

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF HARWICH
SPECIAL TOWN MEETING WARRANT
OCTOBER 18, 2021**

BARNSTABLE, SS:

To either of the Constables of the Town of Harwich in said County,

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in elections and Town affairs to meet in the Community Center Gymnasium, 100 Oak Street in said Town on Monday, October 18, 2021 at 6:30 P.M., then and there to act on the following articles:

Hereof fail not to made return of the Warrant with your doings thereon at the time and place of said meeting.

Given under our hands this 20th day of September, 2021.

s/Michael D. MacAskill, Chair
s/Mary E. Anderson, Clerk
s/Larry G. Ballantine
s/Donald F. Howell

Board of Selectmen

A true copy Attest:

s/David Robinson
Constable

September 24, 2021

By virtue of the Warrant I have this day notified and warned the inhabitants of the Town of Harwich, qualified to vote in elections and Town affairs, to meet in the Community Center Gymnasium, 100 Oak Street in said Town on Monday October 18, 2021 at the time and place for the purpose herein named by posting up attested copies thereon in the four (4) Post Office buildings and in Town Hall in the Town of Harwich, which covers all four precincts, at least fourteen (14) days before the time of said meeting as within directed, and causing an attested copy thereof to be published in the Cape Cod Chronicle published in Barnstable County and having its circulation in the Town of Harwich.

s/David Robinson
Constable

The Moderator, Michael D. Ford, Esq. called the meeting to order at 6:30 PM, a quorum of more than 150 was met, having 247 registered voters in attendance. Before town business began the Town Clerk, Anita N. Doucette read the Warrant and Return of Warrant.

The October 18, 2021 Harwich Special Town Meeting was held at the Community Center, 100 Oak Street, and the Special Town Meeting began with:

ARTICLES

FUND COSTS RELATED TO UPDATING THE COMPREHENSIVE WASTEWATER MANAGEMENT PLAN (CWMP)

ARTICLE 1: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to obtain engineering services needed to update the Comprehensive Wastewater Management Plan (CMWP), including all costs incidental and related thereto; and to act fully thereon. By request of the Board of Selectmen. Estimated cost: \$250,000.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$250,000 be transferred from Free Cash for this purpose.

Duly seconded

Majority Vote

EXPLANATION:

The current CWMP was adopted in 2016, funds approved under this article would be used to review and update various components of the CWMP including growth assumptions, enhanced innovative alternatives (I/A) systems, septic system, regionalization opportunities, project cost and project timeline. Updates to the CWMP would be done in coordination with the Massachusetts Environmental Policy Act (MEPA) office.

ACTION: It was a unanimous vote, so declared.

The following tellers were appointed for the October Special Town Meeting as follows:
Jonas Robinson, Dana DeCosta, Mary Ellen Lorefice, Edward McManus

**FUND COSTS RELATED TO ADDITIONAL
WASTEWATER COLLECTION SYSTEM DESIGN**

ARTICLE 2: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to obtain engineering services for additional wastewater collection system in the East Harwich area, including permitting and design, including all costs incidental and related thereto; and to act fully thereon. By request of the Board of Selectmen. Estimated cost: \$2,100,000.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

