

# Summer Residents Advisory Committee 2018 Summer Town Meeting

August 7, 2018

I. Introduction: William G. Litchfield, Esq. – Town Moderator

II. Welcome: Colette B. Traylor, Ph.D., Chairperson – S.R.A.C.

III. Remarks from the Board of Selectmen: Dean Nicastro,  
Chairman

IV. Remarks from the Town Manager, Jill R. Goldsmith  
& Finance Director, Alix Heilala

V. Current Conditions of Shoreline Protection Issues & Beach Nourishment:  
Ted Keon, Director of Coastal Resources

VI. Chatham Scorecard: Chair of SRAC FinCom, Jamie Meehan

VII. Questions from the Audience Moderated by  
William G. Litchfield

# SUMMER RESIDENTS' TOWN MEETING

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*State of the Town*

August 7, 2018

Jill R. Goldsmith, Town Manager  
Alexandra Heilala, Finance Director



# ***2018 State of the Town***

- Property Values
- Economic Outlook
- Debt Forecast
- Long-Term/Strategic Planning - Sustainability

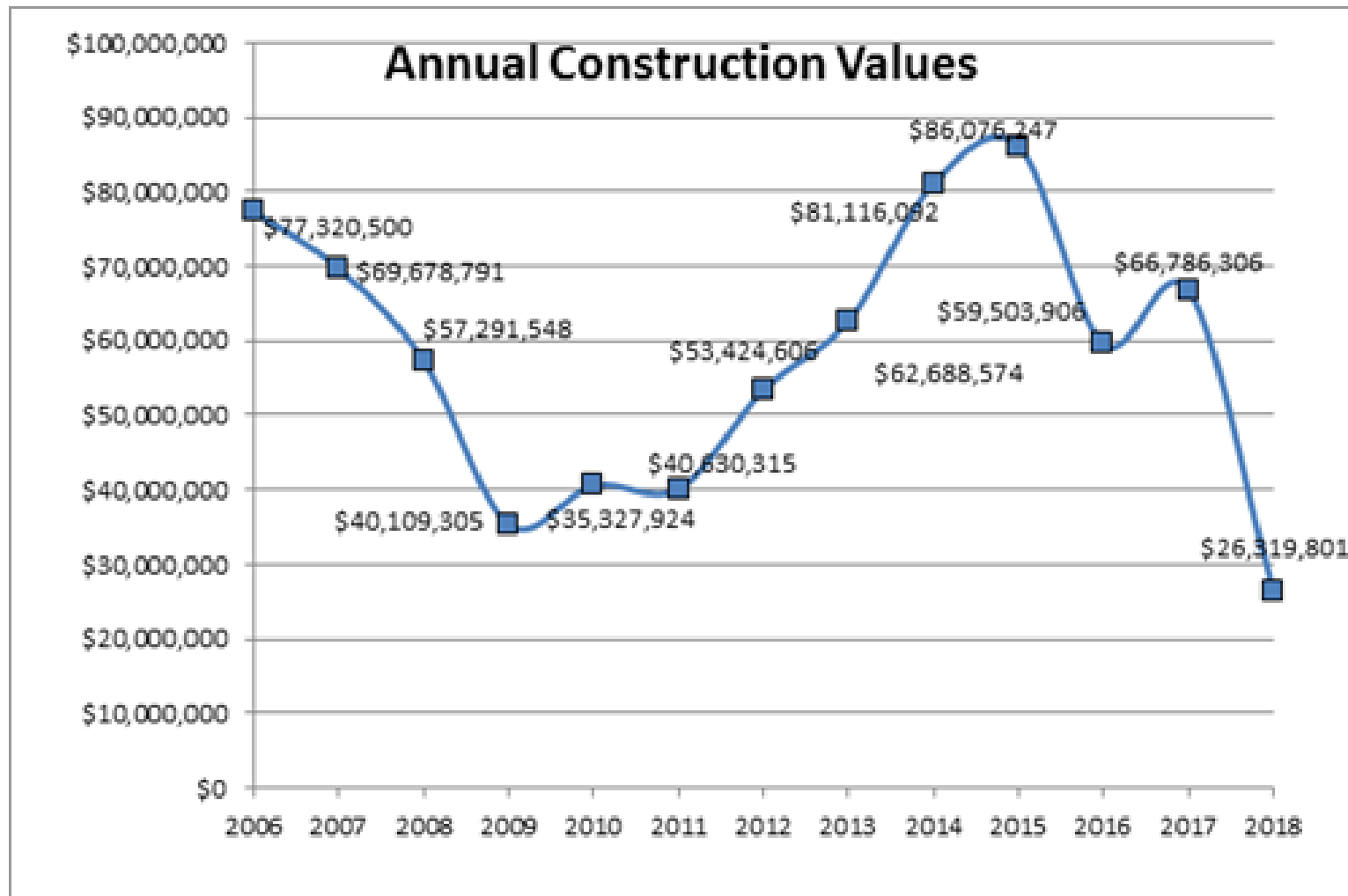
# Summer Residents Advisory Committee Recommendations

- See 'Scorecard' Handout
  - √Tax Levy Level to FY2014 - \$29.2m + new growth
  - √Increase Local Estimated Receipts
  - √Fund Capital Budget at or around 7% level
  - √Other Post Employment Benefits (OPEB) – increase funding; more aggressive investment strategy; home rule petition/legislation filed (H4781)

