

**WARRANT FOR ANNUAL TOWN MEETING  
COMMONWEALTH OF MASSACHUSETTS**

**County of Dukes County, ss**

To either of the Constables in the Town of Oak Bluffs, **Greetings:**

In the name of The Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Oak Bluffs who are qualified to vote in Town Affairs and Elections, to assemble at **Martha’s Vineyard Regional High School Performing Arts Center**, Edgartown-Vineyard Haven Road, Oak Bluffs, on **Tuesday, April 9, 2019 at 7:00 PM** in the evening, then and there to hear the reports and act upon the following articles, with the exception of Article 22.

And to meet again in the **Oak Bluffs Library Meeting Room** on **Thursday, April 11, 2019 at 10:00 AM** at the Polling Place, then and there to act upon Article 22 of the Warrant by the election of Officers and by voting on the Questions on the Official Ballot. **The polls for voting** on the Official Ballot will be **opened at 10:00 AM and shall be closed at 7:00 PM** in the evening.

**Article 1.** To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$30,942,669.37, which sum shall include the transfer and appropriation from the Wastewater Enterprise Fund (60198)- the sum of \$1,372,772.45 (\$681,479.72 for appropriated costs and \$691,292.73 indirect costs), from the Ferry Fee Account (15123) the sum of \$220,000.00 (for the purpose of mitigating the impact of ferry service on the town), from the Premium on Bond Account (29145) the sum of \$25,681.00 as a required offset, to fund and pay associated departmental expenses for the ensuing fiscal year 2020, July 1, 2019 through June 30, 2020, or take any action relative thereto.

**(Appendix A)**

**Board of Selectmen**

**Executive Summary:** This article establishes the Fiscal Year 2020 Annual budgets for the various Town Departments as outlined in the attached Appendix A. Appendix C includes a budget worksheet showing sub-detailed line items.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 2.** To see if the Town will vote to adopt Schedule A, Classification Schedule, and Schedule B, Compensation Schedule, of the Personnel Bylaws as printed in **Appendix B** attached, or take any other action related thereto.

**Personnel Board**

**Executive Summary:** This yearly Article sets the classifications and compensation ranges for Town employees under the Personnel Board purview. The wage and classification plan was updated in 2018.

**Article 3.** To see if the Town, in accordance with Massachusetts General Laws Chapter 44 § 53E½ and the adopted Town By-Law establishing and authorizing revolving funds for use by certain town departments, boards, committees, agencies or officers, will vote to approve the Fiscal Year 2020 annual reauthorization limit of \$50,000 for the Fire Inspection Revolving fund and an annual reauthorization limit of \$15,000 for the Marina Repairs Revolving fund or take any other action related thereto.

Excerpt from the Town By-Law passed in 2018:

Revolving Fund	Agent Authorized to spend from fund	Receipts credited to fund	Expenses payable from fund	Restrictions on expenses payable from fund	Other	Fiscal years
Fire Insp Rev Fund (14220)	Fire Chief	Fees charged for inspections	Fire inspection costs	Salaries or wages of full-time employees shall be paid from the annual budget appropriation or the Ambulance revolving fund as appropriate	Annual limit of expenditures is \$50,000	FY2019 and subsequent years
Marina Repairs Rev Fund (14296)	Harbormaster	Surcharge receipts collected from all transient visitors	Harbor related costs and infrastructure expenses	Services, supplies, and wages shall be related to activities associated with repairs and maintenance of the harbor/marina	Annual limit of expenditures is \$15,000	FY2019 and subsequent years

**Executive Summary:** The establishment of the by-law regarding the Town’s Revolving Funds is required by the recently adopted Municipal Modernization Act. The spending limit for each of these Revolving funds must be authorized annually on or before July 1 of each year and is included in the article. Each fund is credited with only the receipts received in connection with the programs supported by such Revolving Fund and expenditures may be made by the specified personnel without further appropriation.

**Finance and Advisory Board Recommendation: 7-yes, 0-no.**

**Article 4.** To see if the Town will transfer from the Waterways Account the sum of \$30,000 (Thirty Thousand dollars) for harbor maintenance and the replacement of pilings, floats and moorings, or take any other action relative thereto.

**Harbormaster**

**Executive Summary:** This Article funds minor harbor repairs from winter damage and the replacement of broken and/or rotting pilings, floats and moorings where necessary.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 5.** To see if the Town will vote to appropriate the sum of \$160,000 (One hundred sixty thousand dollars) to be raised for the purpose of conducting Oak Bluffs Harbor improvements to include design and engineering studies and permitting in support of the Harbor Jetty Repair and Extension Project and for permitting, design and construction of repairs to the East Chop Landing Wall, and for the payment of all other costs incidental and related thereto, and that to raise this appropriation, the Town Treasurer, with the approval of the Selectmen, is hereby authorized to borrow said amount under and pursuant to Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, or take any other action relating thereto.

**Harbormaster**

**Capital Program Committee**

**Board of Selectmen**

**Executive Summary:** This article funds critical Harbor improvements that include the engineering study, permitting and design to repair and extend the failing harbor jetties. Included here is the required littoral sediment drift study that is required for permitting. It is hoped that through this funding the jetty project will be ready for permitting and construction funding next year. Jetty project funding is estimated at \$110,000. The Article also funds design and repair of the East Chop Landing Wall estimated at \$50,000 to prevent failure of the bulkhead. Although borrowing would be a general obligation of the Town, as required by Massachusetts law, it is expected to be repaid from harbor-related receipts, rather than through the use of tax dollars. This project is recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 6-yes, 1-no**

**2/3 Majority Required**

**Article 6.** To see if the Town will vote to transfer from Free Cash the sum of \$13,000 (Thirteen thousand dollars) to fund vehicle leases for the Board of Health, Assessing and Building Department and Library vehicles, or take any other action relative thereto.

