

Approved May 14, 2019.

**Work Meeting
Wellfleet Selectboard Meeting
Tuesday, March 19, 2019, at 1:00 p.m.
Wellfleet Town Hall, 300 Main Street, Wellfleet MA 02667**

Selectboard Members Present: Chair Janet Reinhart – Chair, Helen Miranda Wilson – Vice Chair, Justina Carlson – Clerk, Kathleen Bacon, Jerry Houk.

Also Present: Dan Hoort - Town Administrator, Joseph Powers – Assistant Town Administrator, Courtney Butler – Executive Assistant.

Reinhart called the meeting to order at 1:00 pm.

There was no audience.

I. Announcements, Open Session, and Public Comment:

Houk asked if there was a list of residents on Lt. Island that could be provided to an interested party.

Houk said that the Planning Board has not met in a while due to lack of quorum because members are often not in the area during the winter months. Bacon noted this problem for the Energy Committee too. Houk suggested keeping in mind the residency of applicants when appointing Committee members.

Wilson suggested sending a letter to the Boards and Committees reminding them to work with members to ensure quorum. Hoort said he would add this to the agenda for next Tuesday's meeting.

II. Discussion of staffing needs. [Houk]

Houk suggested hiring a Town Planner. He said the Town should purchase Mac's at the Pier, 3 Kendrick Ave., and the former WHAT building down by the pier and then lease the properties to these businesses. He said the Town should plan for the future of Wellfleet. Reinhart noted the need to get a vision for the Town and said the Harbor could be much better utilized. She also noted the difficulty in hiring a Town Planner.

Wilson asked Powers what the job of Town Planner is and how the job is going so far for him. Powers said it can vary between municipalities. He first noted that he is the Assistant TA who also has the responsibility for Planning Board and planning matters, but that he has no certifications. Powers noted that there are employees who work with Boards as part of their job. He asked the Board to be mindful of these employees and their reporting structure, when thinking of new positions. He said this in regard to Rebekah Eldridge who works with numerous Boards, including Planning Board and the Water Commissioners.

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Powers said that the position of Town Planner is currently going well for him and he has encountered hardly any issues regarding Zoning Bylaws or planning issues. He also noted the Planning Board's inability to reach quorum. Powers recommended asking the Board what they would like to see in a Town Planner.

Carlson suggested a consultant who can assist in creating a master plan for the Town. Hoort noted Provincetown's organizational structure. They have a Community Planner and a Conservation Planner. There was discussion about previous roles held in Town and what a Town Planner's role should be.

There was discussion of previous efforts aimed at planning the Town. Reinhart said she will keep getting a Town Planner as one of her goal's and priorities for the next year. Bacon said it was important to complete the Local Comprehensive Plan first, and it will give us a stepping stone for getting a Town Planner. She said the Housing Authority may be hiring a consultant and suggested sharing the consultant with the Authority. Reinhart suggested contacting the Cape Cod Commission for assistance.

Wilson asked if Hoort had found any other versions of the Local Comprehensive Plan. Hoort said no. Powers said he would look. Wilson suggested looking at what Power's is currently doing and what the Town needs a Planner to do right now. Houk said there had been a lot of good suggestions and he was glad this would be put on a future agenda.

III. Discussion of Town Meeting Warrant. [Hoort]

Hoort said the Dredging Committee met on Monday and they are requesting \$7.5 million for dredging. He said Wilson would be bringing another article that requests a large sum of money to their upcoming meeting. Wilson asked how these articles would impact taxes. Hoort provided a spreadsheet which showed that the impact of all the combined appropriations in Year 1 on a Median Single-Family Home would be \$442.72.

Hoort said the Water Resource Director article was already voted into the Warrant and that if the article is going to be changed, then a motion to reconsider would need to be made. He said he met with staff and Selectboard members to discuss this article further and there are still some questions about the structure of the position. He said he has drafted an article to better fit the current needs that this position would fill. He suggested bringing in a consultant to help determine the needs of the position in Town. Hoort said this would be included in next Tuesday's agenda. Wilson thanked Hoort for his efforts on redrafting the article and said that she wants this article to pass.

Carlson noted the amount of work the Wastewater Committee has done to comply with DEP regulations and the importance of hiring a permanent position. She said she was in support of hiring a consultant, but asked who would manage them, and said she thought more would get done with a permanent hire. Reinhart said she was under the impression this was all worked out and wanted to see the article. She suggested a meeting of all staff who are involved in water. Carlson said her opinion of what was best for the Town was to hire a staff who would be able to take on all the work coming down the line. Wilson agreed with Carlson about the need for staff, but not as it

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was put forth in the Water Resources Director article. She said the employee could be extra help for the Health and Conservation Department.

Hoort said when he speaks of a consultant, he would like someone who is smart in this area to come in and structure the position based on needs displayed by the Boards and Town.