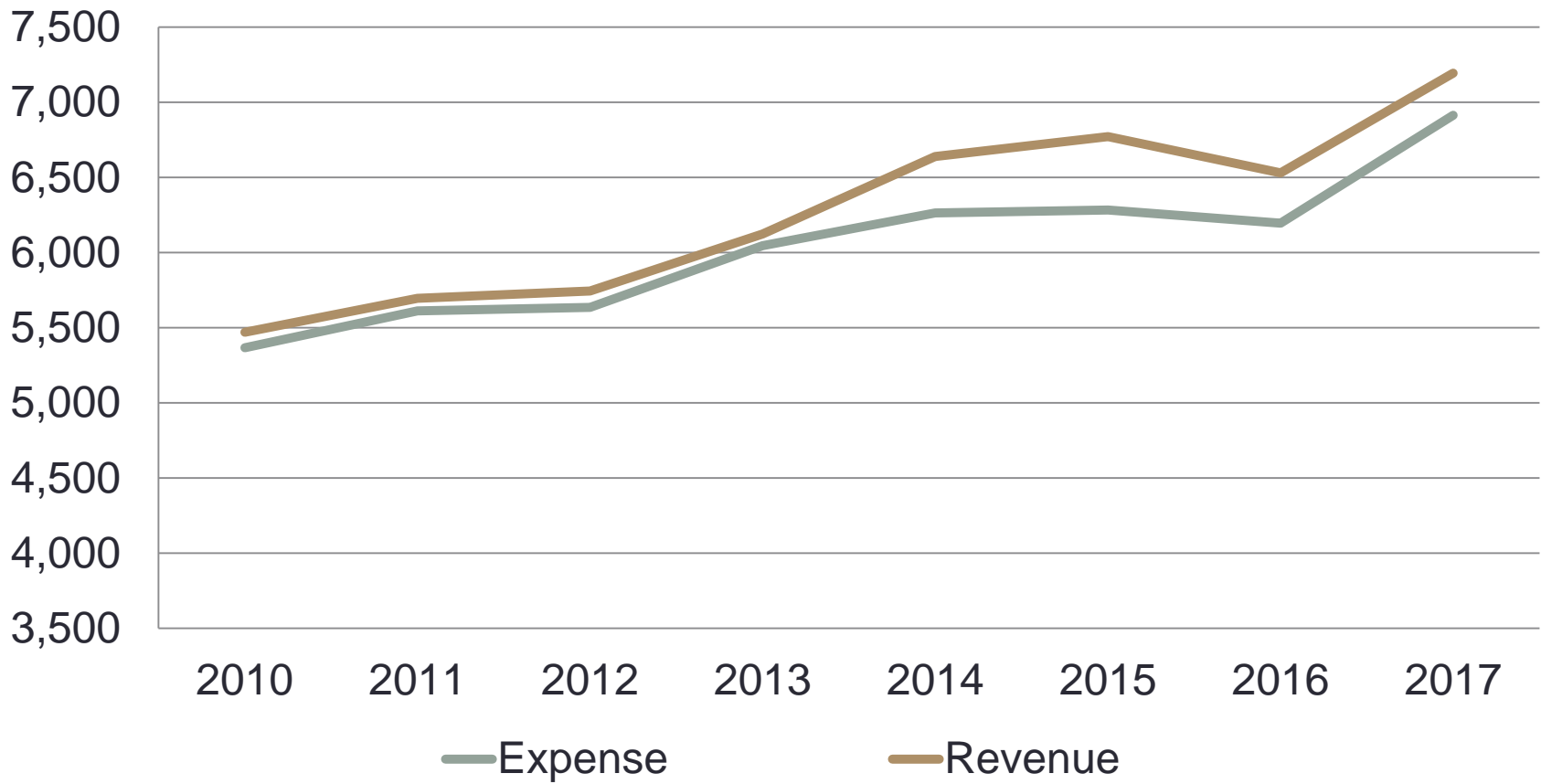
# Economic Outlook

- Local Receipts (Revenue)
  - Meal's Tax –
    - FY2016 \$412,660
    - FY2017 \$447,284
    - **FY2018 \$441,541**
  - Hotel/Motel Tax -
    - FY2016 \$1,363,775
    - FY2017 \$1,412,045
    - **FY2018 \$1,375,609**

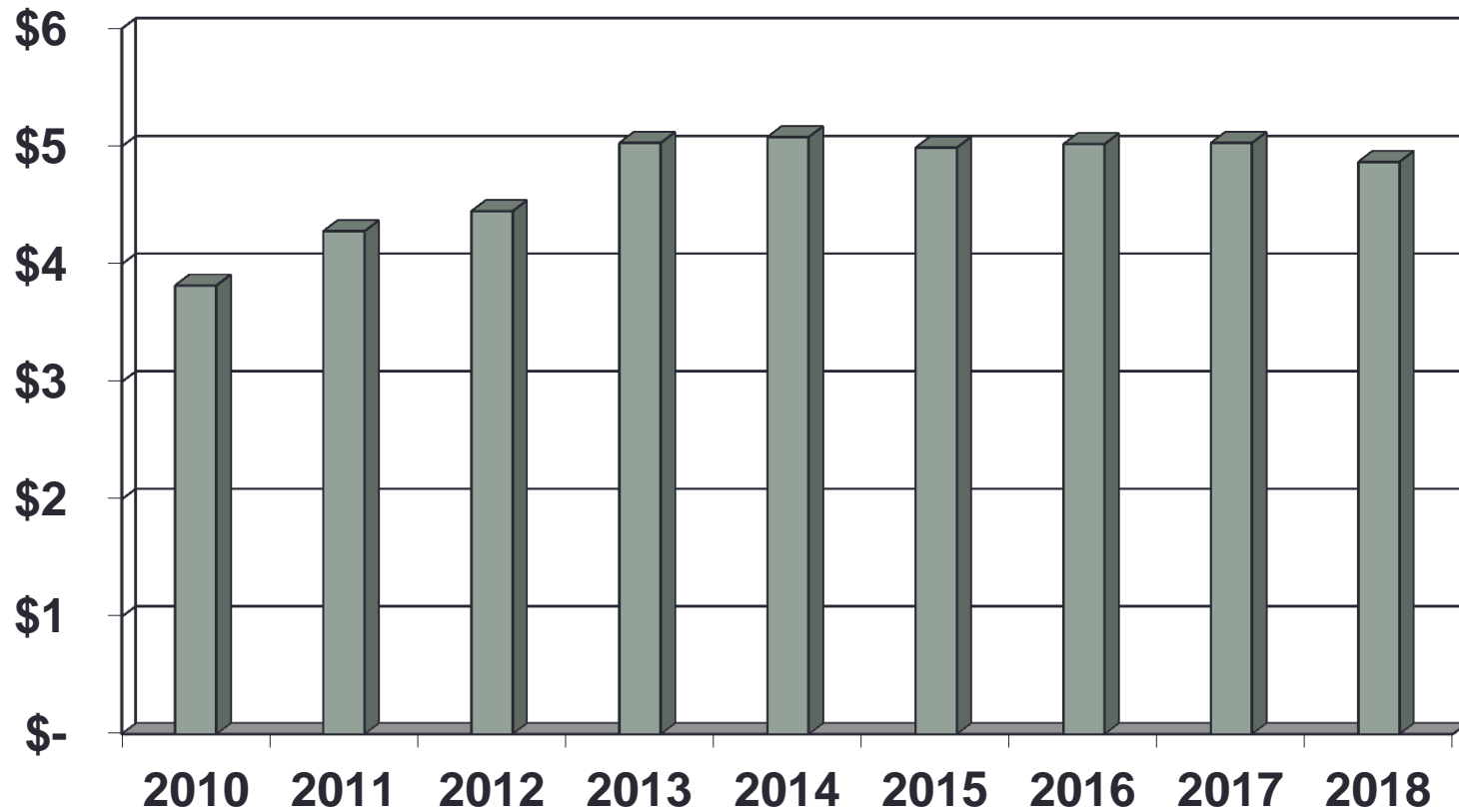
# Economic Indicator: Annual Construction Value



