

***Wellfleet Selectboard
Thursday March 21, 2024; 6pm
Hybrid Meeting ~ Zoom/300 Main Street ~ Town Hall
Meeting Minutes***

Members Present: Barbara Carboni, Chair; John Wolf, Vice Chair; Ryan Curley, Michael DeVasto (Virtually); Tim Sayre

Others Present: Tom Guerino, Interim Town Administrator; Jude Ahern, Diane Brunt, Will Sullivan, Harbormaster; Brittany Tilton, Assistant Harbormaster; Kathleen Bacon

Chair Carboni Called the meeting to order at 6:02pm

I. *Announcements and Public Comments*

Note: Public comments are limited to no more than three minutes per speaker.

The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.

Chair Carboni asked if there were any announcements of the board, Sayre announced that he and Wolf went to a Shellfish Advisory Board meeting earlier in the day and stated they discussed the ice machine and the need for the project to get moving.

Brunt spoke about the fact that the selectboard and the fincom were having meetings at the same time regarding the budgets, expressing her concern that it was happening at the same time. Chair Carboni spoke about the scheduling of meetings and that the board's job was to review and vote the budgets.

II. *Capital Budgets*

A. The Board will review and may vote to approve departmental capital budgets. Guerino handed out the updated capital budgets to the board. Chair Carboni screen shared the capital budget. He suggested that the department heads that were at the meeting should present to the board and then they could move forward with the long-term capital plan. Curley explained he wanted the capital improvement plan.

The board began with the Harbormasters capital budget, he stated that his capital plan was not huge and easy to understand. He explained the budget and the board had some questions. Chair Carboni welcomed questions from the public regarding Sullivan's budget, there were none. The board will vote on all the capital budgets at a later meeting, so that the board has more time to review and understand the budgets.

There were no more capital budgets to review at tonight's meeting.

III. *Operating Budgets*

A. The board will review and may approve department operating budgets.
There was nothing new on the operating budgets.

IV. *Town Meeting Warrant*

A. The board will view and take possible votes to insert and recommend warrant articles.

Curley asked if there were any additional articles on the warrant. Guerino stated that there are two articles that have been added. Guerino spoke about the petitioned articles.

Article 1 was skipped because it was the operating budget, and it is still being finalized.

Article 2 is prior year invoices and Curley asked why KP Law had such a large overdo invoice.

Article 3 was budgetary transfers and Guerino spoke to that stating that he asked the town accountant to work on this, and questioned why it was on the warrant and not just an end of the year transfer. The board discussed and agreed that this could be the end of the year transfer. Ahern came to the table asking questions about the transfers. Guerino explained how money transfers work in a municipality.

Ahern questioned the operating budgets of the Conservation and Health Department.

The board moved on to Article 4, 5 and 6 which were operating, marina, and water enterprise budgets which they skipped.

Article 7 was the ambulance article, the amount needed to be increased the board wasn't sure what the exact amount was and asked the fire chief to let them know. The Chief stated it was \$550,000.

Board Member Curley Moved; Board Member Sayre Seconded; and it was voted to insert and recommend an article authorizing the lease of an ambulance as drafted with the amendment of the total be \$550,000.

Roll call Vote: 5-0

The board moved to Article 8 which was the stabilization accounts. Guerino stated the numbers aren't final yet but should be within the next week or so. Curley stated that some of the money should go to affordable housing, and the target amount for the stabilization fund. Guerino stated the goal is to stabilize the finances of the town and he feels they are on the right direction but need to get a few more things done. He gave his opinion on the housing amount. Sayre had some questions regarding the target amount, Guerino spoke about what the DOR has recommended. DeVasto spoke about housing and moving the money to the affordable housing trust and would like a chance for Harry Terkanian to come to the meeting to discuss. Guerino spoke about the DOR report and what they recommended regarding the percentage to the operating budget. They discussed the opioid fund and what would be transferred into it.

The board moved on to Article 10 Senior work off abatement program. There was little discussion.

Board Member Curley Moved; Board Member DeVasto Seconded; and it was voted to insert and recommend a senior work off abatement program into the annual town meeting warrant.

Roll Call Vote: 5-0

Sayre pointed out the number in this article needs to be \$76,000. There were questions regarding an extra ice machine and could that fund be used for the ice machine. Guerino stated it needed to be brought to town counsel and he is expecting a response from them by the end of the week. Ahern came to the table

asking about the increase in spending, and how it was being spent. The board agreed they would wait to vote on this article.

They moved on to the community preservation committee articles, Article 13 was the beginning of the CPC articles.