**Selectmen**

**Capital Program Committee**

**Executive Summary:** This article funds leases for four electric municipal vehicles with existing leases expiring. Funding is for year one of a three-year lease. The vehicles were originally leased using a heavy subsidy from the State's Electric Vehicle Incentive Grant Program at terms which were extremely favorable to the Town. The Town has applied for funding under this program for the new leases also. Leasing is the best option for the Town as it incorporates savings from the electric vehicle tax exemption for which the Town would be eligible under a normal purchase. This lease is recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 7.** To see if the Town will vote to transfer from the Free Cash Account the sum of \$60,000 (Sixty thousand dollars) to fund building maintenance projects for the exterior painting of the Police Station and the Council on Aging Building, or take any other action relative thereto.

**Board of Selectmen**

**Capital Program Committee**

**Executive Summary:** This article funds exterior painting projects for the Police Department and the Council on Aging Building in conjunction with a routine scheduled maintenance

program to protect and care for Town Buildings. Over time this care will help to avoid additional repair costs. These projects are recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 8.** To see if the Town will vote to transfer from Free Cash the sum of \$10,000 (Ten thousand dollars) for the purpose of purchasing a mower cutting deck for the Parks Department Tractor, or take any other action relative thereto.

**Board of Selectmen**

**Capital Program Committee**

**Executive Summary:** This article funds a mower cutting deck for the Parks Department Tractor that will improve the practical usage of the tractor for service to the Town. This purchase is recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 9.** To see if the Town will vote to transfer from Free Cash the sum of \$30,000 (Thirty thousand dollars) to replace the beach stairs on Vineyard Avenue Extension, or take any other action relative thereto.

**Board of Selectmen**

**Parks Commission**

**Capital Program Committee**

**Executive Summary:** This article funds the replacement of the beach stairs on Vineyard Avenue Extension. This project is recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 10.** To see if the Town will vote to transfer from Free Cash the sum of \$50,000 (Fifty thousand dollars) for repairs to the electrical system at the Sailing Camp property, or take any other action relative thereto.

**Board of Selectmen**

**Capital Program Committee**

**Executive Summary:** This article funds repairs to the substandard electrical system at the Sailing Camp to bring the system up to code compliance. This project is recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 11.** To see if the Town will vote to transfer from Free Cash the sum of \$13,500 (Thirteen thousand five hundred dollars) for conference room audio visual technology, or take any other action relative thereto.

**Board of Selectmen**

**IT Department**

**Capital Program Committee**

**Executive Summary:** This article funds an ongoing project to provide audio visual equipment in Town building public meeting spaces to facilitate visual presentations, sound and communications to support the public process. This project is recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 12.** To see if the Town will vote to transfer from Free Cash the sum of \$35,000 (Thirty-five thousand dollars) for maintenance to natural resources/public infrastructure, which appropriation shall include the sum of \$10,000 for North Bluff maintenance and the sum of \$25,000 for Seawall maintenance off of Seaview Avenue, with said sums to be expended under the control of the Conservation Commission, or take any other action relative thereto.

**Board of Selectmen**

**Capital Program Committee**

**Executive Summary:** This article funds ongoing maintenance to support the quality and enhance the longevity of natural resources public infrastructure. This project is recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 13.** To see if the Town will vote to transfer from Free Cash the sum of \$24,500 (Twenty-four thousand five hundred dollars) for Library maintenance and improvements, or take any other action relative thereto.

**Board of Selectmen**

**Library Department**

**Capital Program Committee**

**Executive Summary:** This article funds small maintenance projects for the Library Department Capital Program that include the following items and amounts: \$5,000 for the purchase of foldable meeting room tables; \$3,000 for ADA automatic door opener improvements at the Pacific Avenue building entrance; \$15,000 for low level parking lot security lighting; and \$1,500 for the installation of an automated defibrillator machine in the Library. These projects are recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 6-yes, 1-no**

**Article 14.** To see if the Town will vote to transfer from the Ambulance Reserve Account the sum of \$94,000 (Ninety-four thousand dollars) for the purchase of Public Safety vehicles and equipment, or take any other action relative thereto.

**Fire Department**

**Police Department**

**Capital Program Committee**

**Executive Summary:** This article funds the ongoing Capital Improvement Program for planned public safety vehicles. The appropriation covers the following vehicles: Replace Fire-EMS Department Intercept Emergency Vehicle (\$52,000), Replace Police Lieutenant Patrol Vehicle (\$42,000). These purchases are recommended in the Capital Improvement Program.

**Finance and Advisory Board Recommendation: 6-yes, 1-no**

**Article 15.** To see if the Town will vote to transfer from Free Cash the sum of \$250,000 (Two hundred fifty thousand dollars) to the Stabilization Fund, or take any other action relative thereto.