# Financial Indicator: Revenue & Expense Per Capita



# Tax Rate History





# FY2019 *Estimated* Tax Rate

• <b>FY2018 Tax Rate</b>	\$4.87	
• Operating Budget	0.07	
• School Assessments	0.03	
• <i>Beach Nourishment</i>	\$0.07	} “one-time”
• <i>Other Articles</i>	(0.07)	
• <i>EPL (Library) Master Plan</i>	<u>0.07</u>	
• Total	\$0.17	
• <b>FY2019 Estimated Tax Rate</b>	<b>\$5.04</b>	

- *Dependent upon valuation of the Town*

# S & P Bond Rating – AAA Affirmed

- Rating affirmed in August 2016
- Budget and Financial Policies Update - 2018
- Reserves
  - Stabilization Fund – 5% of Operating Budget
  - Undesignated Fund Balances (Free Cash)
- Planning/Forecasts
  - Budget Summits
  - Reserves, 5-year Capital Plan/Project Funding, Multi-year Forecasts
- Other Post Employment Benefits (OPEB) Funding
  - \$818,775 - Trust Fund
  - Funding Strategy – (*Scorecard*)

# Big Picture: Strategic Planning and Outcomes

## BOS Goals & Objectives

- West Chatham Road Design
- Crowell Road Intersection
- Affordable/Attainable Housing
- COA Site Selection
- Waterfront Infrastructure Improvements
- Eldredge Garage Property – Parking +
- Monomoy Refuge Western Boundary – HR 1157

# Other Post-Employment Benefits (OPEB)

- OPEB Trust/Trustees
- Funding to date
  - Balance \$818,775
  - \$150,000 annually from overlay surplus
  - Pay as we go for Town share of health insurance premiums –
    - 50% = \$857,000
- Strategy
  - Address overall \$16m (2016 valuation); review of funding options
  - More aggressive investment strategy
  - Bartholomew & Company – Municipal Investment Advisors
  - Home Rule Petition Article/Legislation Filed H4781 (Land Bank Re-designation of 1.5% in 2020)

# Capital Improvement(s) Plan/Projects

- Community Compact Grant– UMASS Collins Center
- FY2019 Capital Budget Planning – requested all projects; complete inventory
- FY2020 Capital Investment Plan will incorporate all projects with a priority rating scale
- FY2020 Capital Budget – move small recurring items into operating budget
- Final Report expected Fall 2018 – will include rating criteria
  
- Next Steps – Budget Summit Presentation

# CPA Funded Town Capital Projects

- Bridge Street Landing Acquisition (Recreation) \$262,500
- Veteran's Field Improvements - \$450,000
- Seaside Links Golf Course - \$ 71,575
- Town Historic Documents - \$ 20,000
- Marconi Tower/Antenna Field - \$ 20,000
- EPL – Pioneer Memorial - \$ 3,000
  
- + \$315,000 for Affordable Housing Programs

# Grant/Construction Awards/Value

- **FAA Grant** – Airport Master Plan Update – \$328,500
- **MassDOT Highway** (Pending Contract - October 2018)  
West Chatham Roadway Design Project – \$3,484,000  
(Project Construction Value)
- **Municipal Vulnerability Preparedness Grant** - \$15,000  
– Assess the hazards and risks associated with climate change through a community involvement process to build resilience.
- **Coastal Resilience Grant** - \$182,122 – Use inlet and barrier beach morphology, tidal, wave, and sediment transport models to quantitatively evaluate conditions along the east-facing shoreline. Develop a detailed analysis of potential shoreline management options.

# ***Grants, pending***

- ***Seaport Economic Council*** - \$150,000 – Design/permitting for Trap Dock project.
- ***Massworks Dredging PILOT Program*** - \$350,000 – Maintenance dredging of Stage Harbor entrance channel with beach nourishment at Harding's and Cockle Cove Beaches.



# Fiscal Years 2019-2023 estimated Waterfront Capital Costs

• Fish Pier (phased)	\$5,275,000
• Ryder's Cove	\$ 800,000
• Eldredge Pier	\$2,000,000
• 90 Bridge Street	\$2,090,000
• Old Mill Boat Yard	\$ 310,000
• Fish Pier Floats	\$ 280,000
• Little Mill Pond Pier	\$ 75,000
• Barn Hill Ramp Walkway	\$ 25,000
• Crow's Pond Ramp	\$ 500,000
<b>Total Article 21:</b>	<b>\$11,355,000</b>

