



## Board of Selectmen

The Wellfleet Board of Selectmen will hold a public meeting on **Tuesday, February 13, 2018, at 6:30 p.m. at the Wellfleet Senior Center, 715 Old Kings Highway, Wellfleet, MA 02667.** *It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.*

**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 Comment.

**II. Budget review**

A. Education Budget – Nauset Regional School District, Wellfleet Elementary School

**III. Public Hearing(s) 7:00pm**

**IV. Licenses**

A. Food Truck

- Banghart Food Truck contract renewal

B. Common Victualler:

- Wellfleet Beachcomber

**V. Contracts**

A. Discussion and approval of concession contract with Leaside Café at White Crest Beach

B. Discussion and approval of concession contract with Joey's Food Truck at Baker Field

C. Discussion and approval of contract renewal with Purrfect Cleaning Services

**VI. Appointments/Reappointments**

A. C. William Sullivan – Zoning Board of Appeals

**VII. Use of Town Property**

**VIII. Business**

A. Approval of Host Community Agreement with Atlantic Medicinal Partners, Inc. [TA]

B. Town Meeting proposed article for Septic System Easement Access at 15 Harding Lane [ATA]

C. Approval of tax bill insert for the Wellfleet Taxation Aid Committee [Gary Sorkin]

D. Approval of tax bill insert for Shellfishing mailing [Asst. Shellfish Constable]

E. Approval of draft BOS "Thank You" letter to SPAT [Asst. Shellfish Constable]

F. Discussion of Plan for Town Owned Properties [TA]

G. Vote to open the 2018 Annual Town Meeting warrant and articles review [TA]

H. Discussion of possible Annual Town Meeting warrant articles [TA]

**IX. Town Administrator's Report**

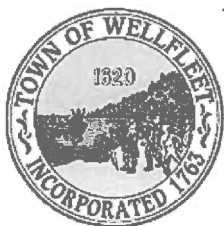
**X. Topics for Future Discussion**

**XI. Correspondence and Vacancy Report**

**XII. Minutes [January 23, 2018]**

**XIII. Adjournment & Executive Session**

A. Pursuant to G.L. c. 30A, §21(a)(3), to discuss strategy with respect to collective bargaining and litigation if the Chair declares that an open meeting may have a detrimental effect on the Town's bargaining and litigating position, the Board will review the current collective bargaining status and strategy recommendations for the Wellfleet Police Officers Union.



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# II

### Budget Review – Nauset Regional School, Wellfleet Elementary School

<b>REQUESTED BY:</b>	TA
<b>DESIRED ACTION:</b>	Approval of 2019 Nauset Regional School WES Budget.
<b>PROPOSED MOTION:</b>	I move to approve the FY 2019 Nauset Regional School Wellfleet Elementary School Budget as presented.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):  
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____

**Region Only – NHS/NMS Office FY2019 Budget**  
**Line Item Descriptions & Justification**

**February 1, 2018**  
**Ver 1**

**8741 Transportation MS RD**

The District will be entering into a five year contract with the Cape Cod Collaborative for the District's regular day transportation needs. The FY19 budgeted amount has been level funded based on the FY18 budgeted amounts and reduced for projected savings of \$130,000 for the Region's portion of the total projected savings of \$200,000 District-wide.

**8742 Transportation MS Early Bus**

Transportation MS Early route is for 5 days. The District will be entering into a five year contract with the Cape Cod Collaborative for the District's transportation needs. The FY19 budgeted amount has been level funded based on the FY18 budgeted amounts.

**8743 Transportation MS Late Bus**

Transportation MS Late route is for 100 days. This represents two buses (200 runs) for this service at the Middle School for FY19.

The District will be entering into a five year contract with the Cape Cod Collaborative for the District's transportation needs. The FY19 budgeted amount has been level funded based on the FY18 budgeted amounts

**8744 Transportation HS RD**

The District will be entering into a five year contract with the Cape Cod Collaborative for the District's regular day transportation needs. The FY19 budgeted amount has been level funded based on the FY18 budgeted amounts

**8745 Transportation HS Late Bus**

Transportation HS Late route is for 104 days. This represents two buses (208 runs) for this service at the High School.

The District will be entering into a five year contract with the Cape Cod Collaborative for the District's transportation needs. The FY19 budgeted amount has been level funded based on the FY18 budgeted amounts.

**8754 Transportation Fuel Escalation Charges HS**

The District will be entering into a five year contract with the Cape Cod Collaborative for the District's transportation needs. This line item is not applicable for FY19 and no funding is requested for this line item for FY19.

### **8751 Transportation Fuel Escalation Charges MS**

The District will be entering into a five year contract with the Cape Cod Collaborative for the District's transportation needs. This line item is not applicable for FY19 and no funding is requested for this line item for FY19.

### **8758 Transportation-McKinney Vento**

Represents costs to transport homeless students to other schools. FY19 based on a two year average of the actual amount spent.

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### **8728 School Choice Tuition**

Reviewed the actual costs for two, three, four year average and the actual costs for FY18 and projected based on the actual costs for School Choice Tuition paid by the District.

### **8729 Charter School Tuition**

Reviewed the enrollment over a three year average for the Lighthouse Charter and Sturgis Charter Schools. Three year average for Lighthouse Charter is 67 and three year average for Sturgis Charter is 17. FY19 projected per pupil costs are as follows: Lighthouse Charter \$17,208; Sturgis Charter \$22,396.

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### **8730 SN Salaries Tutors**

Provides short-term tutoring services for students in out-of-district programs. Amount is level funded.

### **8731 SN Contracted Services Tutors**

Provides tutoring services for special needs students. Amount is level funded.

### **8732 SN Contracted Services Psychological**

Provides for outside psychological consulting services for special needs students for assessment. Amount is level funded.

### **8740 SN Salaries Speech Therapeutic, OT, PT**

Represents the Elementary portion of Speech Therapeutic, OT & PT services which are billed to the four elementary schools. Amounts are based on a three year averaging of actual hours spent in each building. The High School and Middle School portion is reflected in their budget.

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### **8733 SN Contracted Services Transportation**

Represents contracted services for Out-of-District Collaborative Placements of special needs students' transportation through the Collaborative. Amount level funded and increased by 4% based on current FY18 student needs and FY19 projected needs.

**8734 SN Contracted Services Trans Parent Reimburse**

Represents amounts paid to parents for transportation reimbursement. Line item is level funded.

**8746 SN Transportation MS**

This amount represents amounts for Middle School Special Needs transportation costs for in District transportation expenses. The increase is due to a projected increase of 4% as provided by the Collaborative. The District is charged per actual mileage as opposed to per bus per day fee. This line item is based on the student need for this service.

**8748 SN Transportation HS**

This amount represents amounts for High School Special Needs transportation costs for in District transportation expenses. The increase is due to a projected increase of 4% as provided by the Collaborative. Included in this expense are costs for field trips, and transportation costs for the various programs inclusive of the following: Best Buddies Program, Life Skills Program, After School Program and Breakfast Café Program. The District is charged per actual mileage as opposed to per bus per day fee. This line item is based on the student need for this service.

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**8735 SN Tuition Non-Public Schools**

Tuition paid for Special Needs tuition to non-public schools for out-of-district residential/day placements for students with special needs which cannot be serviced in the District. This line item reflects a decrease of .37% for FY19 compared to costs for FY18. This is based on current student enrollment and projected enrollment for FY19.

**8736 SN Tuition Collaborative**

Tuition paid for Special Needs tuition to the Cape Cod Collaborative placements for students with special needs which cannot be serviced in the District. This line item reflects an increase of 34.76% for FY19 compared to costs for FY18. This is based on current student enrollment and projected enrollment for FY19.

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**8701 Salaries Committee/Council Secretary**

Compensation for the recording secretary to cover various meetings. Amount is contractual and is based on the projected expenses for FY19.

**8702 Supplies Treasurer**

Line item covers costs for supplies for our Treasurer. Line item is increased based on actual amount spent in FY17.

**8703 Meet/Dues/Subscriptions**

Funds for meetings, dues and subscriptions. Line item is increased based on the actual amount spent in FY17.

**8704 Salary Treasurer**

Line item covers the salary for the District's Treasurer. Amount is contractual.

**8705 Annual Fiscal Audit/Actuarial**

Amounts expended for auditing services. Amounts reviewed for last year and current year costs and the level of services to be provided in FY19 and increased by 2.68%.

**8706 Banking Services**

Anticipated costs for banking services for FY19 is level funded.

**8707 Medicaid Collection Services**

Amounts paid to a third party vendor to submit applicable paperwork for Medicaid reimbursements on behalf of the District and the four Towns. Amount budgeted based on current actual expenditures. Amount to be expended in FY19 is based on the amount collected from Medicaid by the vendor on the District's behalf and is increased by 9.18% from prior year FY18.

**8708 Advertising**

Amount budgeted based on current actual expenditures. Amount is level funded for FY19.

**8709 Legal Services School Committee**

Amount has been level funded for FY19.