**Board of Selectmen**

**Finance Committee**

**Executive Summary:** This article transfers funds to the Town's Stabilization Fund. The Stabilization Fund has a current balance of \$2,369,561 The Town maintains a financial policy requiring a minimum of 5% of the total budget in the Stabilization Fund. This Fund is the Town's most solid buffer against economic downturn and loss of revenue.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 16.** To see if the Town will vote to accept General Laws c. 59, §5, clause 5C, increasing the property tax exemption for veteran’s organization from \$200,000 to \$1,500,000, or take any other action relative thereto

**Board of Assessors**

**Board of Selectmen**

**Executive Summary:** This Article increases the local property tax relief to nonprofit veterans’ organizations. This is a local option clause that if accepted would provide a property tax exemption of \$1,500,000 worth of real and personal property owned by or held in trust for veterans’ organizations. Veterans organizations are not fully exempt from local taxes on real and personal property owned by or held in trust for them and used for their organization’s charitable purposes. The exemption is limited to a certain amount of the fair cash value of the organization’s property. The basic exemption is for \$200,000 worth of property (G.L. c 59, §5, Clause 5).

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 17.** To see if the Town will vote to increase the maximum qualifying gross receipts limit for Property Tax Deferral under General Laws c. 59, §5, clause 41A from \$20,000 to \$35,000, or take any other action related thereto.

**Board of Assessors**

**Executive Summary:** Most residents with incomes below the statutory maximum are allowed to defer tax payments as long as they remain in their home at which time the deferred amount is paid to the Town with interest. The current maximum allowable gross income for tax deferral recipients is \$20,000, an amount that has been in effect for decades. Municipalities are allowed to increase the maximum income limit by Town Meeting vote which is the subject of this article. The tax deferral is an option not widely used by Oak Bluffs residents but is vitally important to those who do take advantage of it. Some Oak Bluffs deferral recipients are at risk of losing this valuable benefit due to the outdated maximum income limit and otherwise deserving elderly are not applying because of it. The program is cost neutral to the Town since the deferred tax is secured by a lien and is ultimately repaid along with interest at 8%.

**Finance and Advisory Board Recommendation:7-yes, 0-no**

**Article 18.** To see if the Town will vote to appropriate or reserve from the Community Preservation Act Fiscal Year 2020 estimated annual revenues of \$771,666 the amounts recommended by the Community Preservation Committee for administrative expenses and Community Preservation Reserves, with each item to be considered a separate appropriation as follows, or take any action relative thereto.

Appropriation	Recommended Amount
Community Preservation Administrative Expenses	\$ 38,583
Reserves	
Open Space/Recreation	\$ 77,167
Historic Preservation	\$ 77,167
Community Housing	\$ 77,167
Budgeted Reserve	\$ 501,582

## **Community Preservation Committee**

**Executive Summary:** This article is required by the Commonwealth of Massachusetts on an annual basis to ensure that Community Preservation Funds are allocated properly, in the amount of at least 10% of total revenues to each of the three required areas of Historic Preservation, Community Housing, and Open Space/Recreation. The appropriation for administrative expenses is 5% of estimated revenues.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**Article 19.** To see if the Town will vote to appropriate from Community Preservation Act Fiscal Year 2020 estimated revenues, CPA Reserve Funds, and the CPA Undesignated Fund Balance the following project grants, to spend a total of \$1,039,102 with each project to be considered a separate appropriation, or take any other action related thereto.

1. PALS Program: To see if the Town will appropriate \$123,900 from the Undesignated Fund Balance to be used by The Resource, Inc. in their interest-free loan program to support structural work, code issues, and upgrades to failing systems at homes of income-qualified Oak Bluffs residents.
2. Aidylberg III: To see if the Town will appropriate \$100,000 from the Undesignated Fund Balance to be used by Island Elderly Housing for hard construction costs of building five rental units for elderly residents earning 60% or less of the area median income on the corner of Wing Road and Aidylberg Way.
3. Harbor Homes: To see if the Town will appropriate \$63,420 from the Undesignated Fund Balance to be used by the Martha's Vineyard Network for Homeless Prevention to purchase a property to be used as permanent housing for residents earning up to 30% of the area median income. An affordable housing deed restriction must be filed at the Registry of Deeds, and a grant agreement signed guaranteeing return of all funds if the property is sold or changes use.
4. Rental Assistance: To see if the Town will appropriate \$134,000, with \$77,167 from the Community Housing Reserve Fund and \$56,833 from the Undesignated Fund Balance, to support the Dukes County Regional Housing Authority's Rental Assistance Program for Oak Bluffs families.
5. Preservation of East Chop Lighthouse: To see if the Town will appropriate a total of \$198,000, with \$77,167 from the Historic Preservation Reserve Fund and \$120,833 from the Undesignated Fund Balance, to be used by the Martha's Vineyard Museum for rehabilitation work to preserve the structural integrity of the lighthouse.
6. Predator and Prey of Toxic Jellyfish in Farm Pond: To see if the Town will appropriate \$19,782 from the Undesignated Fund Balance to be used by Dave Grunden of the Oak Bluffs Shellfish Department and by the Martha's Vineyard Shellfish Group to identify fish predators and prey of the toxic jellyfish *Gonionemus vertens* in Farm Pond.

7. Oak Bluffs School Recreation, 3: To see if the Town will appropriate a total of \$200,000 from the Undesignated Fund Balance as further funding to be used in conjunction with the \$250,000 grant appropriated at the 2018 ATM, for complete reconstruction of the Oak Bluffs School basketball court and two tennis courts, and construction of an ADA accessible pathway.