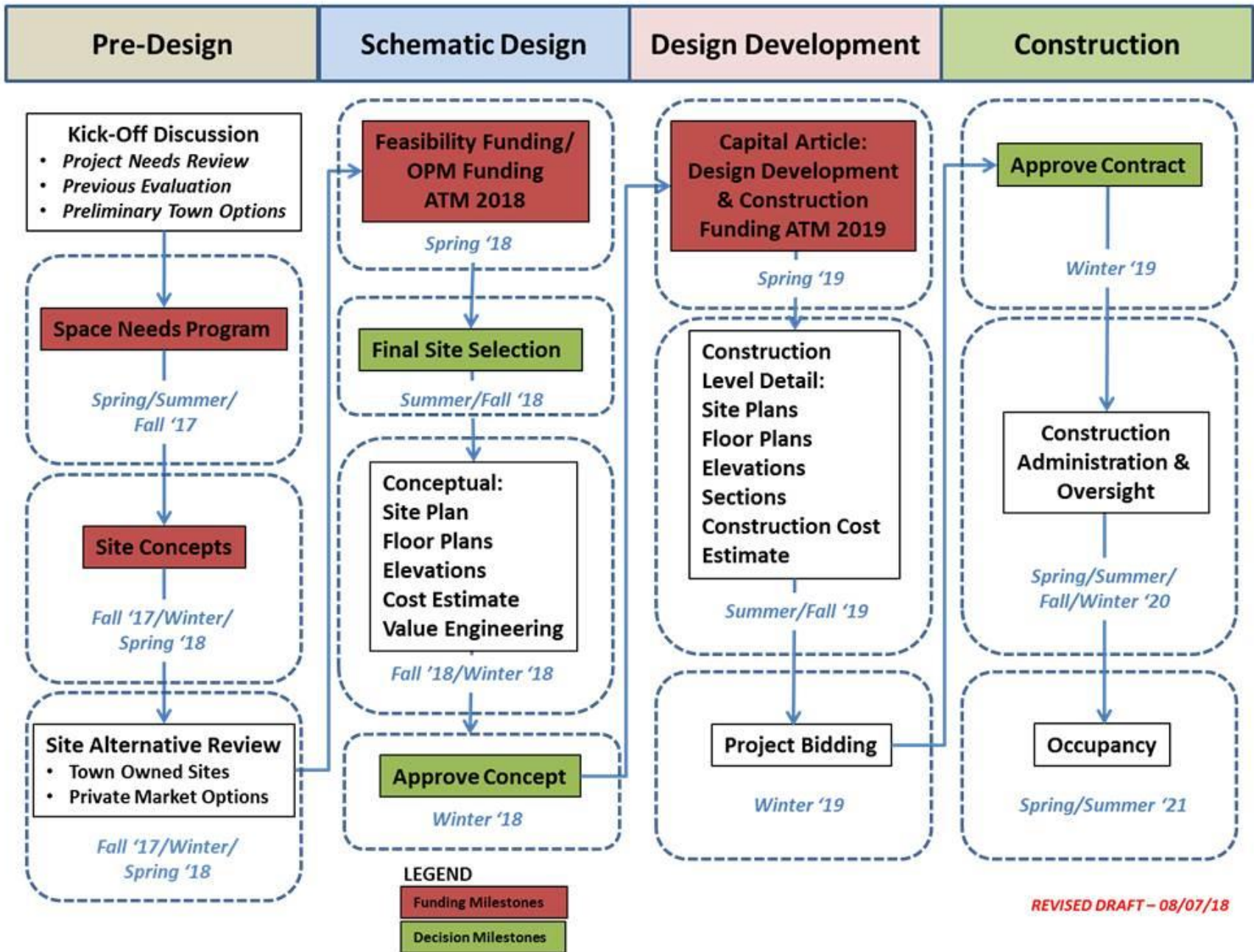
# ***Waterfront Projects***

- ***Fish Pier Observation Deck/Wharfinger Bldg Stair Replacement/Packing House Gable End Column Replacement*** - Observation deck design complete, Committee reviews complete, endorsed by BOS, finalizing details of underdeck fire suppression system and fuel system piping; Wharfinger Building stairs under design; gable end column replacement design finalized; next step – finalize designs/bidding.
- ***Fish Pier South Jog Bulkhead Replacement*** - concept design underway, Committee reviews; next step - finalize concept design.

# ***Waterfront Projects***

- ***Ryder's Cove Landing*** - Concept design complete, Committee reviews complete, endorsed by BOS; next step - permitting.
- ***90 Bridge Street*** – concept design being re-worked to reduce overall site intensity and cost, Committee reviews; next step - finalize revised concept design.
- ***Trap Dock*** – concept design underway cooperatively with Stage Harbor Yacht Club, Committee reviews; next step - finalize concept design.