Board Member Curley Moved, Board Member Wolf Seconded; and it was voted to insert and recommend an article for administrative expenses, debt service, and allocation of reserves for the Community Preservation into the annual town meeting warrant.

Roll Call Vote: 5-0

Board Member Curley Moved; Board Member Seconded; and it was voted to recommend an article for the Community Preservation Committee for the return of \$200,000 in emergency housing assistance funds from a grant of \$270,000 voted at town meeting September 12, 2020, as presented into the annual town meeting warrant.

Roll Call Vote: 5-0

DeVasto spoke about this article and explained what it was asking for and what the article was about. Sayre questioned the article and what the money was being spent on. Curley explained that it could be used for anything affordable housing related. Ahern came to the table stating that she was part of the CPC meeting, and it was a lot of money.

Board Member Curley Moved; Board Member Sayre Seconded, and it was voted to insert and recommend an article for the Community Preservation article for the affordable housing trust as drafted in the annual town meeting warrant.

Roll Call Vote: 5-0

CPC Habitat for Humanity was next to be voted on.

Board Member Curley Moved; Board Member Wolf Seconded; and it was voted to insert and recommend a community preservation article for the Habitat for Humanity as presented in the annual town meeting warrant.

Roll call Vote: 5-0

Chair Carboni suggested the board add the amount in the warrant article.

Board Member Curley Moved; Board Member Sayre Seconded; and it was voted to insert and recommend a Community Preservation article for Lower Cape Housing in the amount of \$7,500 as presented into the annual town meeting warrant.

Roll Call Vote: 5-0

DeVasto stated he would like to hear from someone about this article. Sayre had questions as well. The board decided they would like a member of the CPC to come explain this article.

They moved to 360 Blue Heron Road Curley gave an update on this article and explained what it was about. The board decided not to vote on this article yet.

They moved to the conservation fund; Curley stated he was ok with voting on this but wasn't comfortable designating money to this fund as open space and certain lots aren't just land for conservation. Wolf shared the same concerns.

The board discussed this article.

Board Member DeVasto Moved; Board Member Sayre Seconded, and it was voted to insert a Community Preservation article into the annual town meeting warrant in the sum of \$150,00 for an establishment of conservation land fund.

Roll Call Vote: 4-0-1

Chair Carboni Moved, Board Member Sayre Seconded; and it was voted to recommend a Community Preservation Article in the sum of \$150,00 for an establishment of conservation land fund.

Roll Call Vote: 2-2-1

Board Member DeVasto moved; Board Member Curley seconded; and it was voted to insert and recommend a Community Preservation article in the sum of \$15,000 for the Historical Commission for the annual town meeting warrant.

Roll Call Vote: 5-0

The Bruer house was discussed next, **Chair Carboni recused herself from this warrant article.**

The board discussed if they had to insert this article. Guerino explained that this had to be in the warrant, but the board could vote to not recommend.

Board Member DeVasto Moved; Board Member Sayre seconded; and it was voted to insert a Community Preservation article for the sum of \$200,000 for the Breuer House into the annual town meeting warrant.

Roll Call Vote: 4-0-1

The board discussed recommending the article. Ahern came to the table stating that the board needed to vote on this, explaining this is such an important project. McMahon spoke to the board and stated that they will be renting this house for part of the season which is how they sustain the project.

Board Member Curley Moved; Board Member Wolf Seconded; and it was voted to recommend the community preservation article in the sum of \$200,000 for the Breuer House.

Roll Call Vote 4-0-1

Board Member Curley Moved; Board Member Sayre Seconded; and it was voted to insert and recommend an article for Community Preservation in the sum of \$15,000 for the AIM Thrift Shop Renovations into the annual town meeting warrant.

Roll Call Vote: 5-0

Board Member Curley Moved; Board Member Sayre Seconded; and it was voted to insert and recommend a Community Preservation Article in the sum of \$50,00 for the Henry Gray House as printed into the annual town meeting warrant.

Roll call Vote: 5-0

The board moved on to the Historical Society.

Board Member Curley Moved; Board Member Seconded; and it was voted to insert and recommend a Community Preservation Article for the Wellfleet Historical Society Museum for renovations in the amount of \$100,000 into the annual town meeting warrant.

Roll call Vote: 5-0

Chair Carboni recused herself from the next warrant article as it had to do with Herring River.

Board Member DeVasto Moved; Board Member Sayre Seconded; and it was voted to insert and recommend an article to convey a license at Old Chequessett Neck Road to the United States of America for access to construct and maintain a Herring River Restoration Project water control structure.