8. Sunset Lake Restoration: To see if the Town will appropriate \$200,000, with \$77,167 from the Open Space/Recreation Reserve Fund and \$122,833 from the Undesignated Fund Balance, toward the \$600,000 approved by the voters at the 2018 ATM that was to be paid for over three years, for use by the Park Commission, Conservation Commission, and the community group, FANS, in the project to restore Sunset Lake and Lakeside Park for active and passive recreation.

**Community Preservation Committee**

**Executive Summary:** This article authorizes the expenditure of funds collected through the Town’s Community Preservation Act program to be used as specified in the Article. Funds are collected through a 3% surcharge on property tax bills, matched by funds from the State. The Community Preservation Committee has developed an additional handout explaining their project recommendations.

**Finance and Advisory Board Recommendation:**

- |                                                      |             |
|------------------------------------------------------|-------------|
| 1. PALS Program                                      | 7-yes, 0-no |
| 2. Aidylberg III                                     | 7-yes, 0-no |
| 3. Harbor Homes                                      | 6-yes, 1-no |
| 4. Rental Assistance                                 | 7-yes, 0-no |
| 5. Preservation of East Chop Lighthouse              | 7-yes, 0-no |
| 6. Predator and Prey of Toxic Jellyfish in Farm Pond | 7-yes, 0-no |
| 7. Oak Bluffs School Recreation, 3                   | 7-yes, 0-no |
| 8. Sunset Lake Restoration                           | 7-yes, 0-no |

**Article 20.** To see if the Town will vote to raise and appropriate the sum of \$78,797 to support regional Human Services, with said funds to be distributed to regional human services providers under the direction and control of the Board of Selectmen, or take any other action relative thereto.

**Board of Selectmen**

**Finance Committee**

**Executive Summary:** The Town of Oak Bluffs has seen a rapid increase in recent years in the amount and number of private human service agencies requesting funding support. Longstanding agencies such as the **Vineyard Health Care Access Program at \$78,098 and the MV Center for Living at \$125,233 continue to be carried in the Town Budget.** Agency requests covered under this Article include the following:

- |                                              |                 |
|----------------------------------------------|-----------------|
| <b>Dukes County Human Services</b>           | <b>\$11,099</b> |
| <b>Substance Abuse Prevention</b>            | <b>\$ 6,659</b> |
| <b>Healthy Aging MV</b>                      | <b>\$15,193</b> |
| <b>First Stop</b>                            | <b>\$ 6,948</b> |
| <b>CORE program of MV Community Services</b> | <b>\$17,758</b> |
| <b>MV Youth Task Force</b>                   | <b>\$21,140</b> |

**Finance and Advisory Board Recommendation: 4-yes, 2-no, 1-abstain**



**Article 21.** To see if the Town will vote to raise and appropriate the sum of \$14,796 (fourteen thousand seven hundred ninety-six dollars) to fund the Town of Oak Bluffs share of the administrative expenses of the All Island School Committee’s contract for Adult and Community Education in Fiscal Year 2020, or take any other action relative thereto.

**Board of Selectmen**

**Executive Summary:** This Article provides financial support for Adult and Community Education of Martha’s Vineyard (ACE MV). This agency provides an array of accessible opportunities for Island residents, including job skills training, college training courses and enrichment classes for life-long learning. This article level-funds this account from the previous year.

**Finance and Advisory Board Recommendation: 4-yes, 1-no, 2-abstain**

**Article 22.** To see if the Town will authorize the Board of Selectmen to enter into long-term leases, licenses, agreements, or other contractual agreements on behalf of the Town, subject to such terms and conditions as the Board of Selectmen shall deem to be in the best interest of the Town, for all or part of any of the following Town-owned properties listed by Assessors Map and Parcel numbers:

Map 29-Parcel 155 16 - Pennsylvania Landfill/Dump w/ some Wastewater

Map 29-Parcel 156 347 - Highway Dept

Map 29-Parcel 157 0 -Wastewater

Map 29-Parcel 161 - Landfill Property

Map 29-Parcel 164 - Landfill Property

Map 29-Parcel 165 – Landfill Property

As shown on the map included in **APPENDIX E** of this warrant for the purposes of developing, sponsoring, administering, installing, operating, and maintaining solar photovoltaic energy systems and supplying solar energy, and further to authorize the Board of Selectmen and Town Administrator to take such actions as may be necessary under Massachusetts law to effectuate said agreements; or take any action relative thereto.

**Board of Selectmen**

**Executive Summary:** This Article authorizes the Board of Selectmen to enter into the agreements necessary to work through the Cape and Vineyard Electric Cooperative (CVEC) to implement a solar energy system at the closed landfill property, including the necessary equipment for the storage and usage of electricity to meet the needs of the Town facilities in the area including the Wastewater facility and the Highway facility at significant cost savings to the Town.

**Finance and Advisory Board Recommendation: 7-yes, 0-no**

**2/3 Majority Required**

**Article 23.** To see if the Town will vote to fix the compensation of full time and part time elected officials of the Town as provided by MGL Chapter 41, § 108, as amended, for the twelve month period from July 1, 2019 through June 30, 2020 as follows:

Board of Selectmen, Chair	\$ 4,500
Selectmen, Members	\$ 3,000 each
Board of Assessors	\$ 1,000 each
Constables	\$ 500 each
Town Clerk	\$ 88,721.07

Tree Warden \$ 1,500;  
or take any other action relative thereto.

**Board of Selectmen**

**Executive Summary:** This Article establishes the compensation of elected officials for the fiscal year starting July 1, 2019.