IV. Insert Ballot Questions into Warrant [Hoort]

Hoort provided members with 12 ballot questions to be inserted on the election warrant.

Wilson asked if the Water Resource Director article's name could be changed. Hoort said he would change this to make it more open-ended. Houk asked about the Buildings and Grounds funding and asked if the work would actually get done. Hoort said this was the intent, and the Town wouldn't ask for the money if they did not plan to complete the work.

Hoort said each of the questions, except for the Charter Amendment, had financial impact.

Question 1: Charter amendment.

Wilson noted this was voted on at last year's annual meeting and that this second vote at the election would finalize that process. Houk originally wanted to change language that implied that the Selectboard must request permission from the TA prior to talking to Town employees. Hoort said he talked with the Review Committee and discussed it but left it out of this year's Warrant for fear of "muddying the waters." It could get approved next year. Houk seconded this, saying a Review Committee member told him the same.

Bacon moved to insert question 1 into the April 29, 2019 election warrant as printed in the meeting packet.

Wilson seconded, and the motion carried 5-0.

Question 2: Firefighter/EMT/Paramedic position

There was no discussion.

Bacon moved to insert question 2 into the April 29, 2019 election warrant as printed in the meeting packet.

Wilson seconded, and the motion carried 5-0.

Question 3: Aerial Ladder/Pumper Truck Purchase

Houk asked about the need for the truck. Reinhart noted that Chief Pauley has explained the need in the past. Hoort said it was the only truck that could ~~get to~~ deal with large fires in multiple story buildings. Wilson said it is also a pumper truck.

Bacon moved to insert question 3 into the April 29, 2019 election warrant as printed in the meeting packet.

Wilson seconded, and the motion carried 5-0.

Question 4: Streetsweeper Purchase

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Reinhart moved to insert question 4 into the April 29, 2019 election warrant as printed in the meeting packet.

Carlson seconded, and the motion carried 5-0.

Question 5: Front-end Loader Purchase

There was no discussion.

Bacon moved to insert question 5 into the April 29, 2019 election warrant as printed in the meeting packet.

Carlson seconded, and the motion carried 5-0.

Question 6: Refuse/Recycle Trailer

There was no discussion.

Carlson moved to insert question 6 into the April 29, 2019 election warrant as printed in the meeting packet.

Wilson seconded, and the motion carried 5-0.

Question 7: Police Cruiser Purchase

There was no discussion.

Houk moved to insert question 7 into the April 29, 2019 election warrant as printed in the meeting packet.

Wilson seconded, and the motion carried 5-0.

Question 8: Building and Grounds Improvements

There was no discussion.

Carlson moved to insert question 8 into the April 29, 2019 election warrant as printed in the meeting packet.

Bacon seconded, and the motion carried 5-0.

Question 9: Universal Preschool

There was no discussion.

Houk moved to insert question 9 into the April 29, 2019 election warrant as printed in the meeting packet.

Wilson seconded, and the motion carried 5-0.

Question 10: Shellfish Shack

There was no discussion.

Houk moved to insert question 10 into the April 29, 2019 election warrant as printed in the meeting packet.

Bacon seconded, and the motion carried 5-0.

Question 11: Funding for Support for Water and Wastewater

Hoort noted a change in the language to include “for funding additional support for Water and Wastewater and all costs incidental and related thereto for the fiscal year beginning July 1st, 2019.”

Wilson asked if it could say “water related issues” to cover Water Commissioners and anything

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else that might come up. Bacon said Water Resources Director says this same thing. Hoort said he felt it was clear, but he would include it. Houk asked if there was a cost. Hoort said they would not know the cost until Thursday.

Wilson moved to insert question 11, as amended by the Town Administrator, into the April 29, 2019 election warrant as printed in the meeting packet.

Carlson seconded, and the motion carried 5-0.

Question 12: 3 Kendrick Ave.

Hoort said if they'd like to have this on the Warrant, it would need to be voted on this week.

Reinhart said she was personally over this – buying the property. Wilson said she'd like to hit the pause button and not have it on the warrant. Hoort said they could take no action if they would like and have until Tuesday to make a final decision.

Houk said he wanted the question on the warrant. Carlson asked Houk if this was because of his vision for the waterfront. Houk said yes and he thought it could start by purchasing one piece of property. He noted that the article could also be withdrawn at Town Meeting. Bacon said her vision for the waterfront begins with dredging and she would like to start by asking taxpayers to make that commitment before agreeing to buying property.

There was further discussion about a vision for the waterfront.

Houk moved to insert question 12 into the April 29, 2019 election warrant as printed in the meeting packet.

Carlson seconded, and the motion failed 3-2. Wilson and Bacon opposed, and the vote required 2/3 vote. (2/3 vote would've been 4 votes)

Wilson moved to adjourn.

Houk seconded, and the motion carried 5-0.

Meeting was adjourned at 2:12 pm.