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**8768 Tech Technician Salary**

This line item funds the salary for a technology support staff person who maintains the technology infrastructure of the High School campus, Middle School campus and Central Office.

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**8711 Salary Professional Development**

Reviewed the prior year actual costs. Amount level funded from previous year. Additional costs to be funded through various grants.

**8712 Substitutes Professional Development**

Reviewed prior year actual costs. Amount level funded from previous year. Additional costs to be funded through various grants.

**8713 Contracted Services Professional Development**

Amount level funded. Additional costs to be funded through various grants.

**8714 Professional Development Growth Reimbursement**

Amount is per contract language. Line item level funded from previous year.

**8771 Professional Development Ed Assistants**

Amount is per contract language. Line item is level funded from previous year.

**8767 Professional Development Supplies**

Line item is level funded. Additional costs to be funded through various grants.

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**8716 County Retirement Assessment**

Amount is based on FY 2018 Appropriation Information provided by the Barnstable County Retirement Association. Amount represents full payment of the District's portion of the retirement expense on July 1, 2018. Savings of \$16,229 will be realized by paying in one payment versus two payments. Previous year's budget amount reflected one payment.

**8719 Medicare NRSD Share**

Amount is based on the projected FY19 salaries and is the employer's portion of the Medicare costs at a rate of 1.45%. Amount has increased from prior year as a result of an increase in the projected salaries for FY19. Also reviewed prior year actual costs and current year projected amounts and adjusted accordingly.

**8720 Employer's share Health Insurance**

This represents the Employer's portion of health insurance costs. This amount reflects an increase of 6.0% in premium costs for the Blue Cross PPO Plan and for the Blue Cross Net Blue, Harvard Pilgrim PPO Plan and the Harvard Pilgrim HMO based on the final published rates by the Cape Cod Municipal Health Group.

The District participates in the Cape Cod Municipal Health Group. (Employer's portion is 70%) Prior budgeting practices included the retirees' portion in this line item as well. Retirees' portion is separated and included in line item 8724.

**8772 OPEB Contribution**

Line item funds the District's OPEB contribution. This is based on 1% of the FY19 costs of the following budget line items: #8720 Employer's Share of Health Insurance; #8724 Employer's Share of Retired Health Insurance; and #8764 Section 18 Health Insurance Expense.

**8721 Employer's share of Life Insurance**

Line item is level funded from previous year.

**8722 Worker's Compensation Insurance**

Amount represents current year premium for FY18 actual costs plus audited premium for FY17.

**8723 Unemployment Insurance**

Line item level funded. Amount may fluctuate based on the number of employees who file for and receive unemployment insurance benefits. Amount is level funded for FY19.

**8725 Buildings contents/liability/auto insurance**

Amount based on actual expenses incurred for FY17. The District increased the deductible in FY14 realizing additional savings in premium costs. Amount is increased by 12.00% for FY19 based on our recent claim history.

**8726 Officer Bonds**

This line item covers the Treasurer and two School Committee Members. Amount is level funded for FY19.

**8727 Interscholastic Athletic Insurance**

Amount increased due to actual amount for FY18. Amount was previously level funded based on three years' actual costs. Amount budgeted in FY19 is based on the increase in cost for FY18 and the number of students.

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**8724 Employer's Share Retired Health Ins.**

This line item represents the Employer's share of retirees' health insurance costs. Amount reflects an increase of 1.91% of overall costs for retirees reflecting the final published rates by the Cape Cod Municipal Health Group. Changes to the retiree plans for retiree drug subsidy (RDS) in FY15 resulted in savings in the FY16 budget. The District participates in the Cape Cod Municipal Health Group.

**8764 Section 18 Health Ins. Expense.**

This line item represents the penalty assessed to the District. Amount is an actual amount based on the number of retirees who did not elect Medicare upon attaining the age 65.

**8770 Architectural/Engineering Design Services**

This line item assists the Finance Office with the various interior and exterior repair/renovation capital projects such as window replacements, classroom modifications, handicap accessibility, science lab upgrades, elevators, roof replacements, brick restorations, HVAC modifications, etc., required for the Nauset Regional School District buildings.

Proposed work is inclusive of investigating problematic areas in site infrastructure, architectural, structural and building systems as well as recommendations of detailed repairs and the development of cost estimates for such repairs for the Nauset Regional School District. Assignments may include documenting existing conditions, investigating the nature and diversity of the problems and proposing alternate methods of repair for resolution of the problems. Detailed projects would be inclusive of the development of recommended solutions which may include pre-schematic design and outline specification with cost estimates and/or prepare construction documents and administer the construction contract for the solution. This architectural/engineering design services would inspect each of the locations to determine the specific work required and provide the Nauset Regional School District with a report prior to the preparation of design and bid plans for construction.

No funding is being requested for FY19 for this line item.



NAUSET REGIONAL SCHOOLS

2.1.2018  
ver 1

OPERATING EXPENSE BUDGETED FROM REVOLVING FUNDS

<u>EXPENSE</u>	Certified Budget 2014-15	Certified Budget 2015-16	Certified Budget 2016-17	Certified Budget 2017-18	Proposed Budget 2018-19	Increase/ (Decrease)	% Increase (Decrease)
Circuit Breaker Revolving Fund	810,351	903,344	596,723	649,601	764,274	114,673	17.65%
School Choice Revolving Fund	1,600,308	1,700,000	1,534,500	1,833,500	2,128,100	294,600	16.07%
Cape Cod Tech Revolving Fund	-	-	-	49,500	16,500	(33,000)	-66.67%
Firebird Revolving Fund	-	-	-	20,000	-	(20,000)	-100.00%
MS Building Use Fund	-	-	-	60,000	-	(60,000)	-100.00%
HS Building Use Fund	-	-	-	10,000	-	(10,000)	-100.00%
International Student Revolving Fund	-	50,000	200,000	-	-	-	0.00%
Total Expenses Funded With Revolving Funds***	2,410,659	2,653,344	2,331,223	2,622,601	2,908,874	286,273	10.92%

\*\*\*Per DESE starting in FY18 Nauset will budget a portion of expenditures directly out of Revolving Funds instead of appropriations for those revolving funds revenue budgeted as a general fund revenue source (Transfer-In).

NAUSET REGIONAL SCHOOLS

Ver 1  
2.1.2018

OPERATING BUDGET

	Certified Budget 2014-15	Certified Budget 2015-16	Certified Budget 2016-17	Certified Budget 2017-18	Proposed Budget 2018-19	Increase Decrease	% Increase (Decrease)
<b>EXPENSE</b>							
MS	7,251,616	7,432,783	7,642,453	7,727,788	7,990,235	262,447	3.40%
HS	10,702,040	10,968,281	11,131,812	11,086,421	11,468,531	382,110	3.45%
Region Only	10,107,934	10,425,132	11,109,971	9,200,923	9,185,401	(15,522)	-0.17%
Region's Share of Central Office	938,399	1,007,868	995,246	1,004,653	1,034,296	29,643	2.95%
Total	28,999,988	29,834,063	30,879,481	29,019,785	29,678,463	658,678	2.27%
<b>INCOME</b>							
State Base Aid	3,321,529	3,346,989	3,346,989	3,444,939	3,444,939	0	0.00%
Charter School Aid	135,735	76,637	74,005	74,005	74,005	0	0.00%
State Transportation Aid	557,444	528,982	594,252	765,016	827,315	62,299	8.14%
Truro & Provincetown Tuition	1,975,730	1,776,780	2,257,625	2,028,028	2,024,960	(3,068)	-0.15%
Elementary Assessments for Therapists	131,038	149,853	178,456	187,954	189,913	1,959	1.04%
Estimated Receipts	50,000	50,000	50,000	100,000	185,000	85,000	85.00%
Transfer from E&D	250,000	500,000	783,500	630,000	590,000	(40,000)	-6.35%
Prior Transfer-In from Revolving Funds***	2,410,659	2,653,344	2,331,223	0	0	0	0.00%
	8,832,135	9,082,585	9,616,050	7,229,942	7,336,132	106,190	1.47%

<b>Total Operating Budget</b>	<b>20,167,853</b>	<b>20,751,478</b>	<b>21,263,431</b>	<b>21,789,843</b>	<b>22,342,331</b>	<b>552,488</b>	<b>2.54%</b>
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Construction Debt Service	664,220	481,700	264,744	255,063	251,563	(3,500)	-1.37%
Transfer from E&D	0	0	4,106	4,106	4,106	0	0.00%
SBAB Reimbursement	654,591	0	0	0	0	0	0.00%
DEBT TO BE FUNDED	9,629	481,700	260,638	250,957	247,457	(3,500)	-1.39%