**Finance and Advisory Board Recommendation: 6-yes, 1-no**

**Article 24.** To see if the Town will vote to elect the following Town Officers on the official ballot:

- One Board of Selectmen for 3 Years
- One Board of Health Member for 3 Years
- One Park Commissioner for 3 Years
- One Cemetery Commissioner for 3 Years
- Two Constables for 3 Years
- One School Committee Member for 3 Years
- One MV Land Bank Commission for 3 Years
- One Planning Board Member for 5 Years
- One Planning Board Member for 4 Years
- Three Finance and Advisory Committee Members for 3 Years
- One Wastewater Commissioner for 3 Years
- One Water District Moderator for 3 Years
- One Water District Commissioner for 3 Years

Questions:

Question 1.

Shall the Town of Oak Bluffs be allowed to assess an additional \$376,040 in real estate and personal property taxes for the purpose of funding the Town’s share of the feasibility study and schematic design work in connection with possible new construction of and/or renovations to the Martha’s Vineyard Regional High School located at 100 Edgartown-Vineyard Haven Road in Oak Bluffs for the fiscal year beginning July first, 2019?

\_\_\_Yes \_\_\_No

**Board of Selectmen**

**Executive Summary:** This article establishes the local elective offices and Questions to appear on the Official Ballot of the Town Election to be held on April 11, 2019 pursuant to this warrant.

**Article 25.** To see if the Town will raise and appropriate the sum of \$14,100 (Fourteen thousand, one hundred dollars) to fund County of Dukes County Other Post-Employment benefits, with said funds to be paid to the County by the Town if voted by all six Martha’s Vineyard Towns in the affirmative, or take any other action related thereto.

**County of Dukes County**

**Executive Summary:** This Article seeks approval from the Towns to create an appropriation to begin funding of the County unfunded liability for /other Post-Employment Benefits (OPEB).

The County seeks consensus from the Towns to initiate this funding for which proportionate shares are calculated using the County equalized valuation funding formula.

**Finance and Advisory Board Recommendation: 5-yes, 2-no**

**Article 26.** To see if the Town will raise and appropriate the sum of \$56,518.27 (Fifty-six thousand, five hundred eighteen dollars and twenty-seven cents) as the Town's proportionate share of the fiscal year 2020 costs of system user maintenance for the Dukes County Regional Emergency Communications Center, or take any other action related thereto.

**Board of Selectmen**

**Executive Summary:** This Article funds the Town's share of the maintenance of the grant-funded improvements to the Regional Emergency Communications System. The proportionate share is based on a formula derived by combining on an equal basis an equal share for each Island Town and call volume for each Town.

**Finance and Advisory Board Recommendation: -yes, -no**

**Article 27.** To see if the Town will vote to approve the transfer of the sum of \$316,267.99 in funds from the Excess and Deficiency Fund of the Martha's Vineyard Regional High School (the "District") to the general funds of the District for fiscal year 2020 and, in addition, to raise and appropriate, the sum of Two hundred ninety-two thousand seven hundred twenty-three dollars (\$292,723), all of such sums to be paid to the District and expended under the direction of the School Committee for the District, for the purpose of funding a feasibility study and schematic design work in connection with possible new construction of and/or renovations to the high school building and grounds located at 100 Edgartown-Vineyard Haven Road, Oak Bluff, Massachusetts, such feasibility study and schematic design work to include, but is not limited to, the hiring of architects, engineers and an owner's project manager; such sums to be in addition to the sums paid by the Town pursuant to the Regional High School Assessments under the FY2020 budget for the School District; with said appropriation herein to be contingent upon the passage of a Proposition 2 ½ Ballot question pursuant to G.L. c. 59, section 21C(i ½); and further that The Town's approval of said transfer of funds from the District's Excess and Deficiency Fund and the Town's obligation to pay the additional \$292,723 to the Martha's Vineyard Regional School District is conditioned upon both the approval of the transfer of funds from the District's Excess and Deficiency Fund by the other Member Towns of the District and the appropriation by the other Member Towns of the District of their proportionate share of the overall cost of such feasibility study and schematic design work, after application of the District's Excess and Deficiency Fund monies authorized for transfer hereunder, such proportionate share to be calculated pursuant to the applicable formula in the Regional Agreement or to take any other action relative thereto.

**Martha's Vineyard Regional School Committee**

**Executive Summary:** MVRHS has completed several studies that have concluded that the High School needs a new HVAC system, significant repairs to the building envelope, and upgrades to the educational facilities – specifically, in the Career and Technical Education area, the science labs, media center, and technology infrastructure. Consequently, MVRHS would like to conduct a feasibility study that will include documentation of the school's educational program, generate an initial space summary, document existing conditions, establish design parameters, develop

and evaluate alternatives, and recommend the most cost effective and educationally appropriate building project.

**Finance and Advisory Board Recommendation: 2-yes, 4-no, 1-abstain**

**Article 28.** To see if the Town will vote to appropriate the sum of \$38,000 to fund a Wastewater Department Asset Management Plan and to raise this appropriation the Town is authorized to accept grant funding from the MassDEP State Revolving Fund (SRF) program in the amount of \$22,800 with the remaining local share of \$15,200 (Fifteen Thousand Two Hundred Dollars and no cents) to be used as the Town's local match as authorized under Article 4 of the Special Town Meeting held November 13, 2018, or take any other action related thereto.