# CHATHAM COUNCIL ON AGING – PROJECT PROCESS OVERVIEW



# Water Treatment Facility



# WATER TREATMENT FACILITY



Front Entrance



Rear Entrance

# WATER TREATMENT FACILITY



# WATER TREATMENT FACILITY



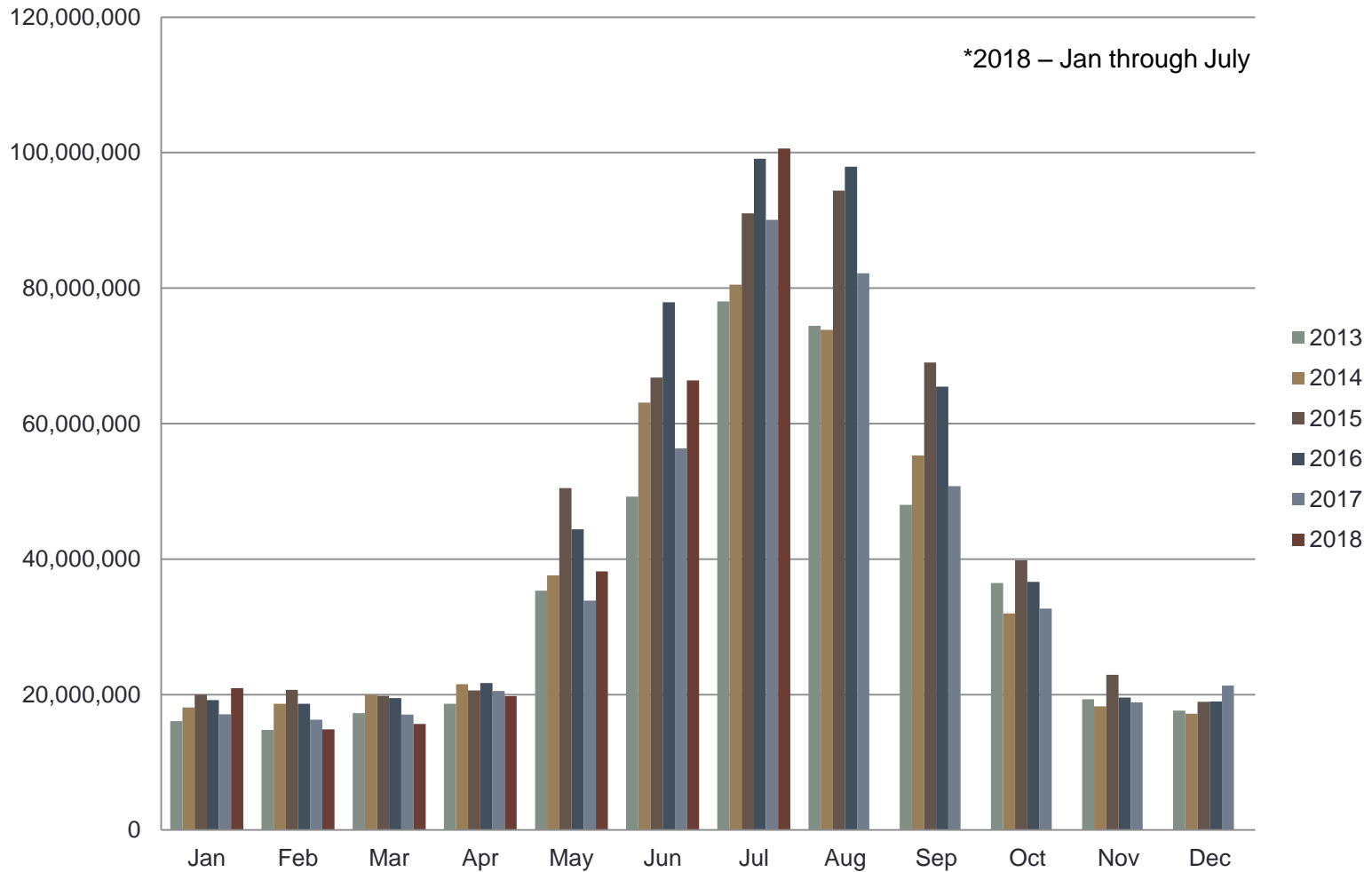
Koh & Nao<sub>4</sub> Storage



Electrical Room



# Water Pumpage CYs 2013 - 2018\*



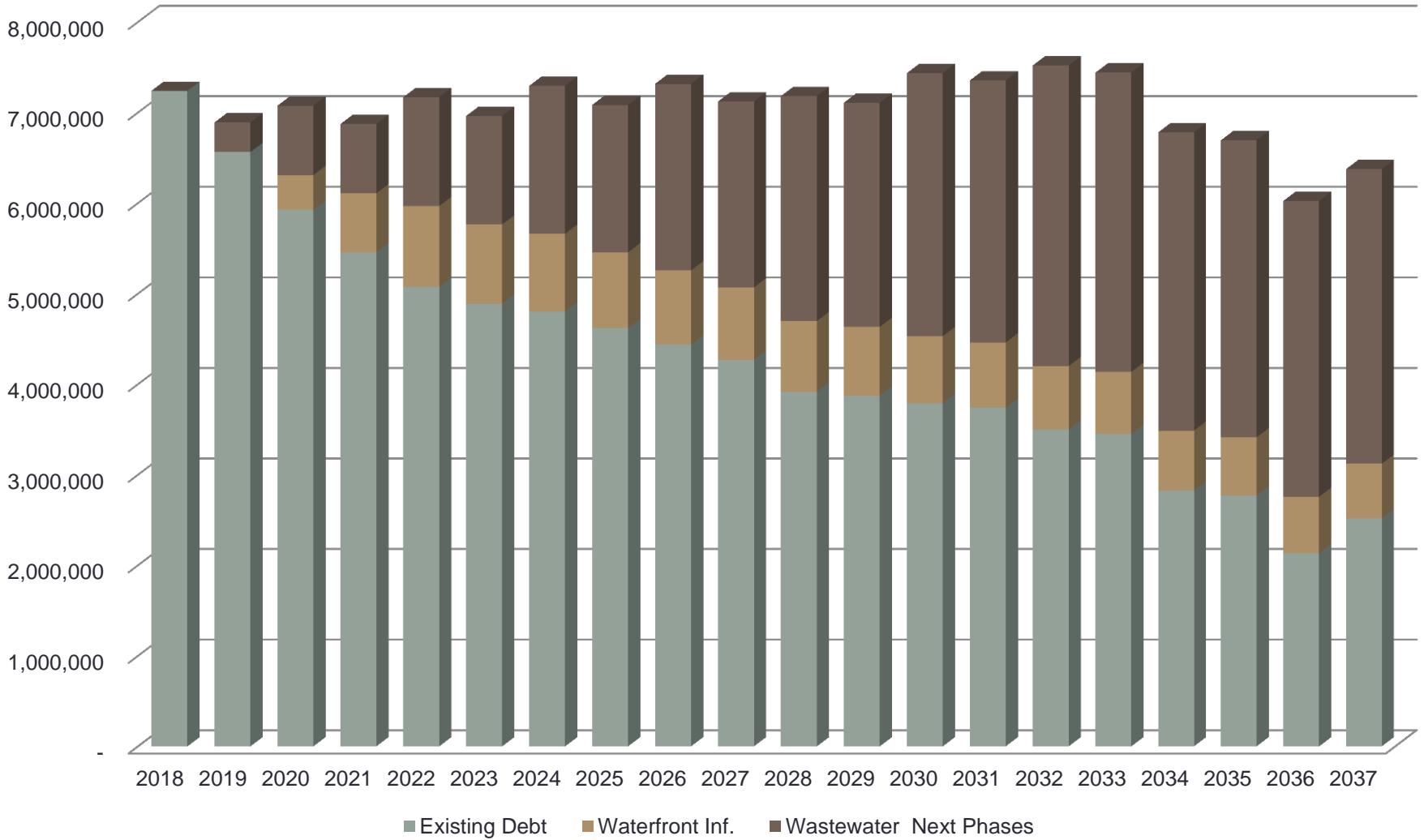
# ***Wastewater Project***

- ***Phase 1A – completed*** (new treatment facility; 5 pump stations; and sewer main extensions).
- ***Phase 1B – completed*** (rehabilitated Stage Harbor pump station; sewer main extensions – Oyster Pond watershed).
- ***Phase 1C-1 – completed*** (new pump station @ Oyster Pond Furlong; sewer main extensions – Oyster Pond watershed).
- ***Phase 1C-2 – nearing completion*** (sewer main extensions – Oyster Pond watershed).

## ***Wastewater Project - continued***

- ***Phase 1C-3-5 – design complete, bidding fall 2018, construction spring 2019*** (3 pump stations; sewer main extensions – Oyster Pond watershed).
- ***Phase 1D-1 – design nearing completion, bidding/construction start 2019*** (1 pump station; sewer main extensions – upper Rte. 137/Morton Rd./Old Queen Anne Rd. areas; coordinated with Harwich).
- ***Phase 1D-2 – design nearing completion, bidding/construction start 2019/2020*** (pump stations(s); sewer main extensions – lower Rte 137/Commerce Park areas).
- ***Phase 1E – design underway*** (pump station; sewer main extensions – lower end of Stage Harbor Rd/west side of Bridge St.)

## Debt Projections



# Debt Ratio

• FY2016 EQV	\$6,588,014,300
• 5%	\$329,400,715
• LT Debt Outstanding	\$77,194,224
• Short Term	\$3,863,200
• Auth/Unissued	<u>\$48,694,238</u>
• Total Debt	\$129,751,662
• Less: Debt Outside Debt Limit	\$4,626,600
• Available	\$204,275,653

# Monomoy National Wildlife Refuge Boundary

- ❖ 2015 CCP exerts FWS ownership claim by restricting or banning use of resources used for decades by Chatham residents and visitors.
- ❖ October 2016 – MA Attorney General provides Notice of Intent to initiate legal action.
- ❖ January 2017 - Congressman Keating files H.R. 1157 to restore historically recognized western boundary as MLW (+4k acres now claimed by FWS).
- ❖ December 2017 – HR1157 Favorably reported out of the House Natural Resources Committee.
- ❖ February 2017 Committee filed report – budget neutral – available for a vote on House floor.
- ❖ August 2017 MA Governor Baker's letter of support.
- ❖ March/May 2018 – Letters from Congressman Keating requesting HR1157 to be scheduled for a vote
- ❖ Awaiting House Leader Kevin McCarthy (R-CA) to schedule the vote.



