

***Wellfleet Selectboard  
Hybrid Meeting ~ Zoom/715 Old King's Highway  
Thursday February 23, 2023; 7PM  
Meeting Minutes***

**Members Present:** Ryan Curley, Chair; Michael DeVasto, Vice Chair (virtually); Barbara Carboni, Kathleen Bacon, John Wolf

**Other Present:** Richard Waldo, Town Administrator; Rebekah Eldridge, Executive Assistant; Michael Hurley, Police Chief; Suzanne Grout-Thomas, Community Services; Heather Doyle, John Gauthier, Julie Simpson, Daniel Silverman, Town Moderator; Mike Schiller, Jack's Boat Rentals; Dia Jones, MS Event planner

Chair Curley Called the meeting to order at 7:01pm

**I. *Announcements, Open Session and Public Comments***

**Note:** Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.

There were no comments or announcements.

**II. *Consent Agenda***

**A.** Approve the annual plant fundraiser use of town hall driveway between town hall and Abyoyo ~ Wellfleet Gardner's ~ May 27, 2023, 6am-1pm

**B.** Approve the appointment of Wayne Clough to the Council on Aging Advisory Board for a term of 3-years.

**C.** Cable, Internet, and Cellular Service Advisory Committee Charge

**D.** DPW Emergency Generator Project ~ Awarded by FEMA ~ Approve the execution of contract by the town administrator.

**Chair Curley Moved; Board Member Wolf seconded, and it was voted to adopt the consent agenda as presented.**

**Roll Call Vote: 5-0**

**III. *Public Hearing***

***Continuation of Beach Fees (2-21-23)***

Thomas presented to the board her amendments to the beach and sticker fees. Long term seasonal, Doyle spoke against the fee hike to \$150. She stated she feels it is unfair to raise the rate. Thomas stated she wouldn't be averse to going to \$75 to begin. Bacon stated she felt it wouldn't be fair to just amend the prices for Maurice's residents and not the two other mobile home parks. Gauthier spoke to the board stating he felt this wasn't a fair price hike and that he felt the residents of Maurice's were being singled out. Bacon stated that the town has purchased the campground for 6.5 million dollars and that is on the taxpayers. This fee raise was not to target or single out Maurice's but to help the town pay their bills. The Board discussed these changes at great length.

**Board Member Bacon, Chair Curley Seconded, and it was voted to increase a seasonal beach sticker from 4-6 months to \$75.00 for FY2024.**

**Roll Call Vote: 3-0**

**(DeVasto and Wolf voted no)**

**IV. *Use of Town Property***

- A.** Long Pond and Powers Landing drop off areas, 9am-5pm; Monday through Sunday May 15, 2023, through September 30, 2023, ~ Jack's Boat Rentals, Mike Schiller, owner.

Schiller spoke to the board stated that they had a good first season as new owners. He explained what he was looking to do again this summer. Thomas had no issues with this application and supports this second season. Bacon questioned his application for use of reduced fee.

**Board Member DeVasto Moved; Board Member Carboni Seconded; and it was NOT VOTED to approve the use of town property for the drop off at Long Pond and Powers Landing through Sunday May 15, 2023, through September 30, 2023 from 9am to 5pm for a fee of \$500**

**Roll Call Vote: 2-3-0 (MOTION FAILED)**

**Chair Curley Moved, Board Member DeVasto Seconded; and it was voted to approve the use of Long Pond and Powers Landing Monday through Sunday 9am to 5pm from Sunday May 15, 2023, through September 30, 2023, for a fee of \$600.**

**Roll Call Vote: 5-0**

- B.** National MS Society ~ Cape Cod Getaway Event ~ June 25, 2023, 9:30am through 4:00pm. ~ Dia Jones, event Manager

Jones spoke to the board, explaining what the event was about and what it entailed. Chair Curley stated he would ask her to explore in the future the route so it improves the safety for the riders.

**Board Member Bacon moved, Board Member DeVasto Seconded, and it was voted to approve the National MS Society, Cape Cod Getaway charity event on Sunday June 25, 2023, between the hours of 9:30am through 4:00pm, for a fee of \$500.00.**

**V. *Board/Committee Appointments and Updates***

- A.** Nomination of Lili Ann Green Cape Cod National Seashore Advisory Commission, Voting member

Green spoke to the board, stating she submitted an application to be a voting member of the National Seashore Advisory Commission. Bacon spoke in favor of her application.