**Wastewater Commission**

**Executive Summary:** This article conforms to the requirements of the State Revolving Fund (SRF) program by authorizing the total project cost of the Asset Management Study and apportioning the authorization clearly between SRF Grant funds and the local match that was appropriated in November. The creation of an Asset Management Plan for the Town is required by the State Revolving Loan Fund (SRF) as a condition for the Town to pursue low or no interest financing for future wastewater infrastructure.

**Finance and Advisory Board Recommendation: -yes, -no**

**Article 29.** To see if the Town will vote on the following Article submitted by petition: To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$6,659 (six thousand, six hundred and fifty nine dollars) for the purpose of funding county initiatives to create or improve existing services needed to combat the epidemic of substance use disorder in our community.

**PETITION ARTICLE**

**NOTE: This funding was included for approval in Article 20**

**Article 30.** To see if the Town will vote on the following article submitted by petition: To see if the Town of Oak Bluffs will vote to authorize the Board of Selectmen to file a petition in the General Court for special legislation as set forth below to allow the Town of Oak Bluffs to protect groundwater sources of drinking water and watersheds from herbicide infiltration by requiring review and approval from the Oak Bluffs Board of Health.

The undersigned registered voters of the Town of Oak Bluffs support efforts by the Board of Selectmen to file a petition in the General Court of the Commonwealth of Massachusetts for special legislation to preserve the public health, welfare and safety relative to the protection of groundwater sources of drinking water and watersheds from herbicide infiltration by requiring all governmental agencies and public utilities to undergo review and receive approval from the Oak Bluffs Board of Health, prior to said use, so that the Board of Health may prescribe, limit or prohibit the application of herbicides and related chemical products to control or eliminate vegetation on lands in the Town of Oak Bluffs that may be designated as sole source aquifers for the Town of Oak Bluffs Water Supply or for individual, community or private residential well water supplies or Watersheds, or take any other action related thereto.

**PETITION ARTICLE**

**Article 31.** To see if the Town will vote on the following Article submitted by petition: To see if the Town will vote to authorize the Board of Selectmen to petition the General Court, in compliance with Clause (1), Section 8 of Article LXXXIX of the Amendments of the Constitution, to the end that legislation be adopted precisely as follows. The General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court. The Board of Selectmen is hereby authorized to approve amendments that shall be within the scope of the general public objectives of this petition.

AN ACT CREATING THE MARTHA’S VINEYARD HOUSING BANK

Chapter \_\_\_\_\_ of the Acts of \_

Section 1 There is hereby established a Martha’s Vineyard Housing Bank (the “Housing Bank”), the purpose of which shall be to provide for the preservation and creation of year-round housing on the Island of Martha’s Vineyard. The Housing Bank is hereby constituted a body politic and corporate and a public instrumentality and the exercise of the powers herein conferred upon the Housing Bank shall be deemed to be the performance of an essential governmental function.

Section 2. The Housing Bank shall be administered by a Housing Bank Commission consisting of seven (7) persons.

Membership: There shall be one (1) person who is a legal resident of each of the towns of Aquinnah, Chilmark, Edgartown, Oak Bluffs, Tisbury and West Tisbury, each person to be elected to a 3-year term, in the same manner as other elected town officials. The initial terms, drawn by lot by the initial six (6) appointed members, shall be staggered so that two (2) members are elected each year, following the initial election of members, and each of the six (6) town boards of selectmen shall, respectively, appoint the initial six (6) members to serve from the effective date of this act until the first elections of the regular members at each town’s regular or special town election after the effective date of this act. One (1) member shall be appointed to a 3-year term by the Dukes County Regional Housing Authority.

Vacancies: Should a vacancy occur during the term of the elected town commissioner, the town’s Municipal Housing Trust (“MHT”) and the board of selectmen shall jointly appoint an interim member to serve until the next scheduled town election.

Administration: Members shall serve without compensation. The initial appointed members shall adopt temporary rules and regulations to the extent necessary to conduct business until the regular members are elected. The Housing Bank Commission shall elect from among its regular members a chairman and a vice chairman and a secretary and a treasurer who may be the same person. The members of the Housing Bank Commission shall adopt, after holding a public hearing and after requesting recommendations from the Board of Selectmen of the six member towns that comprise the commission, rules and regulations for conducting its internal affairs and procedural guidelines for carrying out its responsibilities under this act.

Quorum: A quorum shall be four (4) or more members. Decisions of the Housing Bank Commission shall be by majority vote at a meeting where a quorum is present. The Housing Bank Commission shall make rules regarding attendance. The Housing Bank Commission shall keep accurate records of its meetings and actions and shall file an annual report that shall be distributed with the annual report of each member town.

Conflict of interest: When members of the Housing Bank Commission hold other public offices and have to act in dual public positions, no conflict of interest shall be assumed in as much as both positions are serving the public interest and no compensation is received. However, if a Housing Bank Commission member or an MHT member also represents an organization that may benefit from a project being considered for a grant from the Housing Bank Commission, the member must declare a possible conflict of interest and shall not participate in the consideration and action on that grant application.

Section 3. Each Town's MHT shall assist the Housing Bank Commission in reviewing projects in their respective towns.