Roll Call Vote: 4-0- 1

The board discussed the scholarship petitioned article. Chair Carboni explained the article to the board. Curley recused himself from this article.

The board discussed motions.

Board Member DeVasto Moved; Board Member Wolf Seconded; and it was voted to not recommend the petitioned article for a Town of Wellfleet Scholarship program.

Roll Call Vote: 0-4-1

Najmi came to the table to explain this warrant article and why he has it placed on the warrant. He spoke about the constant fire and mass starvation. He urged the Wellfleet Selectboard to be on the right side of this issue.

Board Member Curley Moved; Board Member DeVasto Seconded; and it was voted to recommend a petitioned article in support of endurance of a ceasefire in Gaza petitioned article.

Roll Call Vote: Roll Call Vote: 3-0-2 (Sayre and Carboni abstained)

Board Member Curley Moved; Board Member DeVasto Seconded; and it was voted to reconsider the previous vote on the petitioned article for endurance to of a ceasefire in Gaza.

Roll Call Vote: 5-0

Board Member Curley Moved; Board Member DeVasto seconded; and it was voted to recommend the petitioned article in support of endurance of a ceasefire in Gaza.

Roll Call Vote: 4-0-1 (Carboni recused)

The board moved on to the next petitioned article which was Medicare for all.

Board Member Curley Moved; Board Member Sayre Seconded; and it was voted to recommend the petitioned article for Medicare for all in the State of Massachusetts Law.

Roll Call Vote: 5-0

The petitioned pesticide article was next for the board. DeVasto had some questions.

Board Member Curley Moved; Board member Wolf Seconded; and it was voted to insert the home rule petition for pesticide reduction into the annual town warrant.

Roll Call Vote: 5-0

Board Member Curley Moved; Board Member Wolf Seconded; and it was voted to Not recommend the home rule petition article for pesticide reduction.

Roll Call Vote: 2-2-1 (DeVasto Abstained)

Board Member Curley Moved; Chair Carboni Seconded; and it was voted to insert and recommend a home rule petition authorizing the town of Wellfleet to establish a real estate transfer fee.

Roll Call Vote: 5-0

V. *Business*

A. Update on Bound Brook

Guerino spoke to the board about Bound Brook stating that he met and drove to the sight the previous day with the DPW director, the Herring River Restoration Project. It was explained that they were going to raise the land up about 12-feet, so the road can be passable. He gave details of the discussion and will continue to keep this item on upcoming agendas. The board discussed the increased height of the road. Bacon spoke about this project. Stating that there are volunteers at the sight removing debris and the projects that are happening at that site. The Board discussed this issue for a while.

B. Vote to release Executive Session Minutes of January 2 & January 16, 2024.

Chair Carboni took this out of order as they were waiting for Guerino to come to the meeting.

Curley stated he didn't receive the minutes and then stated they would typically need to be voted in executive session, Chair Carboni stated that town counsel relayed to her these could be voted on in open session.

Board Member Wolf Moved; Board Member Sayre Seconded; and it was voted to release the executive session meeting minutes of January 2nd and January 16th, 2024.

DeVasto spoke to the minutes and stated he hasn't had a chance to read them. It was agreed that the minutes would be voted on, on Tuesday.

Sayre came back to the room stating that he would like to reconsider his vote for the last warrant article.

C. Approval of the board for John Wolf to reach out to the town's congressional delegates, regarding dredging.

Wolf explained that he would like to continue his work with the lobbyist to get a dredge permit with the Army Corps of Engineers rather than a mitigation plan. He explained his intentions while working with the lobbyist. The board discussed this.

Board Member DeVasto Moved; Board Member Curley Seconded; and it was voted to designate John Wolf to engage with the congressional delegation to request that they intervene on behalf of the town of Wellfleet with the Army Corps of Engineers given the data presented by Wolf regarding the dredging permit for the mooring basin for the town of Wellfleet.

Roll Call Vote: 5-0

VI. *Topics for Future Discussion*

- Budgets will be continued
- Bound Brook will remain on the upcoming agendas.
- The Shellfish Advisory Board was looking for guidance on grants.
- Separate item to discuss funding for the affordable housing trust.

VII. *Adjournment*

Board Member DeVasto Moved; Board Member Sayre Seconded; and it was voted to adjourn the meeting.

Roll Call Vote: 5-0

Meeting Adjourned: 9:30pm

******Public Documents******

Capital Budgets

Operating Budgets

Draft Town Meeting Warrant