Zoning Bylaw Amendment:
Article 2, Section 2440. Permitted Principal
Uses - Accessory Dwelling Units.***

I move that the Town vote to amend the Provincetown Zoning Bylaw as printed in the warrant under Article 32.



***ATM Article 33. Zoning Bylaw Amendment:
Article 4, Section 4120. Density Schedule.***

I move that the Town vote to amend the Provincetown Zoning Bylaw as printed in Article 33 of the warrant.

***ATM Article 34. Zoning Bylaw Amendment:
Article 3, Section 3110. Nonconformancy.***

I move that the Town vote to amend the Provincetown Zoning Bylaw as printed in Article 34 of the town meeting warrant.

Consent Agenda

The consent agenda is a meeting practice which groups routine and non-controversial articles that normally don't require discussion or independent vote. Using a consent agenda can save precious time by allowing Town Meeting to approve this 'package' of articles together in one motion. Articles under the consent agenda can only be grouped together if the Town Meeting body agrees. If a voter selects a specific article for discussion, it must be removed and placed on the regular agenda for discussion and separate vote by the Town Meeting body.

Consent Agenda

- Article 35. Reaffirmation of the Room Occupancy Tax: A Home Rule Petition***
- Article 36. Reaffirmation of the 0.5% Real Estate Transfer Fee: A Home Rule Petition***
- Article 37. Reaffirmation of the Expanding Residential Property Exemption – A Home Rule Petition***
- Article 38. Cape Cod Greenhead Fly Control District Assessment***
- Article 39. Fireworks***
- Article 40. Local Option Tax on Sale of Recreational Marijuana***
- Article 41. Amendments to Personnel Bylaw/Classification and Compensation Plan***
- Article 42. FY 2018 Expenditures from the Tourism Fund***
- Article 43. FY 2018 Human Services Grant Program***
- Article 48. FY 2018 Revolving Accounts***

Article 35: Room Occupancy Tax – A Home Rule Petition

I move that the Town vote to approve Article 35 as printed in the warrant.

Article 36: 0.5% Real Estate Transfer Fee – A Home Rule Petition

I move that the Town vote to approve Article 36 as printed in the warrant.

Article 37: Expanding Residential Property Tax Exemption – A Home Rule Petition

I move that the Town vote to approve Article 37 as printed in the warrant.

Article 38. Cape Cod Greenhead Fly Control District Assessment

I move that the Town vote to raise and appropriate the sum of \$1,438.75 for Greenhead Fly Control as authorized by Section 24, Chapter 252 of the General Laws; and authorize the Town Treasurer to pay said appropriation into the State Treasury.



Article 39. Fireworks Celebration

I move that the Town raise and appropriate \$32,000, to be expended under the direction of the Town Manager, to be used to pay for town expenses associated with the costs for the July 4th and New Year's fireworks displays.



Article 40. Local Option Tax on Sale of Recreational Marijuana

I move that the Town vote to approve Article 37 as printed in the warrant



Article 41. Amendments to Personnel Bylaw/Classification and Compensation Plan

I move that the Town vote to amend the Personnel Bylaw and Classification and Compensation Plan, as printed in the warrant under Article 41.

Article 42. Expenditures from the Tourism Fund

I move that the Town vote to approve Article 42 as printed in the warrant.

Tourism Fund

\$135,000 for coordination/support of
the VSB and Tourism Office

\$ 380,000 for marketing

\$ 50,000 for municipal projects

\$ 125,000 for tourism grants

\$ 10,000 for Beautification Committee

Total: \$700,000

Article 43. FY2018 Human Services Grant Program

I move that the Town vote to raise and appropriate the sum of \$84,725 to be expended under the direction of the Board of Selectmen, to fund grants to assist non-profit agencies and organizations to maximize available resources to meet needs identified by the community by providing services to local residents, particularly those of low and moderate-income and those who are uninsured or underinsured, as printed in the warrant.

Article 43. FY2017 Human Services Grant Program

AIDS Support Group of Cape Cod	\$ 9,000
Alzheimer's Family Caregiver Support	6,000
Cape Cod Children's Place	5,750
Consumer Assistance Council	550
Gosnold on Cape Cod	14,500
Helping Our Women	8,000
Homeless Prevention Council	6,000
Independence House	5,500
Lower Cape Outreach Council, Inc.	6,500
Mass-A-Peal	625
Outer Cape Health Services	10,000
Sight Loss Services, Inc.	600
Soup Kitchen in Provincetown	7,000
<u>South Coastal Counties Legal Services</u>	<u>4,800</u>

Total \$84,725

Massachusetts Municipal Modernization Act.

Massachusetts Municipal Modernization Act. On August 9, 2016. Gov. Charlie Baker signed a wide-ranging “municipal modernization” bill that had been a centerpiece of his legislative agenda for 2016. The Legislature passed the final compromise bill, often referred to by the governor as the “weed-whacker special,” on July 31. The 125-page, 253-section law includes numerous reforms to state laws related to municipal finance, human resources practices, administration, and procurement. The following articles are items from the Municipal Modernization Act that require Town Meeting vote to implement:

Municipal Modernization Act Consent Agenda

Article 44. Veterans Exemption

Article 45. Other Post-Employment Benefits Fund

Article 46. Use of Bond Proceeds

Article 47. General Bylaw Amendment: Chapter 8, Section 5 - Licenses and Permits of Delinquent Taxpayers. (Municipal Modernization Act)

Article 49. General Bylaw Amendment: Revolving Fund Bylaw (G.L. c.44, §53E ½). (Municipal Modernization Act).

Article 44. Veterans Exemption

I move that the Town vote to approve Article 44 as printed in the warrant.



Article 45. Other Post-Employment Benefits Fund

I move that the Town vote to approve Article 44 as printed in the warrant.

Article 46. Use of Bond Proceeds

I move that the Town vote to approve Article 44 as printed in the warrant.

***Article 47. General Bylaw
Amendment: Chapter 8, Section 5 - Licenses
and Permits of Delinquent Taxpayers.
(Municipal Modernization Act)***

I move that the Town vote to approve Article 47 as printed in the warrant.

Article 48. FY 2018 Revolving Accounts

I move to approve Article 48 as printed in the warrant.

***Article 49. General Bylaw Amendment:
Revolving Fund Bylaw (G.L. c.44, §53E ½).
(Municipal Modernization Act).***

I move that the Town vote to approve Article 49 as printed in the warrant.