<b>TOTAL ASSESSMENT</b>	<b>20,177,482</b>	<b>21,233,178</b>	<b>21,524,069</b>	<b>22,040,800</b>	<b>22,589,788</b>	<b>548,988</b>	<b>2.49%</b>
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	BREWSTER	EASTHAM	ORLEANS	WELLFLEET	TOTAL
FY 18 Population**	539	250	232	159	1,180
Assessment %	45.68%	21.19%	19.66%	13.47%	100%
Debt Assessment	114,632	53,169	49,341	33,815	250,957
Operating Assessment	9,953,157	4,616,492	4,284,105	2,936,089	21,789,843
Total Assessment	10,067,789	4,669,661	4,333,446	2,969,904	22,040,800

FY 19 Population**	531	237	229	144	1,141
Assessment %	0.465381	0.207713	0.200701	0.126205	100.00%
Debt Assessment	115,162	51,400	49,665	31,230	247,457
Operating Assessment	10,397,696	4,640,793	4,484,128	2,819,714	22,342,331
Total Assessment	10,512,858	4,692,193	4,533,793	2,850,944	22,589,788

Increase (Decrease) 18 to 19

Population**	(8)	(13)	(3)	(15)	(39)
Assessment %	0.86%	-0.42%	0.41%	-0.85%	0.00%
Debt Assessment	530	(1,769)	324	(2,585)	(3,500)
Operating Assessment	444,539	24,301	200,023	(116,375)	552,488
Total Assessment	445,069	22,532	200,347	(118,960)	548,988

2019 Capital Plan Projects

Towns' Shares	241,705	107,880	104,238	65,547	519,371
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\* Provincetown Tuition - FY11 Income not counted in total. Tuition was approved after budget was certified.

\*\*Population = The number of resident students attending Nauset, other schools as "choice students", or public charter schools.

\*\*\*Per DESE starting in FY18 Nauset will budget a portion of expenditures directly out of Revolving Funds instead of appropriations for those revolving funds revenue budgeted as a general fund revenue source (Transfer-In).







## NAUSET REGIONAL SCHOOL DISTRICT

February 1, 2018

### NAUSET MIDDLE SCHOOL

			Dollar Increase	% Increase
Budget December 6, 2016 version 1		\$ 8,036,661	\$ 308,873	4.00%
Reduction Cafeteria Salaries	8109	\$ (16,100)		
Retirement Salaries Guidance	8034	(30,326)		
<b>Total Updated Budget February 1, 2018 Version 2</b>		<b>\$ 7,990,235</b>	<b>\$ 262,447</b>	<b>3.40%</b>

### NAUSET HIGH SCHOOL

Budget December 21, 2017 version 1		\$ 11,361,751	\$ 275,330	2.48%
Addition: iPad Lease		\$ 106,780		
<b>Total Updated Budget February 1, 2018 Version 2</b>		<b>\$ 11,468,531</b>	<b>\$ 382,110</b>	<b>3.45%</b>

### REGION ONLY BUDGET

Budget February 1, 2018 version 1		\$ 9,185,401	\$ (15,522)	-0.17%
Various Reductions		\$ -		
<b>Total Updated Budget February 1, 2018 Version 1</b>		<b>\$ 9,185,401</b>	<b>\$ (15,522)</b>	<b>-0.17%</b>

### REGION'S SHARE OF CENTRAL OFFICE

Budget November 16, 2017 version 1		\$ 1,034,296	\$ 29,643	2.95%
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## NAUSET REGIONAL SCHOOL DISTRICT

February 1, 2018

Combined Budgets		Dollar Increase	% Increase
NAUSET MIDDLE SCHOOL	\$ 7,990,235	262,447	3.40%
NAUSET HIGH SCHOOL	11,468,531	382,110	3.45%
REGION ONLY	9,185,401	(15,522)	-0.17%
REGION'S SHARE OF CENTRAL OFFICE	1,034,296	29,643	2.95%
<b>Total Combined Updated Budgets February 1, 2018 Ver 2</b>	<b>\$ 29,678,463</b>	<b>\$ 658,678</b>	<b>2.27%</b>
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<b>INCOME</b>	<b>\$ 7,336,132</b>	<b>\$ 106,190</b>	<b>1.47%</b>
<b>Total Operating Budget</b>	<b>\$ 22,342,331</b>	<b>\$ 552,488</b>	<b>2.54%</b>
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<b>DEBT</b>	<b>\$ 247,457</b>	<b>\$ (3,500)</b>	<b>-1.39%</b>
<b>TOTAL ASSESSMENT</b>	<b>\$ 22,589,788</b>	<b>\$ 548,988</b>	<b>2.49%</b>
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## NAUSET REGIONAL SCHOOL DISTRICT

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## NAUSET REGIONAL SCHOOL DISTRICT

February 1, 2018

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REGION'S SHARE OF CENTRAL OFFICE	1,034,296	29,643	2.95%
Total Combined Updated Budgets February 1, 2018 Ver 2	\$ 29,678,463	\$ 658,678	2.27%
INCOME	\$ 7,336,132	\$ 106,190	1.47%
Total Operating Budget	\$ 22,342,331	\$ 552,488	2.54%
DEBT	\$ 247,457	\$ (3,500)	-1.39%
TOTAL ASSESSMENT	\$ 22,589,788	\$ 548,988	2.49%

REGION ENROLLMENT SUMMARY FOR FY19 TOWN ASSESSMENTS														1.10.2018
<u>RESIDENT STUDENTS ATTENDING NAUSET MIDDLE SCHOOL &amp; NAUSET HIGH SCHOOL:</u>														
TOWN	GRADE 6	GRADE 7	GRADE 8	sub total		GRADE 9	GRADE 10	GRADE 11	GRADE 12	GRADE SP	sub total		Gr. 9-12	GRAND TOTAL
Brewster	80	65	60	205	62	75	72	60	0	269	0	269	474	
Eastham	22	24	25	71	34	28	46	33	0	141	0	141	212	
Orleans	31	29	30	90	24	32	32	25	1	114	0	114	204	
Wellfleet	13	17	23	53	24	19	13	20	3	79	0	79	132	
TOTAL >>	146	135	138	419	144	154	163	138	4	603	0	603	1022	
Source: October 1, 2017 District Enrollment Report x2														
<u>RESIDENT STUDENTS ATTENDING OTHER MIDDLE &amp; HIGH SCHOOLS BY CHOICE:</u>														
TOWN	GRADE 6	GRADE 7	GRADE 8	sub total		GRADE 9	GRADE 10	GRADE 11	GRADE 12	GRADE SP	sub total		Gr. 9-12	GRAND TOTAL
Brewster	1	4	1	6	4	2	4	5	0	15	0	15	21	
Eastham	4	0	1	5	0	1	0	0	0	1	0	1	6	
Orleans	0	1	1	2	0	1	1	1	0	2	0	2	4	
Wellfleet	0	2	2	4	0	0	0	0	1	1	0	1	5	
TOTAL >>	5	7	5	17	4	4	5	6	0	19	0	19	36	
Source: October 1, 2017 Foundation Enrollment Report 3 Dept. of Elem & Secondary Education (DESE) as of 1.10-2018														
<u>RESIDENT STUDENTS ATTENDING OTHER MIDDLE &amp; HIGH SCHOOLS - CHARTER SCHOOLS</u>														
TOWN	GRADE 6	GRADE 7	GRADE 8	sub total		GRADE 9	GRADE 10	GRADE 11	GRADE 12	GRADE SP	sub total		Gr. 9-12	GRAND TOTAL
Brewster	10	11	6	27	2	2	2	2	3	0	9	9	36	
Eastham	3	6	7	16	1	1	1	1	0	0	3	3	19	
Orleans	4	5	8	17	1	0	0	2	1	0	4	4	21	
Wellfleet	0	2	5	7	0	0	0	0	0	0	0	0	7	
TOTAL >>	17	24	26	67	4	3	5	5	4	0	16	16	83	
Source: October 1, 2017 Foundation Enrollment Report 3 Dept. of Elem & Secondary Education (DESE) as of 1.10-2018														