**Board Member Bacon Moved; Board Member Wolf Seconded; and it was voted to approve the nomination of Lili-Ann Green to the Cape Cod National Seashore Advisory Commission as a voting Member.**

**Roll Call Vote: 5-0**

**VI. Business**

- A.** Bid awarding for Maurice's campground ~ Town Administrator  
Chair Curley Recused himself from this process. Board Member Carboni stepped in as chair. She asked the Waldo to speak to this process. Waldo stated that per the town meeting vote the town committed to purchase Maurice's Campground. He gave some background, stating they eventually sent out an RFP to lease the campground to someone to run the property as a campground for the next 3-6 years. He explained there was a review committee that went over the proposals. He explained the team consisted of himself, Rebecca Roughley, Jay Norton, Harry Terkanian; Farrukh Najmi, and Elaine McIlroy. He stated they made a recommendation as a review committee and after many meetings he stated that they came to a decision and would like to offer the award. He explained who the three bidders were and spoke to each of them. He announced the notice of award to Julie Simpson, who has much knowledge of the campground. Bacon stated that she had some concerns regarding procurement issues with the other bidders. She then stated she feels the Simpson will do a great job with this campground.  
**Board Member Carboni, Board Member DeVasto seconded, and it was voted to approve the notice of award for Maurice's Campground to Julie Simpson of Wellfleet and the town administrator to move forward with the execution of the lease agreement.**

**Roll Call Vote: 4-0-1**

- B.** Town meeting date, time, location ~ Town Moderator, Silverman  
Silverman spoke to the board explaining that the Charter calls for the town meeting to be held on the 4<sup>th</sup> Monday of April. He explained that the board can change the date if they felt it needed to be moved. He explained some scenarios also stating that due to the charter the town election cannot be moved. Waldo stated that his concern is not having free cash certified but he feels the town will have it certified by the town meeting date of April 24, 2023. He gave some background on free cash. Chair Curley stated that the constables must post the warrant not more than 14 days before town meeting. The board discussed the date of the town meeting. They discussed having a place holder date. They discussed holding the town meeting on a Saturday rather than a nighttime meeting. The town clerk is unable to be at the April 29, 2023 meeting but the Assistant Town Clerk could be there in her place.

Chief Hurley spoke to the board stating that the problem with pushing town meeting off is the free cash being held up causes concern for department heads and their capital projects. There was a concern from Bacon stating having two elections can be difficult getting voters to the ballots.

**Board Member Bacon Moved; Board Member Carboni Seconded; and it was voted to approve the Wellfleet Annual Town Meeting be held on Saturday April 29, 2023, at 10am to be held at the Wellfleet Elementary School.**

**Roll Call Vote: 5-0**

- C.** Opening of Annual Town Meeting Warrant ~ Town Administrator  
Waldo spoke to the board stating that he knew there were mistakes and then explained what his thoughts were with this warrant. He ran quickly through the warrant as it was printed in draft. Explaining articles. Chair Curley asked Gordon

to speak to her warrant article which allows all children to have free breakfast and lunch. She spoke to the board stating that there is a bill waiting to be passed to allow universal free breakfast and lunch.

**Chair Curley Moved; Board Member Bacon Seconded, and it was voted to insert and recommend the school committees warrant article for free lunch for Wellfleet Students.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to insert Article 1 the FY 2024 operating budget into the town meeting warrant.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Carboni Seconded, and it was voted to insert article 2 prior year invoices.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Wolf Seconded; and it was voted to insert article 3, Budgetary Transfers.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Carboni Seconded; and it was voted to insert article 4 FY2024 Capital budgets into the town meeting warrant**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to insert article 5 Marina Enterprise Fund,**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Seconded and it was voted to insert Article 6; Water Enterprise Fund**

**Roll Call Vote: 5-0**

**Chair Curley Moved, Board Member Seconded; and it was voted to insert Collective Bargaining**

**Chair Curley Moved, Board Member Carboni Seconded; and it was voted to inset Article 13, non-union contracts.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to insert and recommend Article 15 other post-employment benefits association.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to insert and recommend article 16 transfer to the stabilization funds.**

**Roll Call Vote: 5-0**

Waldo spoke to the housing specialist that is in the warrant as a new position. He stated that the CPC Coordinator Secretary Mary Rogers will be retiring in June and there needs to be a designated staff member to help with all the preservation projects. Bacon stated her support of this position. She questioned if this position will be full time benefits, Waldo stated that this will have to be a town election vote. Carboni stated her support for this as well. They discussed salary. Waldo stated it would be about \$90,000 with \$25,000 in benefits.

**Chair Curley Moved; Board Member Carboni Seconded; and it was voted to insert and recommend Article 17, a housing specialist position.**

**Roll Call Vote: 5-0**

Waldo moved on to another position he is looking to fulfill which is a water and wastewater superintendent. He gave a brief description of the job position. This also will be an override vote. Chair Curley stated he couldn't support a water/wastewater position. He feels the water department can't sustain itself and the town shouldn't be responsible. There was much discussion about this position and where the various board members stood.

