



Town of Nantucket



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April 1, 2019

TO WHOM IT MAY CONCERN:

I, Nancy L. Holmes, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 1, 2019 ANNUAL TOWN MEETING adopted **Article : "37 "** at the April 1, 2019 adjourned session when "...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board, was duly motioned, seconded, and voted in accordance with the motions recommended by the Finance Committee or, in the absence of a Finance Committee motion, then in accordance with the motions as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting..."

ARTICLE 37

(Appropriation: Acquisition of Existing Properties for Affordable Housing Purposes) (Preamble)

Unless and until the 40B laws are changed, it is imperative for the preservation of our environment, open spaces and historic neighborhood character that we as a community stay ahead of the requirements of M.G.L. Chapter 40B. To accomplish this, we must reach "Safe Harbor" at the earliest possible date and remain there. We believe that the best way to do this is to raise and appropriate the funds necessary to strategically acquire existing housing stock and add this stock to our Subsidized Housing Inventory List (the 10% required by the state).

(Article)

To see if the Town will vote to appropriate, and also to raise, borrow pursuant to any applicable statute or transfer from available funds, up to \$30 million for the purposes of acquiring existing properties for affordable housing purposes, which may include an affordable rental program, and which would all qualify on the SHI list to assist the Town in obtaining Safe Harbor as it is known under Chapter 40B of the M.G.L.; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 2 and ½ debt exclusion vote; and provided further that said funds may be expended by the Town Manager, with the approval of the Select Board, which may include a grant or grants to the Nantucket Affordable Housing Trust, with oversight by the Select Board; or to take any other action related thereto.

(Tobias Glidden, et al)

FINANCE COMMITTEE MOTION: Moved that the sum of Ten Million Dollars (\$10,000,000) is appropriated for the purposes of acquiring existing properties for affordable housing purposes, which may include an affordable rental program, and also interest in and/or deed restrictions to properties for affordable housing purposes all of which must qualify for the Town's Subsidized Housing Inventory, to be spent by the Town Manager with the approval of the Select Board which may include a grant or grants to the Nantucket Affordable Housing Trust, with oversight by the Select Board; that to meet said appropriation the Treasurer, with the approval of the Select Board, is hereby authorized to borrow the sum Ten Million Dollars (\$10,000,000) pursuant to General Laws Chapter 44, Sections 7 or 8, or any other enabling authority, and to issue bonds and notes of the Town therefor; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 2 and ½ debt exclusion vote; that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. Any affordable housing units developed pursuant to this vote shall be available to tenants with incomes of not less than 30% or more than 200% of area median income for the Town, as most recently determined by the United States Department of Housing and Urban Development, provided said units qualify for the Town's Subsidized Housing Inventory; further, the appropriated funds may only be spent while the Town's Subsidized Housing Inventory is below the Ten Percent (10%) state requirement.

FINANCE COMMITTEE COMMENT: The Affordable Housing Trust needs to be sure dedicate the appropriate resources needed to implement and administer this program.

SELECT BOARD COMMENT: The Board supports the Finance Committee Motion; however, with an appropriation of Twenty Million Dollars (\$20,000,000) rather than Ten Million Dollars (\$10,000,000).

Quantum of vote required for passage of the motion is 2/3

SELECT BOARD AMENDMENT:

ARTICLE 37

**(Appropriation: Acquisition of Existing Properties for Affordable Housing Purposes)
Select Board Amendment**

Quantum of vote required for passage of the motion is 2/3

FINANCE COMMITTEE MOTION: Moved that the sum of ~~Ten~~ **Twenty** Million Dollars (~~\$10,000,000~~) is appropriated for the purposes of acquiring existing properties for affordable housing purposes, which may include an affordable rental program, and also interest in, and/or deed restrictions to, properties for affordable housing purposes all of which must qualify for the Town's Subsidized Housing Inventory, to be spent by the Town Manager ~~with the approval of the Select Board which may include~~ through a grant or grants to the Nantucket Affordable Housing Trust, with ~~pre-approval of all expenditures and ongoing oversight required by the Select Board;~~ that to meet said

appropriation the Treasurer, with the approval of the Select Board, is hereby authorized to borrow the sum ~~Ten~~ **Twenty** Million Dollars (~~\$120,000,000~~) pursuant to General Laws Chapter 44, Sections 7 or 8, or any other enabling authority, and to issue bonds and notes of the Town therefor; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 2 and 1/2 debt exclusion vote; that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. Any affordable housing units developed pursuant to this vote shall be available to ~~tenants~~ **households** with incomes of not less than 30% or more than 200% of area median income for the Town, as most recently determined by the United States Department of Housing and Urban Development, provided said units qualify for the Town's Subsidized Housing Inventory; further, the appropriated funds may only be spent while the Town's Subsidized Housing Inventory is below the Ten Percent (10%) state requirement.