REGION ENROLLMENT SUMMARY FOR FY19 TOWN ASSESSMENTS													1.10.2018
TOWN	GRADE 6	GRADE 7	GRADE 8	sub total		GRADE 9	GRADE 10	GRADE 11	GRADE 12	GRADE SP	sub total	Gr. 9-12	GRAND TOTAL
Brewster - Nauset	80	65	60	205	62	75	72	60	0	269	0	269	474
Brewster - Choice	1	4	1	6	4	2	4	5	0	15	0	15	21
Brewster - Charter	10	11	6	27	2	2	2	3	0	9	0	9	36
<b>TOTAL &gt;&gt;</b>	<b>91</b>	<b>80</b>	<b>67</b>	<b>238</b>	<b>68</b>	<b>79</b>	<b>78</b>	<b>68</b>	<b>0</b>	<b>293</b>	<b>0</b>	<b>293</b>	<b>531</b>
Eastham - Nauset	22	24	25	71	34	28	46	33	0	141	0	141	212
Eastham - Choice	4	0	1	5	0	1	0	0	0	1	0	1	6
Eastham - Charter	3	6	7	16	1	1	1	0	0	3	0	3	19
<b>TOTAL &gt;&gt;</b>	<b>29</b>	<b>30</b>	<b>33</b>	<b>92</b>	<b>35</b>	<b>30</b>	<b>47</b>	<b>33</b>	<b>0</b>	<b>145</b>	<b>0</b>	<b>145</b>	<b>237</b>
Orleans - Nauset	31	29	30	90	24	32	32	25	1	114	1	114	204
Orleans - Choice	0	1	1	2	0	1	1	0	0	2	0	2	4
Orleans - Charter	4	5	8	17	1	0	2	1	0	4	0	4	21
<b>TOTAL &gt;&gt;</b>	<b>35</b>	<b>35</b>	<b>39</b>	<b>109</b>	<b>25</b>	<b>33</b>	<b>35</b>	<b>26</b>	<b>1</b>	<b>120</b>	<b>1</b>	<b>120</b>	<b>229</b>
Wellfleet - Nauset	13	17	23	53	24	19	13	20	3	79	3	79	132
Wellfleet - Choice	0	2	2	4	0	0	0	1	0	1	0	1	5
Wellfleet - Charter	0	2	5	7	0	0	0	0	0	0	0	0	7
<b>TOTAL &gt;&gt;</b>	<b>13</b>	<b>21</b>	<b>30</b>	<b>64</b>	<b>24</b>	<b>19</b>	<b>13</b>	<b>21</b>	<b>3</b>	<b>80</b>	<b>3</b>	<b>80</b>	<b>144</b>
<b>GRAND TOTALS &gt;&gt;</b>	<b>168</b>	<b>166</b>	<b>169</b>	<b>503</b>	<b>152</b>	<b>161</b>	<b>173</b>	<b>148</b>	<b>4</b>	<b>638</b>	<b>4</b>	<b>638</b>	<b>1141</b>
	<b>GRADE 6</b>	<b>GRADE 7</b>	<b>GRADE 8</b>	<b>Gr. 6-8</b>	<b>GRADE 9</b>	<b>GRADE 10</b>	<b>GRADE 11</b>	<b>GRADE 12</b>	<b>GRADE SP</b>	<b>Gr. 9-12</b>	<b>TOTAL</b>		
ASSESSMENT PERCENTAGES FOR FY19 BUDGET:													
BREWSTER	531 Students / 1,141	=	0.465381	ASSESSMENT PERCENTAGES FOR FY18 BUDGET:									CHANGE: %
EASTHAM	237 Students / 1,141	=	0.207713										0.456780 0.008601 1.84821%
ORLEANS	229 Students / 1,141	=	0.200701										0.211864 -0.004151 -1.99866%
WELLFLEET	144 Students / 1,141	=	0.126205										0.196610 0.004091 2.03842%
													0.134746 -0.008541 -6.76749%
													1.000000
FY19 TO FY18													



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

III

### PUBLIC HEARING(S)

<b>REQUESTED BY:</b>	None
<b>DESIRED ACTION:</b>	
<b>PROPOSED MOTION:</b>	
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# IV

### LICENSES – A. Food Truck

<b>REQUESTED BY:</b>	ATA
<b>DESIRED ACTION:</b>	Banghart Food Truck Contract Renewal
<b>PROPOSED MOTION:</b>	I move to renew the annual contract for Banghart Food Truck.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):  
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# BOARD OF SELECTMEN

## AGENDA ACTION REQUEST February 13, 2018

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### MEMORANDUM

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**TO:** BOARD OF SELECTMEN  
**FROM:** ASSISTANT TOWN ADMINISTRATOR  
**SUBJECT:** FOOD TRUCK CONTRACT AND PERMIT RENEWAL – MICHAEL BANGHART – MAGUIRE LANDING  
**DATE:** 2/8/2018  
**CC:** TOWN ADMINISTRATOR

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Mr. Banghart is in good standing with the Town of Wellfleet. He would like to request the Town to exercise its option to renew his Food Truck permit to operate and to renew his contract to provide services at Maguire Landing parking lot for 2018. The fee for this renewal is set at \$2,001.

Here is the part of the contract regarding the Town option to renew: “The Town, at its option, shall have the right to renew this contract annually for up to two additional years at the same bid price. In determining whether to exercise said extension at the same price for an additional year the Town will consider the performance of the lessee during the prior year. Payment of the concession fee by the lessee shall be made within ten (10) calendar days of the notice of renewal.”



# BOARD OF SELECTMEN

## AGENDA ACTION REQUEST February 13, 2018

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### **TOWN OF WELFLEET**

BEACH CONCESSION  
Newcomb Hollow Beach  
2018 Renewal

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between the Town of Wellfleet and its Board of Selectmen, hereinafter referred to as the lessor, and **Michael Banghart, d/b/a 349 Events/Solace** with a mailing address of PO BOX 3005, Wellfleet, MA 02667 and hereinafter referred to as the lessee; WITNESSETH:

The LESSOR agrees to let and lease to the LESSEE a 15' x 20' (300 sq. ft.) area, at the northeast corner of the parking lot at Maguire Landing.

Concession Unit must meet all requirements including but not limited to those of the Board of Health, Building Inspector and Board of Selectmen (i.e. roadworthy, safe, insured, sanitary).

The term of the lease shall be for the period **commencing May 25, 2018 and expiring November 3, 2018** and shall conform to the following specifications:

#### Specifications

1. The concession vehicle must meet the State Sanitary Code Chapter X Minimum Standards for Food Establishments, 105 CMR 590.009 Mobile Food Units and Pushcarts and be legally road worthy. Towed concession vehicles are permitted.
2. The Concession Unit must meet all local requirements including but not limited to those of the Board of Health. The lessee will need to complete a Beach Concession Food Permit Application and a separate Food Service Establishment Application.
3. The Concession Unit shall be large enough to meet the demand of the area that it intends to serve but in no case shall be larger than area described in property description.
4. This agreement authorizes Lessee to vend only in the area outlined in the property description and not in any other areas of the Town.
5. Lessee shall furnish electricity and other utilities. The Lessee shall have their electrical usage metered and cost to be paid directly by Lessee to the electric company for all electrical usage at the beach locations.
6. Lessee shall also furnish trash and provide recycling receptacles for customers. Lessee shall remove trash and recycling at the end of each day and shall not dispose of trash and recycling in the town barrels.
7. One parking space (in addition to the lessee location described above in "Property Description" shall be available to Lessee or his/her designated employee. Access to parking space for Lessee and concession unit shall be held open until 10:00a.m. After that time access will be dependent upon current parking situation.
8. Lessee shall have service available on all fair weather days during the contracted season as stipulated below. The Town Director of Community Services (or designee) shall be called if there is a question about whether it is a "fair weather day." The Town's determination is final.



## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST

February 13, 2018

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- a. Service is optional between May 28th and June 7<sup>th</sup> . The truck may be there between 10am and 4pm but may also elect to be there from 7am to 10am and from 4pm to 7pm.
  - b. Service is required between June 18th and Labor Day. The truck must be there between 10am and 4pm but may be there from 7am to 10am and from 4pm to 7pm.
  - c. Service is optional from September 6 through November 1st. The truck may be there between 10am and 4pm but may also elect to be there from 7am to 10am and from 4pm to 7pm.
9. The concession vehicle shall be removed at the end of the day.
  10. Lessee shall not sublet the concession without the prior written approval of the Town.
  11. All lessees must operate from a fixed food establishment.
  12. All lessee vehicles are subject to inspection by local officials.

At all times during the term of the lease, the Lessee shall carry Concessionaire's liability/products liability insurance in the about of \$1,000,000 and worker's compensation insurance in the amount of \$500,000 with the Town named as an additional insured. Evidence of the insurance policies shall be provided to the LESSOR.

**In consideration of the privileges extended to the LESSEE by this lease, the LESSEE shall pay to the LESSOR \$2,001 for Maguire Landing.**

The LESSOR shall have the right to cancel the lease at any time for reasonable cause and the LESSEE shall forfeit the lease payment.

FOR THE LESSOR: (Board of Selectmen)

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FOR THE LESSEE: (Michael Banghart)

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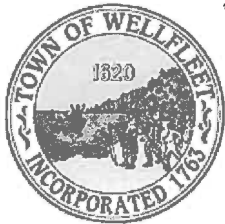
## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

IV

### LICENSES – B. Common Victualler

<b>REQUESTED BY:</b>	<b>Principal Clerk</b>
<b>DESIRED ACTION:</b>	<b>Common Victualler Business License</b>
<b>PROPOSED MOTION:</b>	<b>I move to approve the Common Victualler Business License for Wellfleet Beachcomber.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# IV

### CONTRACTS – A. Leaside Café

<b>REQUESTED BY:</b>	ATA
<b>DESIRED ACTION:</b>	Discussion and approval of concession contract with Leaside Café at White Crest Beach.
<b>PROPOSED MOTION:</b>	I move to approve the concession contract with Leaside Café at White Crest Beach.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

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## MEMORANDUM

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**TO:** BOARD OF SELECTMEN  
**FROM:** ASSISTANT TOWN ADMINISTRATOR  
**SUBJECT:** FOOD TRUCK CONTRACT AND PERMIT RENEWAL –MURRO VAN METER – WHITE CREST BEACH  
**DATE:** 2/8/2018  
**CC:** TOWN ADMINISTRATOR

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Mr. Van Meter submitted a bid to operate a concession at White Crest Beach and was the successful bidder. The accepted bid price is \$3,100. Included in your packet is a contract for discussion and action.

# TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleetma.org

## Project: Concessions Services Bid Pricing Sheet

In accordance with the Scope of Services described in the bid specifications for the above project I bid the following price(s).

1. White Crest Beach Bid price ~~\$80~~ \$3,100 —  
Baker Field Bid price 0  
Town Marina Bid price 0

Murro Van Meter  
Name of Authorized Person (print)

1/26/18  
Date

  
Signature of Authorized Person

mooroe@hotmail.com  
email address

The Leaside Cafe LLC  
Name of Company/Corporation/Partnership

P.O. Box 715  
Address (# Street or PO Box)

(508) 360 7659  
telephone #

Wellfleet MA 02667  
Town/State/Zip Code

APPLICATION FOR FOOD SERVICE ESTABLISHMENTS 2018

APPLICATION MUST BE FILLED OUT COMPLETELY

Name Murro Van Meter

Mailing Address P.O. Box 715

Town/State/Zip Wellfleet MA 02667

Business Address 175 Cross Hill Rd Wellfleet MA 02667

Owner's Name Murro Van Meter Home Tel. 983 607659 E-Mail murroca@hotmail.com

Manager's Name Murro Van Meter Home Address 105 Aunt Sallys Way Wellfleet 02667

If Corporation or Partnership, give name, title and home address of officers or partners.

Name	Title	Home Address
<u>Murro Van Meter</u>	<u>owner/president</u>	<u>105 Aunt Sallys Way Wellfleet 02667</u>

Establishment is open 4 months a year. Total seating capacity 0 Take-out service only? yes

Name of Certified Food Handler (s) Murro Van Meter P.I.C. \_\_\_\_\_

Does establishment have outside seating? NO Seating Capacity 0 is area enclosed? no Capacity 0

If seating capacity are over 25, person Choke saver Certified n/a

Applications for all licenses/permits required by the Board of Selectmen have been filed for the year 2018

yes x no \_\_\_\_\_

PLEASE CHECK PERMIT (S) YOU ARE APPLYING FOR:

- |   |  |
|---|--|
| <input type="checkbox"/> Temporary Food Service | <input type="checkbox"/> Caterer             |
| <input type="checkbox"/> Retail Food            | <input type="checkbox"/> Food Service        |
| <input checked="" type="checkbox"/> Mobile Unit | <input type="checkbox"/> Residential Kitchen |
| <input type="checkbox"/> Bed & Breakfast        |  |

FOR FOOD SERVICE ESTABLISHMENTS: Are you compliant with the new Food Allergen Requirements: yes x no \_\_\_\_\_ I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

\* Signature of Individual or Corporate Name (mandatory) \_\_\_\_\_

By: Corporate Officer (mandatory, if applicable) \_\_\_\_\_

\*\* Social Security/ Federal Identification Number. [REDACTED] (MANDATORY)

\* This license will not be issued unless this certification clause is signed by the applicant.

\*\* Your Federal Identification Number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation.

This request is made under the authority of M.G.L. Chapter 62C Section 49A.

[Signature]  
Health Agent

1/18/18  
Date

Date Received \_\_\_\_\_ By (initials) \_\_\_\_\_ Fee \_\_\_\_\_ Date Issued \_\_\_\_\_

Required Business Application to be completed and submitted with Bid Application.

## **List of References**

Prepared for: The Town of Wellfleet, MA

Prepared by: Murro Van Meter

In reference to: Beach concessions application

1/25/18

Suzanne Grout Thomas

Wellfleet MA

508 349 0300

Todd LeBart

Wellfleet MA

508 349 6055

Sophia Fox

Wellfleet MA

774 521 7216

# TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleet-ma.org

## Project: Concessions Services Acknowledgement of Principal

I Murro Van Meter principal of  
The Leaside Cafe LLC,  
holding the office of owner / president with said  
Company is hereby authorized to submit a bid/proposal on behalf of said Company for the White  
Crest Beach Concession bid/proposal to the Town of Wellfleet.

  
Signature of Authorized Person

Murro Van Meter  
Name of Authorizing Person

owner / president  
Position/Office

The Leaside Cafe LLC  
Name of Business

1/24/18  
Date

The Leaside Cafe LLC  
Name of Company/Corporation/Partnership

P.O. Box 715  
Address (# Street or PO Box)

(508) 360 7659  
telephone #

Wellfleet MA 02667  
Town/State/Zip Code

maorae@hotmail.com  
email address

**This form must be included with the bid/proposal.**

Required Food Establishment Permit to be completed and submitted with Bid Application.

# TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleet-ma.org

## Project: Concessions Services

### Statement of State Tax Compliance

Description of Bid/Proposal concessions services at whitecrest

Date of Bid 1/26/18

Pursuant to Chapter 323 of the Acts of 1983, Section 49A, I,

Murro Van Meter authorized signatory for

The Leaside Cafe LLC, whose

principal place of business is

1175 Gross Hill Road / P.O. Box 715 02667 do hereby certify under  
the pains of perjury that The Leaside Cafe LLC has complied with all laws of  
the Commonwealth relating to taxes.

Murro Van Meter  
Name of Person Signing Bid/Proposal

[REDACTED]  
SSN or FID #

The Leaside Cafe LLC  
Name of Business

1/26/18  
Date

**This form must be included with the bid/proposal.**





Commonwealth of Massachusetts  
Department of Revenue  
Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L1187097856  
Notice Date: December 29, 2017  
Case ID: 0-000-276-461



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

000019



MURRO VAN METER IV  
105 AUNT SALLYS' WAY  
WELLFLEET MA 02667

### *Why did I receive this notice?*

The Commissioner of Revenue certifies that, as of the date of this certificate, MURRO VAN METER IV is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

**This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.**

### *What if I have questions?*

If you have questions, call us at (617) 887-6367 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 8:30 a.m. to 4:30 p.m..

### *Visit us online!*

Visit [mass.gov/dor](http://mass.gov/dor) to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief  
Collections Bureau

# TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleet-ma.org

## Project: Concessions Services Certificate of Non-Collusion

Description of Bid/Proposal concessions services at whitecrest

Date of Bid 1/26/18

The undersigned certifies under penalties of perjury that the above bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Murro Van Meter  
Name of Person Signing Bid/Proposal

The Leaside Cafe LLC  
Name of Business

**This form must be included with the bid/proposal.**



## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST

February 13, 2018

## **TOWN OF WELFLEET**

### BEACH CONCESSION

White Crest Beach

2018 Renewal

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between the Town of Wellfleet and its Board of Selectmen, hereinafter referred to as the lessor, and **Murro Van Meter d/b/a The Leaside Café** with a mailing address of 105 Aunt Sally's Way, Wellfleet, MA 02667 and hereinafter referred to as the lessee; WITNESSETH:

The LESSOR agrees to let and lease to the LESSEE a 15' x 20' (300 sq. ft.) area of the parking lot at White Crest Beach for the sole purpose of operating a concession. The Director of Community Services shall designate the area with the LESSEE.

Concession Unit must meet all requirements including but not limited to those of the Board of Health, Building Inspector and Board of Selectmen (i.e. roadworthy, safe, insured, sanitary).

The term of the lease shall be for the period **commencing May 25, 2018 and expiring November 3, 2018** and shall conform to the following specifications:

### Specifications

1. The concession vehicle must meet the State Sanitary Code Chapter X Minimum Standards for Food Establishments, 105 CMR 590.009 Mobile Food Units and Pushcarts and be legally road worthy. Towed concession vehicles are permitted.
2. The Concession Unit must meet all local requirements including but not limited to those of the Board of Health. The lessee will need to complete a Beach Concession Food Permit Application and a separate Food Service Establishment Application.
3. The Concession Unit shall be large enough to meet the demand of the area that it intends to serve but in no case shall be larger than area described in property description.
4. This agreement authorizes Lessee to vend only in the area outlined in the property description and not in any other areas of the Town.
5. Lessee shall furnish electricity and other utilities. The Lessee shall have their electrical usage metered and cost to be paid directly by Lessee to the electric company for all electrical usage at the beach locations.
6. Lessee shall also furnish trash and provide recycling receptacles for customers. Lessee shall remove trash and recycling at the end of each day and shall not dispose of trash and recycling in the town barrels.
7. One parking space (in addition to the lessee location described above in "Property Description" shall be available to Lessee or his/her designated employee. Access to parking space for Lessee and concession unit shall be held open until 10:00a.m. After that time access will be dependent upon current parking situation.



## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST

February 13, 2018

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8. Lessee shall have service available on all fair weather days during the contracted season as stipulated below. The Town Director of Community Services (or designee) shall be called if there is a question about whether it is a "fair weather day." The Town's determination is final.
    - a. Service is optional between May 28th and June 7<sup>th</sup>. The truck may be there between 10am and 4pm but may also elect to be there from 7am to 10am and from 4pm to 7pm.
    - b. Service is required between June 18th and Labor Day. The truck must be there between 10am and 4pm but may be there from 7am to 10am and from 4pm to 7pm.
    - c. Service is optional from September 6 through November 1st. The truck may be there between 10am and 4pm but may also elect to be there from 7am to 10am and from 4pm to 7pm.
  9. The concession vehicle shall be removed at the end of the day.
  10. Lessee shall not sublet the concession without the prior written approval of the Town.
  11. All lessees must operate from a fixed food establishment.
  12. All lessee vehicles are subject to inspection by local officials.

At all times during the term of the lease, the Lessee shall carry Concessionaire's liability/products liability insurance in the amount of \$1,000,000 and worker's compensation insurance in the amount of \$500,000 with the Town named as an additional insured. Evidence of the insurance policies shall be provided to the LESSOR.

**In consideration of the privileges extended to the LESSEE by this lease, the LESSEE shall pay to the LESSOR \$3,100 for White Crest Beach.**

The LESSOR shall have the right to cancel the lease at any time for reasonable cause and the LESSEE shall forfeit the lease payment.

FOR THE LESSOR:

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FOR THE LESSEE:

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## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

V

### CONTRACTS – B. Joey's Food Truck

<b>REQUESTED BY:</b>	ATA
<b>DESIRED ACTION:</b>	Discussion and approval of concession contract with Joey's Food Truck at Baker Field.
<b>PROPOSED MOTION:</b>	I move to approve the concession contract with Joey's Food Truck at Baker Field.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

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## MEMORANDUM

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**TO:** BOARD OF SELECTMEN  
**FROM:** ASSISTANT TOWN ADMINISTRATOR  
**SUBJECT:** FOOD TRUCK CONTRACT AND PERMIT RENEWAL – JOEY RUGO – BAKER FIELD RECREATION AREA  
**DATE:** 2/8/2018  
**CC:** TOWN ADMINISTRATOR

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Mr. Rugo is seeking renewal of his Food Truck Permit. He also submitted a bid to operate a concession at Baker Field Recreation Area and was the successful bidder. The accepted bid price is \$2,500. Included in your packet is a contract for discussion and action and his food truck permit renewal request.

# TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleetma.org

## Project: Concessions Services Bid Pricing Sheet

In accordance with the Scope of Services described in the bid specifications for the above project I bid the following price(s).

1. White Crest Beach Bid price \_\_\_\_\_

Baker Field Bid price \$ 2,500

Town Marina Bid price \_\_\_\_\_

Joseph Rugo  
Name of Authorized Person (print)

1/26/18  
Date

[Signature]  
Signature of Authorized Person

JOEYS FOOD TRUCK @ gmail  
email address

FOOD TRUCK GYPSY INC.  
Name of Company/Corporation/Partnership

PO BOX 696  
Address (# Street or PO Box)

774-573-6529  
telephone #

Wellfleet  
Town/State/Zip Code

# TOWN OF WELFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.welfleet-ma.org


## Project: Concessions Services Acknowledgement of Principal

I JOSEPH RUGO principal of

JOEYS FOOD TRUCK / FOOD TRUCK GYPSY,

holding the office of PRESIDENT / OWNER with said

Company is hereby authorized to submit a bid/proposal on behalf of said Company for the White  
Crest Beach Concession bid/proposal to the Town of Welfleet.

  
Signature of Authorized Person

JOSEPH RUGO  
Name of Authorizing Person

OWNER  
Position/Office

JOEYS FOOD TRUCK  
Name of Business

1/26/18  
Date

FOOD TRUCK GYPSY INC  
Name of Company/Corporation/Partnership

PO BOX 696  
Address (# Street or PO Box)

774-573-6529  
telephone #

Welfleet  
Town/State/Zip Code

JOEYSFOODTRUCK@gmail.com  
email address

**This form must be included with the bid/proposal.**

Required Food Establishment Permit to be completed and submitted with Bid Application.



# TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleet-ma.org

## Project: Concessions Services

### Statement of State Tax Compliance

Description of Bid/Proposal BAKERS FIELD

Date of Bid 1/26/18

Pursuant to Chapter 323 of the Acts of 1983, Section 49A, I,

JOSEPH RUGO authorized signatory for

FOOD TRUCK GYSSY INC, whose

principal place of business is

Wellfleet, MA do hereby certify under

the pains of perjury that JOEYS FOOD TRUCK has complied with all laws of

the Commonwealth relating to taxes.

JOSEPH RUGO  
Name of Person Signing Bid/Proposal

176-72-2584  
SSN or FID #

JOEYS FOOD TRUCK  
Name of Business

1/26/18  
Date

**This form must be included with the bid/proposal.**

# TOWN OF WELFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667  
Tel (508) 349-0300 Fax (508) 349-0305  
www.wellfleet-ma.org

## Project: Concessions Services Certificate of Non-Collusion

Description of Bid/Proposal BAKERS FIELD CONCESSIONS

Date of Bid 1/26/18

The undersigned certifies under penalties of perjury that the above bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

JOSEPH RUGO  
Name of Person Signing Bid/Proposal

JOEYS FOOD TRUCK  
Name of Business

**This form must be included with the bid/proposal.**

BUSINESS PERMIT APPLICATION 2018  
APPLICATION MUST BE FILLED OUT COMPLETELY

Fee:

BOH Fee \_\_\_\_\_  
Processing Fee \_\_\_\_\_  
**TOTAL** \_\_\_\_\_

Business Name/Map/Lot JOEYS FOOD TRUCK  
Mailing Address PO BOX 696  
Town/State/Zip Wellfleet MA  
Business Street Address 4100 US-6 Eastham MA  
Business Telephone No. 774-573-6529 Federal ID Number (Mandatory) [REDACTED]  
Manager JOEY RUGO E-Mail Address JOEYSFOODTRUCK@GMAIL

1. Applicant is (a) an: INC - S-CORP
2. If applicant is an individual or partnership please answer below:

**Applicant #1**

a. Tel. No. 774-573-6529  
b. Name JOSEPH RUGO  
c. Street Address 4885 US-6 Eastham MA  
d. Mailing Address 4885 US-6 Eastham MA

**Applicant #2**

a. Tel. No. \_\_\_\_\_  
b. Name \_\_\_\_\_  
c. Street Address \_\_\_\_\_  
d. Mailing Address \_\_\_\_\_

3. If applicant is a corporation or trust please answer below:

List the titles of all officers and manager: Include a separate sheet if necessary.

Title	Full Name	Home Address
-------	-----------	--------------

President/owner	JOSEPH RUGO	4885-45 6 Eastham
-----------------	-------------	-------------------

4. Corporate or Trust Name FOOD TRUCK GYPSY INC

Corporate Mailing Address 31 Sibley St GRAFTON MA

Corporate Tel. No. 774-573-6529

5. Anticipated Opening Date: Year Round \_\_\_\_\_ Seasonal MAY - SEPT

6. Fully describe type of business conducted (i.e. retail, restaurant, food, gallery): FOOD TRUCK

7. Seating Capacity \_\_\_\_\_ Hours of Operation 11-9

8. Special conditions or Restrictions required by Zoning Board of Appeals, Board of Selectmen or Board of Health. Please attach copies:

9. Fully describe premises to be licensed including number of rooms and square footage: BAKERS FIELD CONCESSION

10. Has any person in this application ever had his/her license revoked or cancelled? yes state for each name the date and reasons why the license was revoked or cancelled: but then re-instated for not moving far enough @ night - moved across the street to free lot

11. I certify under the penalties of perjury that I, to the best knowledge and belief, have filed all state tax returns and paid all state taxes under law. I further certify that in the conduct of this business I will abide by all Town bylaws and regulations.

[Signature] President  
\*Signature of Individual or Signature of  
Corporate Officer w/Title (Mandatory)

Food Truck Gypsy  
Corporate Name (Mandatory if Applicable)

[Redacted]  
Federal Identification No. **MANDATORY**

1/26/18  
Date of Application

\*Approval of a contract or other agreement will not be granted unless this certification clause is signed by the applicant.

\*\* Your social security number will be furnished to the MA Dept. of Revenue to determine if you have met tax filing or payment obligations. (This is required by the state.) Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed or extended. This request is made under the authority of M.G.L. c. 62C s. 49A.