# For More Information 24/7

*Please visit the Town's Website*

Budget Central - <https://www.chatham-ma.gov/budget-central>  
*(New Budget Book Format and Weblinks)*

Town Meeting Central -  
<https://www.chatham-ma.gov/town-meeting>

Monthly Department Reports to the Town Manager  
<https://www.chatham-ma.gov/town-manager/pages/town-managers-reports-board-selectmen>

*Please visit the Town Manager's Webpage for  
Town Annual Reports, BOS/TM Goals*

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# Coastal Update

## Navigation and Beach Nourishment

Summer Residents Annual Town Meeting- 2018



# Chatham Has a Sand Problem:

Either too much,

# Chatham Has a Sand Problem:

in the wrong place,



# Chatham Has a Sand Problem:

or not enough.



# 2018- Tough Winter



Fish Pier: 1-4-18



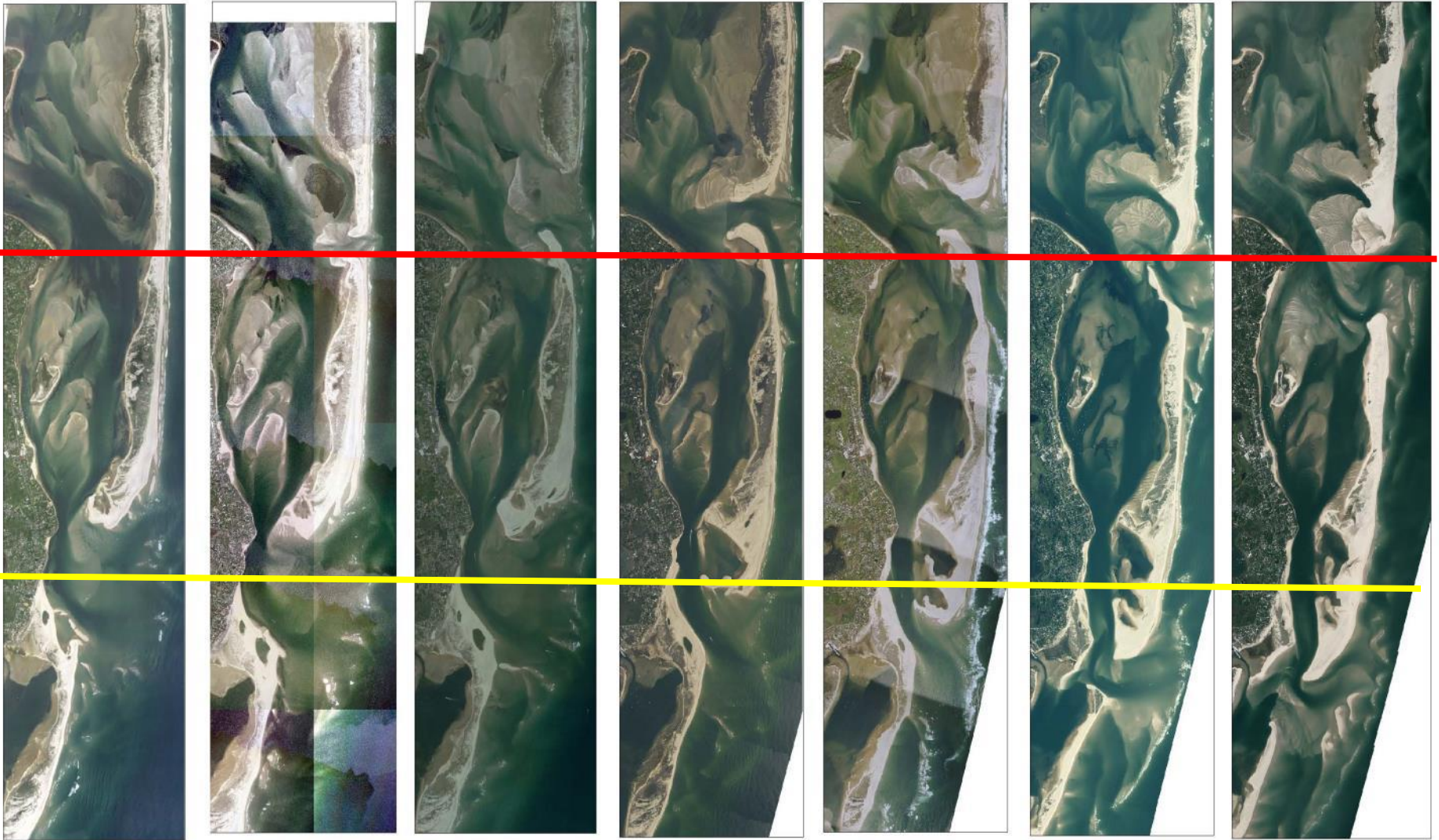
Little Beach: 1-30-18



Cotchpicicut: 3-2-18



Rt. 28 at Pleasant Bay: 3-4-18



2006

2007

2008

2012

2014

2017

2018



**Chatham Inlet Development 2006-2018**



Spencer Kennard  
www.capecodphotos.com



Middle Inlet  
(1987)