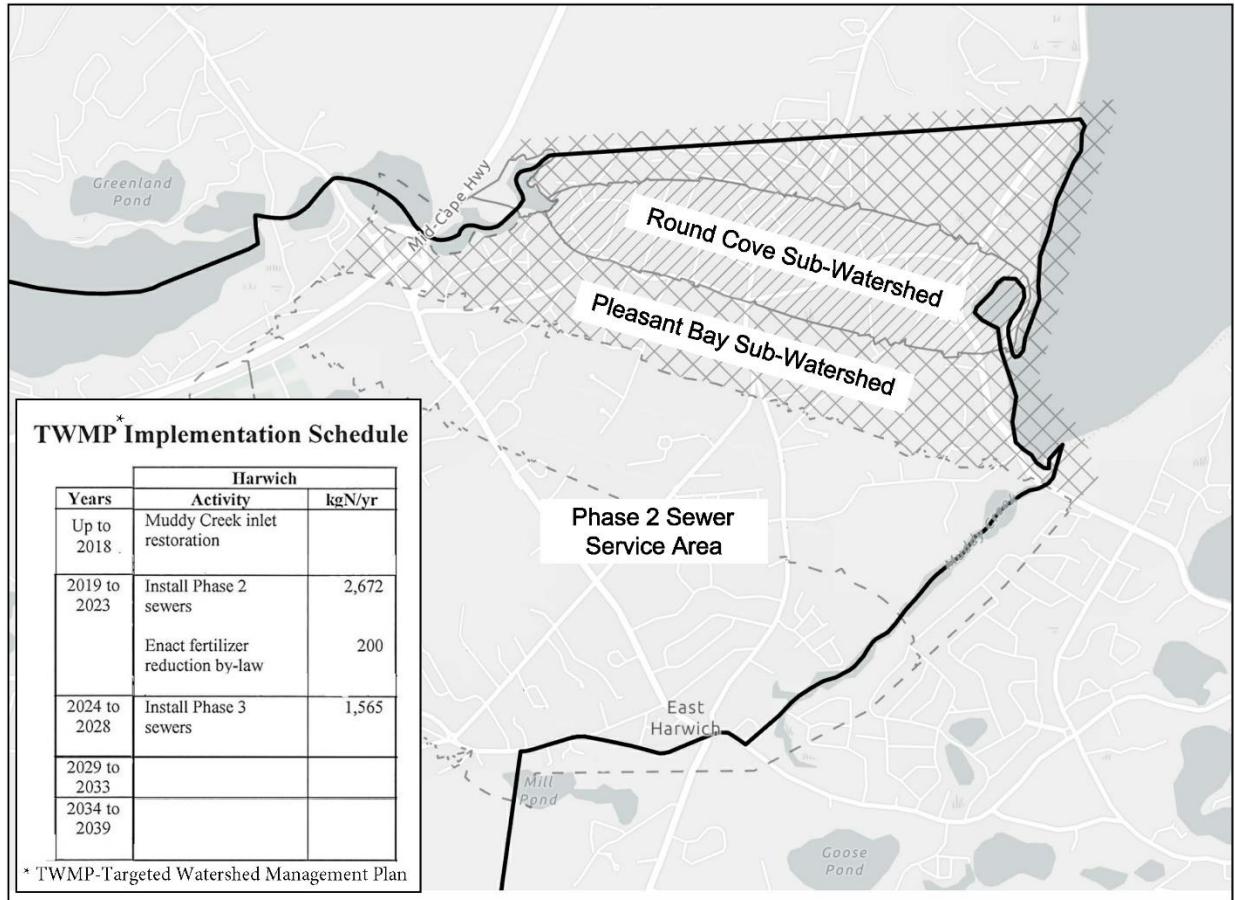
MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$2,100,000 be transferred from Free Cash for this purpose.

Duly seconded

Majority Vote

EXPLANATION:

Funds approved under this article would be used to complete wastewater collection system design in East Harwich within the Round Cove and Pleasant Bay sub-watersheds, (former Phase 3 area). Future wastewater flows generated through this design will be treated under the existing Inter Municipal Agreement with the Town of Chatham. The proposed area to be sewered contributes nitrogen to an impaired waterbody (Pleasant Bay) regulated by a watershed permit with Massachusetts Department of Environmental Protection (MA DEP). The design of this collections system will keep Harwich on track to meet its obligations under the watershed permit. With the prospect of a federal infrastructure bill, the Town looks to develop “shovel ready” plans to take advantage of any available state/federal funding opportunities that may arise. Residents should consider that a vote to fund this design will result in a future request of approximately \$30-\$40 million to fund the construction.