**NO ACTION was taken on the water and wastewater superintendent.**

Chief Pauley spoke to the board about a new Fire Department Position. He stated that Lower Cape Ambulance is going out of business, and he is seeking two more firefighter positions.

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to Insert and recommend article 19 fire department new staff.**

**Roll Call Vote: 5-0**

**Chair Ryan Moved; Board Member Bacon Seconded; and it was voted to insert Article 20 preschool voucher program.**

**Roll Call Vote: 5-0**

**No Action was taken on Opioid Special Purpose Fund**

**Chair Curley Moved; Board Member Bacon Moved; and it was voted to insert and recommend article 22 Public Educational and Government Access and Cable Related Fund**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Bacon Seconded; And it was voted to insert Article 23 Shellfish Revolving Fund**

**Roll Call Vote: 4-0-1**

**Chair Curley Moved; Board Member Bacon Seconded and it was voted to insert and recommend all CPC Articles in the warrant Articles 23-34.**

**Roll Call Vote: 5-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to insert and recommend Article 35 to Rescind Debt Authorizations**

**Roll Call Vote: 5-0**

**NO ACTION WAS TAKEN on Article 36, Lease of Town Property Beach Easterly of Town Pier**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to insert and recommend Article 37, General Bylaw Amendment Council on Aging Advisory Board.**

**Roll Call Vote: 5-0**

**NO ACTION WAS TAKEN on Article 38 General Bylaw Amendment Specialized Energy Code.**

The board took no action on the Zoning Bylaw Amendments, due to town counsel.

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to insert and recommend the standard warrant articles numbers 46-50.**

**Roll Call Vote: 5-0**

**D. Naming the 95 Lawrence housing project Road ~ Kathleen Bacon**

Bacon explained her position on thinking that she believed they would have input in naming the project. She gave background information on the land and spoke

about a woman named Mary K. who was an interictal part of Wellfleet in the 1930's. She would like to honor her by naming this housing project after her in her honor. They discussed this naming and stated that Lawrence Hill would be acceptable.

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted that the Town of Wellfleet hereby names the housing development at 95 Lawrence Road the Residence at Lawrence Hill and the road associated with the development Mary K. Lane, subject to the approval of the fire chief.**

**Roll Call Vote: 5-0**

**Chief Pauley Approved the naming.**

- E. Letter to DEP Subject: our watershed permit application

Chair Curley Informed the board that this was written with the help of the health Agent.

**Chair Curley Moved; Board Member Carboni Seconded; and it was voted to approve the letter written on behalf of the Town of Wellfleet to the Department of Environmental Protection regarding the watershed permit application.**

**Roll Call Vote: 5-0**

- F. FY24 Proposed Staffing Position ~ Town Administrator  
this was voted on with the warrant articles.

- G. FY24 Establishment of the position of Finance Director ~ Town Administrator  
Waldo spoke to the board about this position.

He stated he wants to establish this position right now and be able to move forward.

**Board Member Carboni Moved; Board Member Wolf Seconded; and it was voted to approve the creation of a finance director.**

**Roll Call Vote: 5-0**

- H. Memo to the Planning Board from the Selectboard regarding dates for a public hearing for the zoning amendments

**VII. *Selectboard Reports***

Wolf submitted a written Marina Advisory Committee and Dredging Task force meeting.

Carboni spoke to her liaison role with the cultural council and their want to present to the selectboard. For the warrant

**VIII. *Town Administrator's Report***

Outer cape towns met to discuss the ambulance shortage for the outer cape.

He updated the board with the new assistant accountant.

**IX. *Topics for Future Discussion***

**X. *Vacancy Reports***

**XI. *Minutes***

- A. February 7, 2023

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to approve the meeting minutes of February 7, 2023 as drafted**

**Roll Call Vote: 5-0**

**XII. *Adjournment***

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to adjourn.**

**Roll Call Vote: 5-0**

**Meeting adjourned, 10:30pm**

***Public Documents***

*Application for use of town property, Wellfleet gardeners club*

*Cable, Internet, Satellite Committee Charge*

*DPW Emergency Generator Grant Documents*

*Beach Fees and amendments*

*Use of Town Property ~ Jack's Boat Rental*

*Use of Town Property ~ National MS Society*

*Application From Lili-Ann Green*

*Draft Town Meeting Warrant*

*Letter to the DEP from the Selectboard*

*Memo to the board regarding Financial Director*

*Town Administrator's Report*

*Vacancy Report*

*Meeting Minutes February 7, 2023*