Very Shoal

"Fools"  
Inlet

Chatham  
Light

June 16, 2018

Spencer Kennard  
www.capecodphotos.com

# North Inlet (2007)





# Chatham Harbor

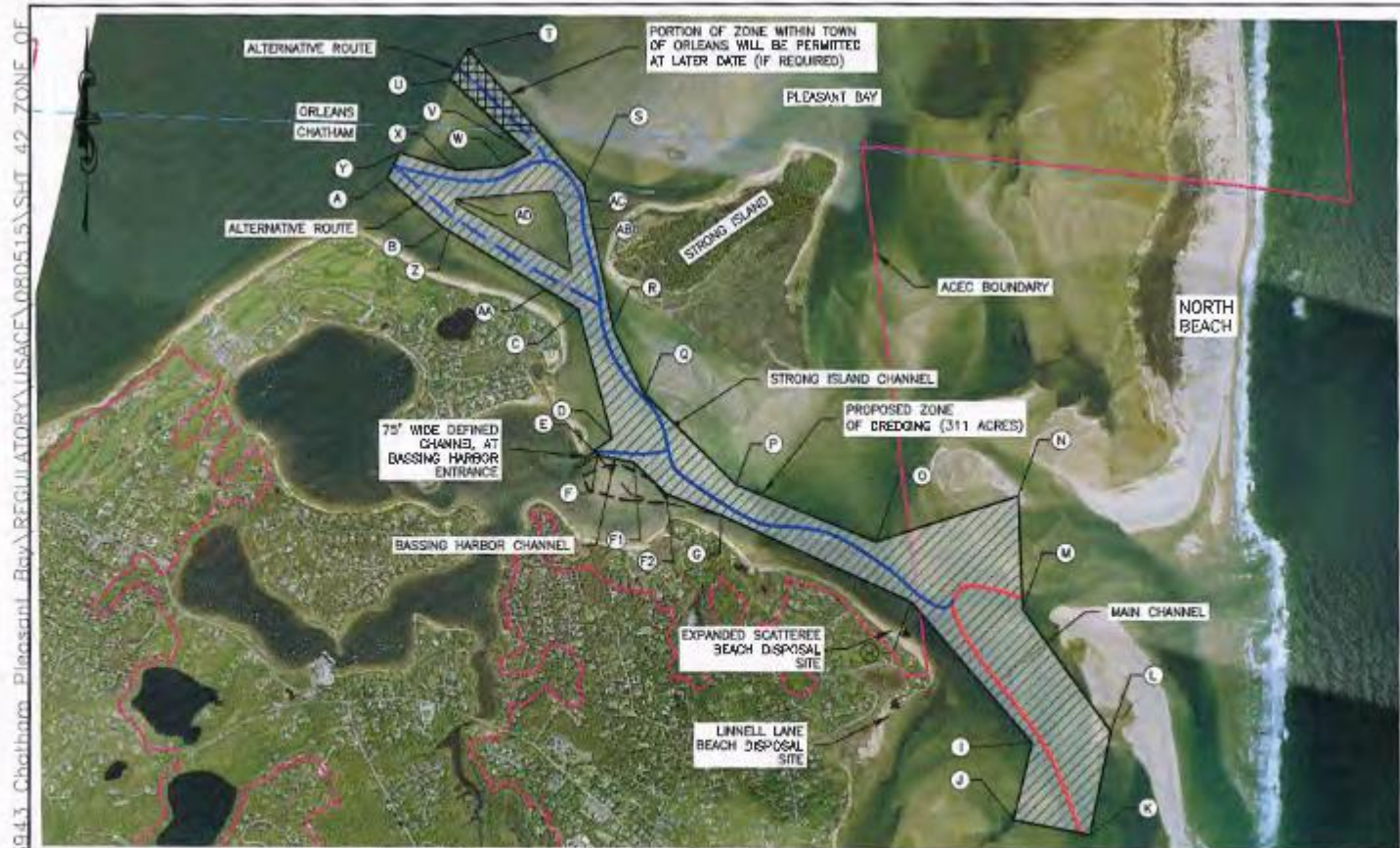


June 16, 2018

ard

# Existing "Zone of Dredging" for Pleasant Bay and Chatham Harbor

Red Channel (Fishing Fleet): -8 ft mlw x 100 ft



File: X:\33911-33943 Chatham Pleasant Bay REGULATORY\ISAC\080515\SH1\_42\_ZONE OF

<p>PLEASANT BAY DREDGE DREDGE SITE 8</p>		<p>1 Inch = 2000'</p>
<p>AHTL: +7.5          MHW: +4.1          MLW: 0.0          DATE: 03/12/15          REVISED: 08/05/15</p>	<p>TOWN OF CHATHAM COMPREHENSIVE          PLEASANT BAY ZONE OF DREDGING PLAN</p> <p>SHEET 42 OF 55</p>	<p>IN: PLEASANT BAY          AT: CHATHAM          COUNTY: BARNSTABLE          STATE: MA</p>

# Dredge Zone Footprint

Conditions as of April 2017



# Dredge Zone Footprint

February 2018



# Chatham Harbor- Emergency Dredging

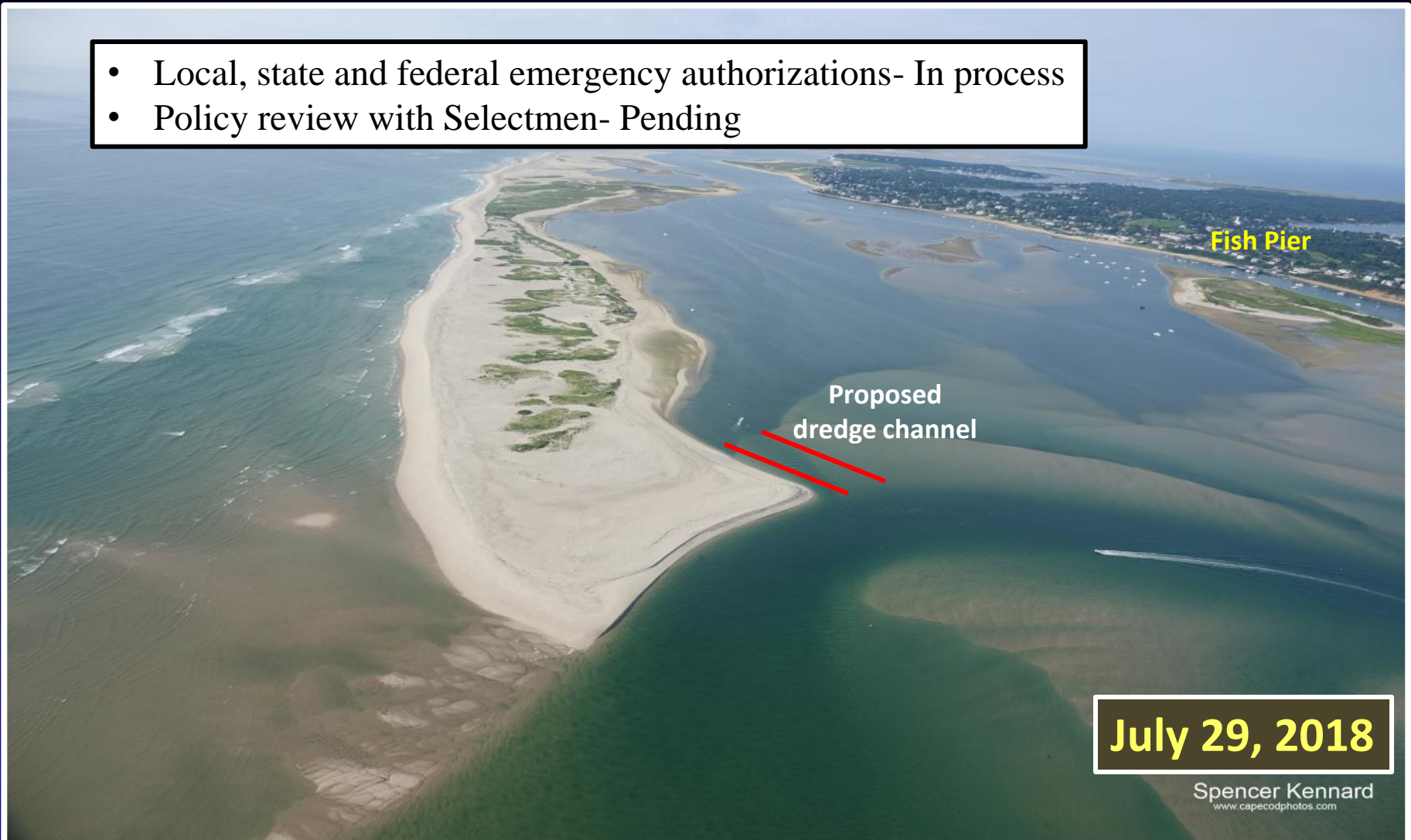
- Local, state and federal emergency authorizations- In process
- Policy review with Selectmen- Pending