A motion was made and seconded to terminate debate, this vote required a 3/4 majority vote to pass, a standing count was taken YES195 NO 19, motion carried.

ACTION: A standing count was taken, YES 163 NO 58, motion carried.

**FUND COSTS RELATED TO WASTEWATER COLLECTION
SYSTEM DESIGN ON CONTINENTAL DRIVE AND WHIDAH DRIVE**

ARTICLE 3: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to obtain engineering services for wastewater collection system of approximately 5,500 linear feet of gravity sewer main on Continental Drive and Whidah Drive, including permitting and design, including all costs incidental and related thereto; and to act fully thereon. By request of the Board of Selectmen. Estimated cost: \$400,000.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Three (3): Anderson, Ballantine, And MacAskill

Nays: One (1): Howell

MOTION: (Sandy McClardy) I move that this article be accepted and adopted.

Duly seconded

Majority Vote

EXPLANATION:

At the time this article was developed the Town was not in possession of design drawings for the above referenced streets. The Town has since obtained the design drawings and recommends taking no action on this article.

A motion was made and seconded to terminate debate, this vote required a 3/4 majority vote to pass, it was a unanimous vote, so declared.

ACTION: Motion failed.

FUND COSTS RELATED TO ROUTE 28
WASTEWATER COLLECTION SYSTEM DESIGN

ARTICLE 4: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to obtain engineering services for Route 28 wastewater collection system, including design and permitting, and all costs incidental and related thereto; and to act fully thereon. By request of the Board of Selectmen. Estimated cost: \$200,000.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$200,000 be transferred from Free Cash for this purpose.

Duly seconded

Majority Vote

Explanation:

Funds approved under this article would be used to complete the wastewater collections system design on Route 28 in West Harwich from the Dennis town line to the Herring River Bridge. The Massachusetts Department of Transportation (Mass DOT) is planning to repave this stretch of Route 28 in 2024. By completing the design and partnering with Mass DOT on construction the Town can save considerable money on trench paving and road restoration costs. Once Mass DOT completes its paving project, a road cut moratorium will be placed on this stretch of Route 28 for 5 years. It is the intent of this article to fund the design of a “dry pipe” to be installed for future use in sewerage in the Herring River watershed. Residents should consider that a vote to fund this design will result in a future request of approximately \$2-\$3M to fund the construction.

ACTION: Motion carried.

CREATE A WASTEWATER SPECIAL PURPOSE STABILIZATION FUND

ARTICLE 5: To see if the Town will vote to accept M. G. L. Chapter 40, Section 5B, Paragraph 4, thereby creating a Wastewater Special Purpose Stabilization Fund, with monies in said Fund to be used, subject to appropriation, to implement the Town’s Comprehensive Wastewater Management Plan, including the development of wastewater infrastructure; provided that twenty-five (25) percent of the rooms excise tax collected by the Town in accordance with M.G.L., Chapter 64G, §3A, be dedicated to the Wastewater Special Purpose Stabilization Fund, without further appropriation, to take effect in the fiscal year beginning on July 1, 2022; and to act fully thereon. By request of the Board of Selectmen.

FINANCE COMMITTEE RECOMMENDS ADOPTION**ROLL CALL VOTES:****Finance Committee:**

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant. Duly seconded

Two-Thirds Vote Required

EXPLANATION:

Adopting this article will redirect 25% rooms’ tax revenue from the General Fund to this Fund to ensure a funding source for wastewater efforts going forward.

The Wastewater Special Purpose Stabilization Fund is proposed to be funded annually through a share of lodging excise tax. Historical and estimated excise tax is summarized below:

Hotel/Motel/Short Term Rental Excise Tax

Fiscal Year	Total Excise Tax	Operating Budget	Wastewater Stabilization
2019	684,793	684,793	
2020	905,397	905,397	
2021	1,132,825	1,132,825	
Est 2022	1,000,000	1,000,000	
Est 2023	1,000,000	750,000	250,000

ACTION: This motion required a 2/3 majority vote to pass, it was a unanimous vote, so declared.