Section 4. The Housing Bank Commission shall, subject to this act, have the power and authority to:

accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Housing Bank in connection with any ordinance or bylaw or any general or special law or any other source, including money from Chapter 44B, provided, however that any such money received pursuant to Chapter 44B shall be used exclusively for community housing and shall remain subject to all rules, regulations and limitations of that chapter;

purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;

sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to Housing Bank property as the Housing Bank Commission deems advisable notwithstanding the length of any such lease or contract; execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Housing Bank Commission engages for the accomplishment of the purposes of the Housing Bank;

employ regular staff, advisors and agents, such as accountants, appraisers and lawyers, as the Housing Commission deems necessary;

purchase and retain and/or lease real property for the Housing Bank's internal administrative purposes and to dispose of same as and when the Housing Commission deems advisable.

pay reasonable compensation and expenses to all employees, advisors and agents and to apportion such compensation between income and principal as the Housing Commission deems advisable;

apportion receipts and charges between income and principal as the Housing Commission deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation, depletion or otherwise;

participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;

deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Housing Commission may deem proper and to pay, out of Housing Bank property, such portion of expenses and compensation of such committee as the Housing Commission may deem necessary and appropriate;

carry property for accounting purposes other than acquisition date values;

borrow money on such terms and conditions and from such sources as the Housing Commission deems advisable, to mortgage and pledge Housing Bank assets as collateral;

make distributions or divisions of principal in kind;

comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Housing Bank, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the Housing Commission may deem appropriate; hold all or part of the Housing Bank property uninvested for such purposes and for such time as the Housing Commission may deem appropriate;

extend the time for payment of any obligation to the Housing Bank; and

adopt such regulations and procedures as it deems necessary or appropriate to provide funding for the implementation of any and all programs cited in section 4A of this act

Section 4A. The Housing Bank may provide funding as described in this Act. Upon applications from non-profit and for-profit corporations and organizations and public entities in a competitive process which will include public notice of funding availability, and in a form prescribed by the Housing Bank, funding in the form of grants, loans, loan guarantees, lines of credit, interest subsidies, rental assistance or any other means determined to further the goals of the Housing Bank for eligible housing activities might be provided. Eligible activities shall include, but not be limited to, the following:

Purchase and rehabilitation of existing structures for rental or home ownership;  
Construction of rental or home ownership housing and necessary infrastructure;  
Purchase of land, and any and all improvements including infrastructure and easements to be used for qualified housing;  
Down payment assistance, grants and soft second loans;  
Rental assistance programs;  
Modernization and capital improvements of existing rental and ownership housing;  
Housing counseling, predevelopment costs and technical assistance associated with creating housing projects and programs.

Section 4B. Each member town is hereby authorized to appropriate money to be deposited in the Fund as provided in section 6.

Section 4C. The Housing Bank is authorized to issue bonds and notes to further the purposes of the Housing Bank but only if the issuance of these bonds or notes has been approved by a majority of the Trustees of all member towns' MHTs.

Section 4D. The Housing Bank and all its revenues and income used solely by the Housing Bank in furtherance of its public purposes shall be exempt from taxation and from betterments and special assessments, and the Housing Bank shall not be required to pay any tax, excise or assessment to or for the commonwealth or any of its political subdivisions.

Section 5. All housing units created through funding by the Housing Bank under this act shall be deed restricted in perpetuity for the use approved for funding by the Housing Bank Commission

Section 6. The Housing Bank Commission shall meet its financial obligations by drawing upon a fund to be set up as a revolving or sinking account of the Housing Bank Commission (the "Fund"). Deposits into the Fund shall include (a) funds appropriated, borrowed or transferred to be deposited into the Fund by vote of the county commissioners of the county of Dupes County or of town meetings of the towns represented in the Housing Bank Commission; (b) voluntary contributions of money and other liquid assets to the Fund; (c) grants of funds tendered to the Housing Bank by each member town in connection with any ordinance or bylaw or any general or special law or any other source, including without limitation state and/or federal grants.

All expenses lawfully incurred by the Housing Bank Commission in carrying out this act shall be evidenced by proper vouchers and shall be paid by the treasurer of the Housing Bank Commission only upon submission of warrants duly approved by the Housing Bank Commission. The Housing Bank Commission treasurer shall prudently invest available assets of the Fund in accordance with the regulations and procedures adopted by the Housing Bank Commission under sections 2.3 and 4(q), and all income from its investments shall accrue to the Fund

Section 6A. Money from the Fund may be expended by the Housing Bank Commission, subject to approval of a majority of the Trustees of the MHT of the town in which a project is located. In cases of regional housing projects, money from the Fund may be expended subject the permission of a majority of the Trustees of the MHTs of each town in which the project is located.

Section 7. The Housing Bank Commission shall keep a full and accurate account of its actions including a record as to when, from or to whom, and on what account money has been paid or received under this act. These records or accounts shall be subject to examination by the director of accounts or the director's agent pursuant to section 45 of chapter 35 of the General Laws

Section 8. This act, being necessary for the welfare of the member towns and the island of Martha's Vineyard and their inhabitants, shall be liberally construed to effect its purposes.



Section 9. Acceptance of this act, by each of the towns of Aquinnah, Chilmark, Edgartown, Oak Bluffs, Tisbury and West Tisbury shall be by the affirmative vote of a majority of the voters at any regular or special town election at which the question of acceptance has been placed on the ballot.

This act shall become effective on the date on which acceptance by no fewer than three (3) towns has been effected. Additional towns may elect to participate in the Housing Bank after the effective date of this act by affirmative vote of a majority of the voters at any regular or special town election at which the question of acceptance has been placed on the ballot

Section 10. Any time after five (5) years from the date on which a town votes to accept this act in accordance with Section 9, any town that is a member of the Housing Bank may withdraw from it by the affirmative vote of a majority of the voters at any regular or special town election. A town that has withdrawn remains liable for any obligations prior to withdrawal. A town that has withdrawn may renew its membership by the affirmative vote of a majority of the voters at any regular or special town election at which the question of acceptance has been placed on the ballot.