Fish Pier

Proposed  
dredge channel

July 29, 2018

Spencer Kennard  
[www.capecodphotos.com](http://www.capecodphotos.com)



# Fox Hill Dredging

- Originally scheduled for December 2017
- Delayed due to icing & winter storms
- Dredging prohibited Jan 15 through July 31
- Anticipate completion this August



# Hardings Beach- Erosion



**July 2018**

Spencer Kennard  
[www.capecodphotos.com](http://www.capecodphotos.com)

# Cockle Cove Erosion



**June 2018**



# Mill Creek Dredging

**Began- July 11**  
**Completed- July 31**  
**Approx. 9-10,000 cys**



# Cockle Cove Nourishment



July 23, 2018

# Cockle Cove Nourishment



← **Before Nourishment**

**After Nourishment** →



# Cockle Cove Nourishment



# Hardings Beach & Cockle Cove Nourishment Funded in FY 19 (\$450K)



# Thank You

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# Summer Residents Advisory Committee 2018 Chatham Scorecard

Summer Town Meeting  
August 7, 2018



# FINANCIAL SUMMARY FY 2013-2018

## GENERAL FUND

	2013	2018	Change 2013-2018
<b>Assessed Valuation (Billions)</b>	<b>\$ 5.8</b>	<b>\$ 6.8</b>	<b>17%</b>
<b>Tax Rate (Per \$1,000)</b>	<b>\$ 5.03</b>	<b>\$ 4.87</b>	<b>-3%</b>
<b>Property Taxes (Millions)</b>	<b>\$ 29.1</b>	<b>\$ 33</b>	<b>13%</b>
<b>Total Revenue (Millions)</b>	<b>\$ 38.2</b>	<b>\$ 45.9</b>	<b>20%</b>
<b>Expenditures (Millions)</b>	<b>\$ 36.9</b>	<b>\$ 42.1</b>	<b>14%</b>
<b>Debt (Millions)</b>	<b>\$ 70</b>	<b>\$ 67.3</b>	<b>-4%</b>
<b>Debt Service (Millions)</b>	<b>\$ 7.4</b>	<b>\$ 7.2</b>	<b>-3%</b>
<b>Debt Service to Revenue</b>	<b>19%</b>	<b>16%</b>	<b>-16%%</b>

Sources: Town of Chatham, Mass D.O.R.

# CAPE COD TAX RATES FY 2018

Chatham	\$4.87
Dennis	\$6.34
Orleans	\$6.63
Wellfleet	\$7.18
Truro	\$7.37
Provincetown	\$7.45
Brewster	\$8.26
Eastham	\$8.35
Falmouth	\$8.60
Harwich	\$8.80
Mashpee	\$8.92
Barnstable	\$9.61
Yarmouth	\$10.29
Bourne	\$10.54
Sandwich	\$14.29

## RESIDENTIAL TAX RATE CHANGE FY 2013-2018

	2013	2018	Change
<b>CHATHAM</b>	<b>\$5.03</b>	<b>\$4.87</b>	<b>-3%</b>
Dennis	\$6.09	\$6.34	4%
Mashpee	\$9.09	\$8.92	7%
Provincetown	\$7.34	\$7.45	7%
Orleans	\$6.10	\$6.63	7%
Yarmouth	\$9.88	\$10.29	7%
Falmouth	\$8.04	\$8.60	10%
Harwich	\$8.58	\$8.80	10%
Wellfleet	\$6.41	\$7.18	11%
Barnstable	\$8.76	\$9.61	13%
Brewster	\$7.92	\$8.26	13%
Bourne	\$9.45	\$10.54	13%
Sandwich	\$13.72	\$14.29	17%
Truro	\$6.02	\$7.37	20%
Eastham	\$6.53	\$8.35	24%

# SINGLE FAMILY HOME AVERAGE ASSESSED VALUE – FY 2018

Provincetown (per Town Assessor	\$932,369
<b>Chatham</b>	<b>\$916,286</b>
Orleans	\$784,273
Truro (per Town Assessor)	\$765,621
Wellfleet	\$612,607
Falmouth	\$511,319
Brewster	\$510,779
Mashpee	\$509,028
Harwich	\$506,403
Eastham	\$477,628
Dennis	\$443,188
Bourne	\$422,705
Sandwich	\$391,990
Yarmouth	\$339,599
<b>Average</b>	<b>\$566,013</b>

## SINGLE FAMILY HOUSE AVERAGE TAX BILL – FY 2018

Dennis	\$2,810
Yarmouth	\$3,494
Eastham	\$3,988
Brewster	\$4,219
Falmouth	\$4,397
Wellfleet	\$4,399
Bourne	\$4,455
Harwich	\$4,456
<b>Chatham</b>	<b>\$4,462</b>
Mashpee	\$4,540
Orleans	\$5,200
Truro	N/A
Sandwich	\$5,602
Provincetown	N/A
Barnstable	N/A
<b>Average</b>	<b>\$4,335</b>

## Single Family House – Average Tax Bill FY 2013-2018

	2013	2018	% Increase
Eastham	\$2,396	\$3,988	36%
Orleans	\$4,293	\$5,200	21%
Brewster	\$3,475	\$4,219	21%
Wellfleet	\$3,614	\$4,394	21%
Harwich	\$3,690	\$4,456	21%
Bourne	\$3,680	\$4,455	21%
Sandwich	\$4,725	\$5,602	19%
Dennis	\$2,388	\$2,810	18%
Falmouth	\$3,789	\$4,397	16%
Yarmouth	\$3,003	\$3,494	16%
<b>Chatham</b>	<b>\$3,919</b>	<b>\$4,462</b>	<b>14%</b>
Mashpee	\$4,056	\$4,540	12%
Provincetown	\$5,482	N/A	--
Truro	\$4,338	N/A	--
Barnstable	N/A	N/A	

# Other Post Employment Benefit Costs (OPEB)

	Amount	
Unfunded Liability (6/30/16)	\$16,826,522	
Trust Balance (12/31/17)	\$818,774	
FY 2017 OPEB Cost (per actuary)	\$1,388,120	
Town funding/payments made in FY 2017:		
“Pay as you go”	\$857,575	
OPEB Trust Contribution	<u>\$150,000</u>	
Total	\$1,007,575	
FY 2017 Annual Shortfall (per actuary)	\$380,545	
Sources: Segal Consulting Actuarial Report, Town of Chatham		

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