**CREATE AN AFFORDABLE HOUSING SPECIAL
PURPOSE STABILIZATION FUND**

ARTICLE 6: To see if the Town will vote to accept M. G. L. Chapter 40, Section 5B, Paragraph 4, thereby creating an Affordable Housing Special Purpose Stabilization Fund, with monies in said Fund to be used, subject to appropriation, for the acquisition, creation, preservation, and support of affordable housing available for occupancy by low and moderate households earning less than 100% of area wide median income as most recently determined by the United States Department of Housing and Urban Development, adjusted for household size; provided that twenty-five (25) percent of the rooms excise tax collected by the Town in accordance with M.G.L., Chapter 64G, §3A, be dedicated to the Affordable Housing Special Purpose Stabilization Fund, without further appropriation, to take effect on July 1, 2022; and to act fully thereon. By request of the Board of Selectmen.

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant. Duly seconded

Two-Thirds Vote Required

EXPLANATION:

Adopting this article will redirect 25% rooms' tax revenue from the General Fund to this Fund to ensure a funding source for affordable housing efforts going forward.

The Affordable Housing Special Purpose Stabilization Fund is proposed to be funded annually through a share of lodging excise tax. Historical and estimated excise tax is summarized below:

Hotel/Motel/Short Term Rental Excise Tax				
Fiscal Year	Total Excise Tax	Operating Budget	Wastewater Stabilization	Affordable Housing Stabilization
2019	684,793	684,793		
2020	905,397	905,397		
2021	1,132,825	1,132,825		
Est 2022	1,000,000	1,000,000		
Est 2023	1,000,000	500,000	250,000	250,000

ACTION: This motion required a 2/3 majority vote to pass, it was a unanimous vote, so declared.

AMEND ROOMS TAX RATE PER M.G.L., CHAPTER 64G, §3A

ARTICLE 7: To see if the Town will vote to accept the provisions of M.G.L., Chapter 64G, §3A to amend the local excise rate from 4% to 6% to take effect on January 1, 2023; and to act fully thereon. By request of the Board of Selectmen.

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant.

Duly seconded

Majority Vote

EXPLANATION:

The town has been at 4% for the rooms' tax rate since 1987. This article would increase that rate to 6% effective **January 1, 2023** to allow for advance notice to lodging establishments and their renters. Harwich will be in line with ten other Cape Cod communities if this article is adopted. Articles 5 and 6 at this town meeting also call for a total of 50% of the rooms' tax revenue to be directed to two special purpose stabilization funds supporting wastewater infrastructure and affordable housing. Those funds require a two-thirds vote of Town Meeting to be used for those purposes. The remaining 50% of revenue derived from the rooms' tax (as shown on the previous two pages) will support the town's annual operating budget.

Municipality	Current Rooms Tax Rate	Current Rooms Tax Effective Date
Bourne	6.00%	July 1, 2019
Brewster	6.00%	July 1, 2010
Chatham	4.00%	July 1, 1988
Dennis	6.00%	January 1, 2020
Eastham	6.00%	January 1, 2022
Falmouth	5.00%	January 1, 2020
Harwich	4.00%	January 1, 1987
Mashpee	6.00%	October 1, 2019
Orleans	6.00%	July 1, 2019
Provincetown	6.00%	July 1, 2010
Sandwich	4.00%	July 1, 1986
Truro	6.00%	October 1, 2021
Wellfleet	6.00%	January 1, 2022
Yarmouth	6.00%	July 1, 2010

Source: MA Department of Revenue – Division of Local Services, Local Tax Options Report accessed 10/08/2021

**Actual and Projected
Hotel/Motel/Short-term Rental
Revenue
For the Town of Harwich**

Fiscal Year	4% Excise Tax (\$)	6% Excise Tax (\$)
2019	684,793	
2020	905,397	
2021	1,132,825	
Est 2022	1,000,000	
Est 2023	1,000,000	1,500,000

ACTION: Motion carried.