FOR OFFICE USE ONLY  
Department Head or Designee Signatures

Police Dept.	_____	Date	_____	Comment	_____
Fire Dept.	_____	Date	_____	Comment	_____
Tax Collector	_____	Date	_____	Comment	_____
Bldg Inspector	_____	Date	_____	Comment	_____
Bd. Of Health	_____	Date	_____	Comment	_____
Date Received	_____	Fee Received	_____	By (initials)	_____
				Date Issued	_____

APPLICATION FOR FOOD SERVICE ESTABLISHMENTS 2018  
APPLICATION MUST BE FILLED OUT COMPLETELY

Name JOSEPH RUGO

Mailing Address PO BOX 696

Town/State/Zip WELLFLEET MA 02667

Business Address 4100 US-6 EASTMAN MA 02462

Owner's Name JOE RUGO Home Tel. 774-573-6529 E-Mail JOEYSFOODTRUCK@GMAIL.COM

Manager's Name \_\_\_\_\_ Home Address \_\_\_\_\_

If Corporation or Partnership, give name, title and home address of officers or partners.

Name \_\_\_\_\_ Title \_\_\_\_\_ Home Address \_\_\_\_\_

Establishment is open FOOD TRUCK GYPSY INC OWNER 31 Sibley St GRAFTON MA  
Establishment is open 9 months a year. Total seating capacity \_\_\_\_\_ Take-out service only? \_\_\_\_\_

Name of Certified Food Handler (s) JOSEPH RUGO P.I.C. ←

Does establishment have outside seating? NO Seating Capacity \_\_\_\_\_ is area enclosed? \_\_\_\_\_ Capacity \_\_\_\_\_

If seating capacity are over 25, person Choke saver Certified \_\_\_\_\_

Applications for all licenses/permits required by the Board of Selectmen have been filed for the year 2018  
yes x no \_\_\_\_\_

PLEASE CHECK PERMIT (S) YOU ARE APPLYING FOR:

- |   |  |
|---|--|
| <input type="checkbox"/> Temporary Food Service | <input type="checkbox"/> Caterer             |
| <input type="checkbox"/> Retail Food            | <input type="checkbox"/> Food Service        |
| <input checked="" type="checkbox"/> Mobile Unit | <input type="checkbox"/> Residential Kitchen |
| <input type="checkbox"/> Bed & Breakfast        |  |

FOR FOOD SERVICE ESTABLISHMENTS: Are you compliant with the new Food Allergen Requirements: yes  
x no \_\_\_\_\_ I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax  
returns and paid all state taxes required under law.

\* Signature of Individual or Corporate Name (mandatory) \_\_\_\_\_ By: Corporate Officer (mandatory, if applicable) \_\_\_\_\_

\*\* Social Security/ Federal Identification Number. \_\_\_\_\_ (MANDATORY)

\* This license will not be issued unless this certification clause is signed by the applicant.

\*\* Your Federal Identification Number will be furnished to the Massachusetts Department of Revenue to determine  
whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency  
will be subject to license suspension or revocation.

This request is made under the authority of M.G.L. Chapter 62C Section 49A.

Health Agent \_\_\_\_\_ Date \_\_\_\_\_

Date Received \_\_\_\_\_ By (initials) \_\_\_\_\_ Fee \_\_\_\_\_ Date Issued \_\_\_\_\_

Required Business Application to be completed and submitted with Bid Application.

# References

for

Joeys Food Truck

1. Hillary Greenberg – I have worked with Hillary and the Wellfleet Health Dept. since I started business 5 years ago for several summer seasons and events
2. Becky RosenBerg – Becky helped create the concessions location @ Mayo Beach when I first started, I have worked directly with the Recreation Dept. often working at their events
3. Zia Auch – Brine (774.722.0317) : Zia and I worked together at the playground during my first summer, we have worked together on several project since
4. Steven Rome – Kung Fu Dumplings (941.350.1194) We worked side by side at “The Fleet” and I have catered several events for him
5. Raphael Richter – Funk Bus / Cape Cab (774.722.1422) Catered multiple company parties and his Wedding



## **TOWN OF WELLFLEET**

### **BEACH CONCESSION**

**Baker Field 2018**

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between the Town of Wellfleet and its Board of Selectmen, hereinafter referred to as the lessor, and **Joseph Rugo dba Joeys Food Truck** with a mailing address of P.O. Box 696, Wellfleet, MA 02667 and hereinafter referred to as the lessee; WITNESSETH:

The LESSOR agrees to let and lease to the LESSEE a 25' x 20' (500 sq. ft.) within an area of the parking lot as determined by the Recreation Director and Department of Public Works for the sole purpose of operating a concession.

Concession Unit must meet all requirements including but not limited to those of the Board of Health, Building Inspector and Board of Selectmen (i.e. roadworthy, safe, insured, sanitary).

The term of the lease shall be for the period **commencing June 1, 2018 and expiring November 1, 2018** and shall conform to the following specifications:

#### **Specifications**

1. Minimum concession fee is \$2,500.
2. Lessee shall operate this concession subject to the general direction of the Recreation Director and enforcement of contract provisions shall be administered by the Assistant Town Administrator.
3. Questions about contract specifications shall be directed to the Assistant Town Administrator.
4. Questions about logistics such as arrival and departure times and general use of the parking area, etc., shall be directed to the Recreation Director.
5. Questions about the Health Code requirements shall be directed to the Health Agent.
6. The concession vehicle must meet the State Sanitary Code Chapter X Minimum Standards for Food Establishments, 105 CMR 590.009 Mobile Food Units and Pushcarts and be legally road worthy. Towed concession vehicles are permitted.
7. The Concession Unit must meet all local requirements including but not limited to those of the Board of Health. The lessee will need to complete a Food Service Establishment Application and Business Application. (Attached).
8. The Concession Unit shall be large enough to meet the demand of the area that it intends to serve but in no case shall be larger than area described in property description.
9. Lessee may vend only in the area outlined in the property description and not in any other areas of the Town.
10. Lessee shall be permitted to use the restroom facilities at the Recreation Department building with permission from the Recreation Director.
11. Regarding electricity, water and management of wastewater. Lessee shall be allowed to connect to the Town of Wellfleet electric service. This service may become metered

during the length of this contract and the Lessee shall assume responsibility for costs associated to electric use once meter is installed and operational. The Town of Wellfleet shall assume all costs relative to the installation of the meter. Lessee shall supply their own water for their operations. Lessee shall not be permitted to use water from the Town Recreation offices or buildings. Lessee shall provide an executed contract with a lawfully permitted septic hauler to service the Lessee's equipment for the duration of the contract. All wastewater generated by operations of the Lessee shall be disposed of at a legally permitted waste disposal site.

12. Lessee shall also furnish trash and provide recycling receptacles for customers. Lessee shall remove trash and recycling at the end of each day and shall **not** dispose of trash and recycling in the town barrels.
13. One parking space (in addition to the lessee location described above in "Property Description" shall be available to Lessee or his/her designated employee. Access to parking space for Lessee and concession unit shall be held open until 10:00a.m. After that time access will be dependent upon current parking situation.
14. Lessee **shall have service available** on all fair weather days during the contracted season (June 1 through September 7, 2018) from the hours of 10:00a.m. to 4:00p.m. The Director of Community Services (or designee) shall be called if there is a question about whether it is a "fair weather day." The Town's determination is final.
15. Lessee shall have access from (September 8 through November 1, 2018) from the hours of 10:00a.m. to 4:00p.m and **may have service available** on all fair weather days at the Lessees option.
16. Food items sold shall be primarily of a healthy and whole food nature. Guidance for these types of food can be found at [www.choosemyplate.gov](http://www.choosemyplate.gov) and see sample menu attached. The following foods of minimal nutritional value **shall not** be offered for sale:
  - a. *Water Ices*—As defined by 21 CFR 135.160 Food and Drug Administration Regulations except that water ices which contain fruit or fruit juices are not included in this definition.
  - b. *Chewing Gum*—Flavored products from natural or synthetic gums and other ingredients which form an insoluble mass for chewing.
  - c. *Certain Candies*—Processed foods made predominantly from sweeteners or artificial sweeteners with a variety of minor ingredients which characterize the following types:
  - d. *Hard Candy*—A product made predominantly from sugar (sucrose) and corn syrup which may be flavored and colored, is characterized by a hard, brittle texture, and includes such items as sour balls, fruit balls, candy sticks, lollipops, starlight mints, after dinner mints, sugar wafers, rock candy, cinnamon candies, breath mints, jaw breakers and cough drops.
  - e. *Jellies and Gums*—A mixture of carbohydrates which are combined to form a stable gelatinous system of jelly-like character, and are generally flavored and colored, and include gum drops, jelly beans, jellied and fruit-flavored slices.
  - f. *Marshmallow Candies*—An aerated confection composed as sugar, corn syrup, invert sugar, 20 percent water and gelatin or egg white to which flavors and colors may be added.
  - g. *Fondant*—A product consisting of microscopic-sized sugar crystals which are separated by thin film of sugar and/or invert sugar in solution such as candy corn, soft mints.
  - h. *Licorice*—A product made predominantly from sugar and corn syrup which is flavored with an extract made from the licorice root.