If the Housing Bank is reduced to fewer than three (3) member towns, the Housing Bank shall be dissolved. Upon dissolution of the Housing Bank, title to all funds and other properties held by the Housing Bank shall vest in the towns of the Island of Martha's Vineyard as herein provided after provision is made for payment of all bonds, notes and other obligations of the Housing Bank.; or take any other action related thereto.

**PETITION ARTICLE**

**Finance and Advisory Board Recommendation: 0-yes, 7-no**

**Article 32.** To see if the Town will vote on the following Article submitted by petition: To see if the Town, which has already imposed a local excise tax upon the transfer of occupancy of a room in a short-term rental based on Mass. Gen. L. ch. 64G, Section 3A (as set forth in 2018 Mass Acts c. 337, s. 6), will dedicate in perpetuity three percent (3%) of the total amount of rent for each such occupancy to the Martha's Vineyard Housing Bank for the creation of housing on the Island. Funds collected under this section prior to the enactment of legislation creating the Housing Bank and fulfilment of all conditions precedent to its creation shall be held in a restricted account to be transferred to the Housing Bank when it is fully enacted and able to proceed, or take any other action related thereto.

**PETITION ARTICLE**

**Finance and Advisory Board Recommendation: 0-yes, 7-no**

**APPENDIX B**

**Personnel Board Amendments for Town Meeting April 2019**

**ARTICLE 2: Adopt Classification Schedule for Non-Union Employees**

<b>Grade Level</b>	<b>Position Title</b>
I	Administrative Assistant (Marina)
	Administrative Assistant (Police)
	Admin Assistant (BOS)
	Administrative Assistant (Fire)
II	Office Administrator (Police)
	Office Administrator (Fire)
	Planning Board Administrator
	Assistant Treasurer - Collector
	Assistant Town Accountant
	Animal Control Officer
	Executive Assistant (BOS)
	Deputy Shellfish Constable
III	COA Administrator
	Town Accountant
	Treasurer - Collector
	Town Clerk
	Assistant Town Administrator
	Library Director
	Principal Assessor
	IT Manager
	Harbor Master
	Wastewater Facilities Manager
	Shellfish Constable
IV	Highway Superintendent
	Police Chief
	Fire Chief
V	Town Administrator

**ARTICLE 2: Adopt Compensation Schedule for Non-Union Employees**

Grade	Hire Range		Market Equity Range			Growth Range	
	Min	Max	Min	Benchmark	Max	Min	Max
I	\$18.82	\$21.18	\$21.18	\$23.53	\$26.82	\$26.82	\$30.12
II	\$22.84	\$25.70	\$25.70	\$28.55	\$32.55	\$32.55	\$36.54
III	\$32.14	\$36.15	\$36.15	\$40.17	\$45.79	\$45.79	\$51.42
IV	\$38.84	\$43.70	\$43.70	\$48.55	\$55.35	\$55.35	\$62.14
V	\$45.48	\$51.17	\$51.17	\$56.85	\$65.95	\$65.95	\$75.04

**Both Schedules were adopted by the Personnel Board at their meeting on July 31, 2018.**

## APPENDIX C

## **APPENDIX D**

## **APPENDIX E**

HEREIN FAIL NOT AND GIVE PUBLIC NOTICE BY CAUSING THIS NOTICE TO BE POSTED IN TWO (2) OR MORE PLACES IN THE TOWN AT LEAST FOURTEEN (14) DAYS BEFORE THE TIME OF SAID MEETING AND MAKE DUE RETURN OF THIS WARRANT WITH YOUR DOINGS TO THE TOWN CLERK AT THE TIME AND PLACE SPECIFIED.

GIVEN UNDER OUR HANDS THIS \_\_\_\_\_ DAY OF MARCH, 2019.

\_\_\_\_\_,  
Gail M. Barmakian, Chairman

\_\_\_\_\_  
Brian Packish

\_\_\_\_\_  
Michael J. Santoro

\_\_\_\_\_  
Jason Balboni

\_\_\_\_\_  
Gregory A. Coogan

BOARD OF SELECTMEN  
TOWN OF OAK BLUFFS

PURSUANT TO THE FOREGOING INSTRUCTIONS, I HEREBY NOTIFY AND WARN THE INHABITANTS OF THE TOWN OF OAK BLUFFS, QUALIFIED TO VOTE AS EXPRESSED IN THIS WARRANT TO VOTE AT THE TIME AND PLACE SPECIFIED.

Attest:

\_\_\_\_\_  
Constable

OFFICER'S RETURN

COUNTY OF DUKES COUNTY, ss

IN ACCORDANCE WITH THE FOREGOING INSTRUCTIONS, I HEREBY CERTIFY THAT I DID ON THE \_\_\_\_\_ DAY OF MARCH, 2019 GIVE PUBLIC NOTICE BY CAUSING ATTESTED COPIES OF THIS WARRANT TO BE POSTED IN TWO (2) OR MORE PLACES IN THE TOWN OF OAK BLUFFS, AND I HEREBY MAKE RETURN OF THIS WARRANT THIS \_\_\_\_\_ DAY OF MARCH 2019.

Attest:

\_\_\_\_\_  
Constable