FUND NON-UNION PERSONNEL WAGE INCREASES

ARTICLE 8: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to be added to the FY 2022 budget to fund cost-of-living adjustments (COLA) for non-union personnel covered under personal service contracts and/or the Personnel Bylaws; and to act fully thereon. By request of the Board of Selectmen.
Estimated cost: \$39,843.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$39,843 be transferred from Free Cash for this purpose.
Duly seconded

Majority Vote

EXPLANATION:

This article funds a two percent (2%) Cost-of-Living-Adjustment (COLA) for non-union, Personnel Bylaw employees in line with what has been collectively bargained between the town and two collective bargaining associations as outlined in Articles 9 and 10 of this town meeting.

PBL FY 22

2% Increase

	Step & COLA	\$\$ Increase	% Increase	Longevity	Educ Stipend	Medicare	Retirement	Total Cost	\$\$ Increase	% Increase
FY 2021	1,392,709			19,954	9,705	20,624	199,132	1,642,124	-	
FY 2022	1,424,746	32,036	2.33%	22,099	10,035	21,125	203,963	1,681,967	39,843	2.37%
Total	1,424,746	32,036		22,099	10,035	21,125	203,963	1,681,967	39,843	

Note: 7/1/2021 - 2% Cola Increase

No estimation of overtime included in analysis

Assumes:

Medicare cost is 1.45% of wages

Retirement cost is 14% of wages

Assumes all employees step increase is 7/1

ACTION: It was a unanimous vote, so declared.

FUND NEGOTIATED CONTRACT – FIRE FIGHTERS

ARTICLE 9: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to be added to the FY 2022 Fire Department budget to implement the new contractual agreement between Harwich Permanent Fire Fighters, Local 2124, International Association of Fire Fighters and the Town of Harwich; and to act fully thereon. By request of the Board of Selectmen. Estimated cost: \$86,957.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION**ROLL CALL VOTES:****Finance Committee:**

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$86,957 be transferred from Free Cash for this purpose.

Duly seconded

Majority Vote

EXPLANATION:

This article funds a two percent (2%) Cost-of-Living-Adjustment (COLA) for the members of the International Association of Fire Fighters local union (Harwich Permanent Fire Fighters Association Local 2124) representing Fire Fighters, Fire Officers, the Fire Inspector and Emergency Management Services (EMS) Officers.

Additionally, this article funds an educational incentive in line with the one outlined in the Police Department's contracts.

FIRE FY 22 2% Increase

	Step & COLA	\$\$ Increase	% Increase	Longevity	Education	Medicare	Retirement	Total Cost	\$\$ Increase	% Increase
FY 2021	2,466,838			86,663	142,850	39,097	377,489	3,112,938		
FY 2022	2,516,175	49,337	2.00%	94,848	160,649	40,189	388,034	3,199,895	86,957	2.79%

Note: 7/1/2021 - 2% Cola Increase

Educational Incentive increase for Bachelor's Degree in fire related field of study from 8% to 10.5%

Educational incentive increase for Master's Degree in fire related field of study from 8% to 13%

No estimation of overtime included in analysis

Assumes:

Medicare cost is 1.45% of wages

Retirement cost is 14% of wages

Assumes all employees step increase is 7/1

ACTION: It was a unanimous vote, so declared.

FUND NEGOTIATED CONTRACT – WATER DEPARTMENT

ARTICLE 10: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to be added to the FY 2022 Water Department budget to implement the new contractual agreement between the International Association of Machinists and Aerospace Workers, Local Lodge 264 of District 38, A.F.L.-C.I.O. and the Town of Harwich, and to act fully thereon. By request of the Board of Selectmen. Estimated cost: \$38,245.