VOTE ON AMENDMENT FROM THE FLOOR: Adopted by Majority Voice Vote.

VOTE: The vote on the motion pursuant to Article 37, as moved by the Finance Committee, as amended by the Select Board, was by Declared 2/3 Majority Voice Vote. The motion was adopted.



Nancy L. Holmes, CMC
Town & County Clerk

To act upon and transact any business relative to the foregoing subjects which may, then and there, come before said meeting.

In addition, you are directed to notify and warn the inhabitants of the Town of Nantucket qualified to vote in Town affairs to go to the Nantucket High School at 10 Surfside Road in said Nantucket, on

***TUESDAY, THE NINTH DAY OF APRIL, 2019
BETWEEN THE HOURS OF 7:00 AM and 8:00 PM***

for the following purpose:

To cast their votes in the Annual Town Election for the election of candidates for the following offices:

Moderator	One for a term of one year
Town Clerk	One for a term of three years
Select Board	Two for terms of three years
School Committee	One for a term of three years
Historic District Commission	Two for terms of three years
Nantucket Housing Authority	One for a term of five years
Nantucket Islands Land Bank Commission	One for a term of five years
Harbor and Shellfish Advisory Board	Three for terms of three years
Planning Board	One for a term of five years
Nantucket Water Commission	One for a term of three years
Siasconset Water Commission	One for a term of three years

And, to cast their vote as “YES” or “NO” on the following ballot questions:

1. Debt Exclusion for Old South Road/Fairgrounds Road Intersection Area and Newtown Road Transportation Improvements

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements in the Old South Road/Fairgrounds Road intersection area and Newtown Road including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

2. Debt Exclusion for Town Pier Improvements

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make improvements to the Town Pier located at 34 Washington Street, including the costs of professional services for design, permitting, engineering, construction,

construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

3. Debt Exclusion for Landfill Capping and Closure

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to close and cap cells 1A, 1B, and 1C and partial closure of cells 2A and 2B at the Town of Nantucket Landfill located at 188 Madaket Road, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

4. Debt Exclusion for In-Town (Orange Street) Bike Path

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to construct the In-Town (Orange Street) Bike Path including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

5. Debt Exclusion for Surfside Area Roads Reconstruction

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to make various transportation-related improvements in the Surfside area on Lover's Lane, Monohansett Road and Okorwaw Avenue, including the costs of professional services for design, permitting, engineering, construction, construction supervision, materials, and other related professional services, and any other costs incidental and related thereto?

6. Debt Exclusion for Public Safety Facility Auxiliary Building

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued to supplement the previous appropriations made under Article 11 of the 2015 Annual Town Meeting, Article 5 of the November 9, 2015 Special Town Meeting and Article 4 of the November 6, 2017, to pay costs for constructing a public safety auxiliary building at 4 Fairgrounds Road, including the costs of professional services for design, permitting, architecture, construction supervision, and other related professional services and any other costs incidental and related thereto?

7. Debt Exclusion for Acquisition of Property at 1 - 3 Miller Lane

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to acquire the property located at 1 - 3 Miller Lane, known as the "Nantucket Inn" and shown on Assessor's Map 68 as Parcels 800 - 812, 814 - 853, 900 - 912, 914 - 921, 924 - 938, 941 - 951 for general municipal purposes and/or housing and any other costs incidental and related thereto?

8. Debt Exclusion for Acquisition of Existing Properties for Affordable Housing

Shall the Town of Nantucket be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to acquire existing properties for affordable housing purposes, which may include an affordable rental program, and a grant or grants to the Nantucket Affordable Housing Trust, with oversight by the Select Board?

9. Capital Outlay Exclusion Ballot Question (All Projects Combined)

Shall the Town of Nantucket be allowed to assess an additional \$1,282,534 in real estate and personal property taxes for the following purposes in the amounts as follows for the fiscal year beginning July 1, 2019?

<i>Department</i>	<i>Purpose</i>	<i>Amount</i>
Public Works	Front End Loader	\$250,000.00
Public Works	Replacement Administrative Vehicle	\$50,000.00
Public Works	Replacement Trash Compactor Truck	\$140,000.00
Public Works	Vehicle Lifts	\$50,000.00
Fire	Self-Contained Breathing Apparatus Replacements	\$92,534.00
Fire	Replacement of Engine 7	\$450,000.00
Our Island Home	Replacement of Flooring	\$250,000.00
	<i>Total Capital Exclusion:</i>	<i>\$1,282,534.00</i>