Funding Source: Water Enterprise Retained Earnings

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$38,245 be transferred from Water Enterprise Fund Retained Earnings for this purpose. Duly seconded

Majority Vote.

EXPLANATION:

This article funds a two percent (2%) Cost-of-Living-Adjustment (COLA) for the members of the Water Department Field Employees union (International Association of Machinists and Aerospace Workers, Local Lodge 264 of District 38, AFL-CIO).

Additionally, this article funds a change in the Water Department Field Employees' hours of operation to align with the current hours of operations of the Public Works Department's operational units. The net effect of the change in operational hours means most heavy equipment either from DPW or Water Department operations will be off the road on Fridays by noon barring any emergency repairs or work that may be necessary from time to time.

WATER FY 22 2% Increase

	Step & COLA	\$\$ Increase	% Increase	Longevity	Overtime	Medicare	Retirement	Total Cost	\$\$ Increase	% Increase
FY 2021	618,134			16,943		8,963	86,539	730,579		
FY 2022	636,565	18,430	2.98%	20,560	8,813	9,656	93,231	768,825	38,245	5.23%
Total	636,565	18,430		20,560	8,813	9,656	93,231	768,825	38,245	

Note: 7/1/2022 - 2% Cola Increase

Assumes 1/2 day Friday

Overtime estimated @ 2 incidents per month x 3 employees

3 members have step increases which equate to 6% increases, remaining members are currently at the top step.

Assumes:

Medicare cost is 1.45% of wages

Retirement cost is 14% of wages

Assumes all employees step increase is 7/1

ACTION: It was a unanimous vote, so declared.

TRANSFER OF SURPLUS BOND PROCEEDS

ARTICLE 11: To see if the Town will vote to appropriate \$217,894.56 to pay costs of acquiring a fire quint apparatus, and to determine whether this amount shall be transferred from surplus bond proceeds, or otherwise provided; or take any other action relative thereto. By request of the Finance Director.

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey-Chairman-Finance Committee) I move that the sum of \$217,894.56 is appropriated to pay costs of acquiring a fire quint apparatus, including the payment of costs incidental or related thereto, and that to meet this appropriation, \$217,894.56 shall be transferred from proceeds of the bonds issued in June 2019 to pay costs of the construction of a fire station, which project is complete and no further liability remains, and funds are no longer needed to complete the project, as provided by M.G.L. c. 44, § 20. Duly seconded.

Majority Vote

EXPLANATION:

Annual Town Meeting of 2018, Article 24, appropriated \$6,750,000 for the construction of Fire Station #2. The project has since been completed and a balance of \$217,894.56 remains unexpended from the borrowing. It is the intent of the Town, upon approval, to re-allocate these funds to reduce the amount to be borrowed for the quint fire apparatus which was approved at the Annual Town Meeting of 2021, Article 19.

ACTION: It was a unanimous vote, so declared.

LAND TAKING BY EMINENT DOMAIN

ARTICLE 12: To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, a parcel of land consisting of 2 acres, more or less, located off Pleasant Lake Avenue, Route 124, identified as Assessor's Map 82, Parcel R5, for affordable housing purposes; and to raise and appropriate or transfer from available funds a sufficient sum of money for said acquisition, including all costs incidental and related thereto, provided that upon acquisition of said parcel by the Town, said parcel be transferred to the Harwich Affordable Housing Trust to be held for affordable housing purposes; and to authorize the Board of Selectmen to enter into all agreements and take any and all actions as may be necessary or convenient to accomplish the foregoing purposes; and to act fully thereon. By request of the Board of Selectmen. Estimated Cost: \$25,000.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

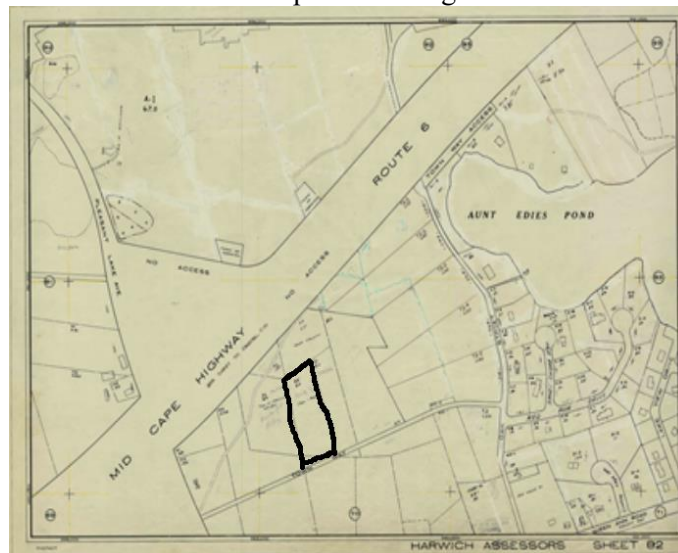
Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

Assessor's Map 82 Showing Parcel R5



MOTION: (Jon Chorey, Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$170,000 be transferred from Free Cash for this purpose.

Duly seconded

Two-thirds Vote

EXPLANATION:

The land identified in this article bisects two properties previously purchased by the Harwich Affordable Housing Trust for future use as a site for Town-developed affordable housing. It is currently listed as “owners unknown”. Passage of this article would allow the Town to acquire this parcel by means of eminent domain and join it with the other two parcels.

ACTION: This motion required a 2/3 majority vote to pass, it was ruled to have received the necessary 2/3 vote, motion carried.

PURCHASE AND EQUIP A FIRE DEPARTMENT AMBULANCE

ARTICLE 13: To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sufficient sum of money as may be required to purchase and equip one ambulance for the Fire Department; and to act fully thereon. By request of the Fire Chief. Estimated cost: \$378,676.

Funding Source: Free Cash

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey, Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$378,676 be transferred from Free Cash for this purpose.

Majority Vote

EXPLANATION:

The town has been advised that that the lead time for Ford F550 Chassis has pushed ambulance construction out to almost a year.

Currently we have an ambulance scheduled to be replaced in the Spring Annual Town Meeting. The impact of this delay in construction would be an almost 10 month delay in replacing the ambulance. This delay would add mileage to the current first due ambulances in each station, that would normally be moved into a reserve status after two years. Additionally the current cost adjustment per quarter is \$2000, meaning the ambulance would cost \$4,000 more in the spring.

By moving the purchase to the fall rather than waiting until the Spring Annual Town Meeting and factoring in the anticipated delay, we would be on schedule with this replacement vehicle.

The price for this town meeting is \$378,676.00.

ACTION: It was a unanimous vote, so declared.

FUND PRIOR YEAR'S UNPAID BILLS

ARTICLE 14: To see if the Town will vote to raise and appropriate or transfer from available funds a sufficient sum of money to pay unpaid bills of prior years as provided for in M.G.L. Ch. 44, Section 64, and to act fully thereon. By request of the Finance Director. Estimated cost: \$10,405.33.

	Invoice/Debt	Description	Amount	Source
	112	Rock Harbor Respite	300.00	Free Cash
	308832	Baskin's Ace Hardware	8.98	Free Cash
	50221	Horsley Whitten Group	6,865.13	Water Retained Earnings
	5518-17680	National Grid	470.20	Free Cash
	8773 10 273 0122241	Comcast	114.77	Free Cash
	16992	Guardian Info. Technologies	326.25	Free Cash
	2020-15793	Structures North	1,360.00	CPC ATM 19 #41
	2021-15931	Structures North	320.00	CPC ATM 19 #41
	2021-16014	Structures North	640.00	CPC ATM 19 #41
		Total:	\$10,405.33	

FINANCE COMMITTEE RECOMMENDS ADOPTION

ROLL CALL VOTES:

Finance Committee:

To accept and adopt:

Yeas: Seven (7): Ameres, Chorey, Doucette, Kennedy, LaMantia, Tworek, Weiner

Nays: Zero (0)

Board of Selectmen:

To accept and adopt:

Yeas: Four (4): Anderson, Howell, Ballantine, And MacAskill

Nays: Zero (0)

MOTION: (Jon Chorey, Chairman-Finance Committee) I move that this article be accepted and adopted as printed in the warrant and that the sum of \$10,405.33 be transferred from the accounts and in the amounts set forth in the warrant for this purpose.

Nine-tenths vote required.

EXPLANATION:

The article allows the town to pay vendor bills which were incurred in Fiscal Year 2021 but not received until after the closing of FY 2021.

	Invoice/Debt	Description	Amount	Source
	112	Rock Harbor Respite	300.00	Free Cash
	308832	Baskin's Ace Hardware	8.98	Free Cash
	50221	Horsley Whitten Group	6,865.13	Water Retained Earnings
	5518-17680	National Grid	470.20	Free Cash
	8773 10 273 0122241	Comcast	114.77	Free Cash
	16992	Guardian Info. Technologies	326.25	Free Cash

	2020-15793	Structures North	1,360.00	CPC ATM 19 #41
	2021-15931	Structures North	320.00	CPC ATM 19 #41
	2021-16014	Structures North	640.00	CPC ATM 19 #41
		Total:	\$10,405.33	

ACTION: This vote required a 9/10 majority vote to pass, it was a unanimous vote, so declared.

At 8:40 pm a motion was made and seconded to adjourn the October 18, 2021 Special Town Meeting – motion carried.

**THE FOLLOWING ARTICLES WERE PASSED AT THE
SPECIAL TOWN MEETING
OCTOBER 18, 2021**

ARTICLES

CREATE A WASTEWATER STABLIZATION FUND

ARTICLE 5: CREATE A WASTEWATER SPECIAL PURPOSE STABLIZATION FUND

CREATE AN AFFORDABLE HOUSING STABLIZATION FUND

ARTICLE 6. CREATE AN AFFORDABLE HOUSING SPECIAL PURPOSE STABILIZATION FUND

MASSACHUSETTS GENERAL LAWS – ACCEPTED

ARTICLE 7. AMEND ROOMS TAX RATE PER M.G.L., CHAPTER 64G, §3A

BUDGETS

FROM FREE CASH

ARTICLE 1: FUND COSTS RELATED TO UPDATING THE COMPREHENSIVE WASTEWATER MANAGEMENT PLAN (CWMP)	\$ 250,000.00
ARTICLE 2. FUND COSTS RELATED TO ADDITIONAL WASTEWATER COLLECTION SYSTEM DESIGN	\$ 2,100,000.00
ARTICLE 4. FUND COSTS RELATED TO ROUTE 28 WASTEWATER COLLECTION SYSTEM DESIGN	\$ 200,000.00
ARTICLE 8. FUND NON-UNION PERSONNEL WAGE INCREASES	\$ 39,843.00
ARTICLE 9. FUND NEGOTIATED CONTACT – FIRE FIGHTERS	\$ 86,957.00
ARTICLE 10. FUND NEGOTIATED CONTRACT – WATER DEPARTMENT	\$ 38,245.00

ARTICLE 12. LAND TAKING BY EMINENT DOMAIN	\$ 170,000.00
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ARTICLE 13. PURCHASE AND EQUIP A FIRE DEPARTMENT AMBULANCE	\$ 378,676.00
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ARTICLE 14. FUND PRIOR YEAR'S UNPAID BILLS	\$ 10,405.33
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FROM OTHER AVAILABLE FUNDS

ARTICLE 11. TRANSFER OF SURPLUS BONDS (COSTS OF ACQUIRING A FIRE QUINT APPARATUS)	\$ 217,894.56
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