- i. *Spun Candy*—A product that is made from sugar that has been boiled at high temperature and spun at a high speed in a special machine.
  - j. *Candy Coated Popcorn*—Popcorn which is coated with a mixture made predominantly from sugar and corn syrup.
- 17. The concession vehicle shall be removed at the end of each day.
  - 18. Lessee shall not sublet the concession without the prior written approval of the Town, which may be withheld at the town's sole discretion.
  - 19. All lessees must operate from a fixed food establishment.
  - 20. All lessee vehicles are subject to inspection by local officials.
  - 21. On Mondays through Fridays from July 2nd through August 17<sup>th</sup>, set up shall take place around drop off and pick up for the Morning Recreation Program which is between the hours of 9:30am and 11:30am or after 12:30pm. The Recreation Director shall be the point of contact to coordinate this provision.
  - 22. Applicant shall follow the Town of Wellfleet drug and alcohol policy prohibiting use of drugs or alcohol on town property.
  - 23. All applicants and their employees shall be subject to a Criminal Offender Records Information (CORI) check and a Sexual Offender Records Information (SORI) check.
  - 24. Smoking is prohibited on any part of the Baker Field Recreation Area. Smoking is not permitted on any Town owned property.

At all times during the term of the lease, the Lessee shall carry Concessionaire's liability/products liability insurance in the about of \$1,000,000 and worker's compensation insurance in the amount of \$500,000 with the Town named as an additional insured. Evidence of the insurance policies shall be provided to the LESSOR.

In consideration of the privileges extended to the LESSEE by this lease, the LESSEE shall pay to the LESSOR **\$2,500 for Baker Field.**

The LESSOR shall have the right to cancel the lease at any time for reasonable cause and the LESSEE shall forfeit the lease payment.

FOR THE LESSOR:

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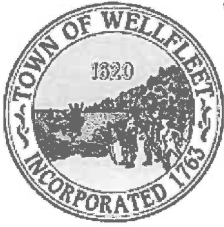
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FOR THE LESSEE:

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## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

V

### CONTRACTS – C. Purrfect Cleaning Services

<b>REQUESTED BY:</b>	ATA
<b>DESIRED ACTION:</b>	Discussion and approval of contract renewal with Purrfect Cleaning Services
<b>PROPOSED MOTION:</b>	I move to approve the contract renewal with Purrfect Cleaning Services.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST

February 13, 2018

February 1, 2018

Dennis Bryant  
Purrfect Cleaning Service, Inc.  
PO BOX 57  
East Harwich, MA 02645

Re: Renewal of Service Contract 2018

Dear Mr. Bryant:

The Town of Wellfleet wishes to exercise its option to renew the contract with **Purrfect Cleaning Service, Inc.**, to provide cleaning of specific Town Building Restrooms for the 2018 summer in the amount of \$29,320. I have enclosed a copy of last year's bid specifications for your reference. Please note that the 2018 dates for service are June 16, 2018 – September 3, 2018.

In addition, the Town would like to contract for the cleaning of the portable restroom facility at Baker Field as advertised in the original bid listed as "Add On Baker Field Public Restroom" at 7 days a week 2 times daily by 8:00am and by 1:00pm for the received bid price of \$280.

The new total contract amount for 2018 is \$29,600.

Enclosed please find three copies of the contract to provide these services. Please sign all three copies and return all to this office; a copy of the fully executed contract will be returned to you for your records.

The Town also requires evidence of coverage for general liability (limit \$1,000,000), automobile bodily injury (limit \$1,000,000), property damage (limit \$250,000) and workers' compensation (limit \$500,000) insurance in relation to this contract. Please forward a copy of your certificate of insurance with the Town listed as an additional insured.

If you need additional information or if I can be of further assistance, please feel free to contact me.

Sincerely,

Brian Carlson  
Assistant Town Administrator

Town of Wellfleet  
Cleaning of Specific Town Building Restrooms

Contract Renewal 2018

This agreement made the \_\_\_\_ day of \_\_\_\_\_ 2018 by and between: **Purrfect Cleaning Services, Inc.**, hereinafter called the "Contractor" and the Town of Wellfleet hereinafter called the "Town". Witnesseth, that the Contractor and the Town for the consideration hereinafter agrees as follows:

#### Article 1. Scope of Work

The Contractor shall furnish all of the materials/services called for in the specifications for: "Town of Wellfleet Seasonal Cleaning of Specific Town Building Restrooms." The Town has added the cleaning of the portable restroom facility located at Baker Field for the bid amount received.



## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST February 13, 2018

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#### **Article 2. Time Period**

The contract is for the period of June 16, 2018 – September 3, 2018.

#### **Article 3. The Contract Sum**

The Town shall pay the contractor as follows: Sums as detailed in the contractors bid equaling the total amount of \$29,600.

#### **Article 4. Time of Payment**

The Town shall pay the Contractor on original invoices only. Invoices shall be submitted on a monthly basis for services provided during the prior month. If all amounts are in order payment shall be made within thirty (30) calendar days. Amounts for June, 2018 and September, 2018 shall be pro-rated and included with the invoices for July, 2018 and August, 2018 respectively.

#### **Article 5. The Contract Documents**

The Bid together with this agreement and cover letter, form the Contract, and they are as fully a part of the Contract as attached and incorporated herein by reference.

#### **Article 6. Termination for Cause**

The Town may terminate this Agreement, for cause, at any time upon written notice to the other party designating the reason for said termination. Termination shall be effective immediately.

In Witness Whereof the respective parties hereto have cause this instrument to be duly subscribed and sealed.

Town of Wellfleet

Contractor

\_\_\_\_\_  
Daniel Hoort, Town Administrator  
Date:

\_\_\_\_\_  
Name of Business/Corp  
Date:



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

VI

### APPOINTMENTS/REAPPOINTMENTS

<b>REQUESTED BY:</b>	<b>C. William Sullivan</b>
<b>DESIRED ACTION:</b>	<b>Appoint C. William Sullivan to the Zoning Board of Appeals</b>
<b>PROPOSED MOTION:</b>	<b>I move to appoint C. William Sullivan to the Zoning Board of Appeals for a term ending in June 2018.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



**TOWN OF WELLFLEET**  
**APPLICATION FOR TOWN BOARDS & COMMITTEES MEMBERSHIP**

Wellfleet depends on its citizens to carry out many of our government's activities. Your community needs your help. *Please volunteer.*

FILL OUT THE FORM BELOW and mail or bring it to:  
Wellfleet Selectmen's Office, Town Hall, 300 Main Street, Wellfleet, MA 02667

☐ Name C. Wilson Sullivan Date 12-22-2017

Mailing Address PO Box 821 32 Druzilla Lake Rd  
Wellfleet 02667

Phone (Home) none (cell) 603 493 2410

E-mail CWilsonSullivan@gmail.com

☐ Please describe briefly any work experience, including volunteer service, that you feel would be useful to the Town: \_\_\_\_\_

I was an alternate of the Amherst NH ZBA  
for a number of years

☐ Please add any other information that you think may be useful, including education or other formal training, specialized courses, professional licenses or certifications, etc.: \_\_\_\_\_

As a lawyer in NH I appeared before  
ZBA's for decades (4).

☐ Committees/Boards of Interest: 1) Associate member of ZBA  
2) \_\_\_\_\_  
3) \_\_\_\_\_

DEC 22 2017



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# VII

### USE OF TOWN PROPERTY

<b>REQUESTED BY:</b>	None
<b>DESIRED ACTION:</b>	
<b>PROPOSED MOTION:</b>	
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

VIII

### BUSINESS – A. Atlantic Medicinal Partners

<b>REQUESTED BY:</b>	Town Administrator
<b>DESIRED ACTION:</b>	Approval of Host Community Agreement with Atlantic Medicinal Partners, Inc.
<b>PROPOSED MOTION:</b>	I move to approve the Host Community Agreement with Atlantic Medicinal Partners, Inc. and authorize the Town Administrator to sign the contract.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



**ATLANTIC MEDICINAL PARTNERS, INC., HOST COMMUNITY AGREEMENT  
FOR THE SITING OF A MEDICAL MARIJUANA TREATMENT CENTER AND/OR A  
ADULT-USE MARIJUANA ESTABLISHMENT IN THE TOWN OF WELLFLEET**

This Host Community Agreement (the “**Agreement**”) is entered into this 13<sup>th</sup> day of February, 2018 (the “**Effective Date**”) by and between the Town of Wellfleet, acting by and through its Board of Selectmen (or as delegated to the Town Administrator), with a principal address of 300 Main Street, Wellfleet, MA 02667 (hereinafter the “**Municipality**”) and Atlantic Medicinal Partners, Inc. with a principal office address of c/o Vicente Sederberg, LLC, Seaport East, 2 Seaport Lane, Boston, MA 02110 (hereinafter “**Company**”)(Municipality and Company, collectively the “**Parties**”).

**RECITALS**

WHEREAS, Company intends to locate a licensed Medical Marijuana Treatment Center (“**MMTC**”) at 1065 State Highway (Route 6), Wellfleet, MA 02667 (hereinafter the “**Facility**”) for the dispensing of medical marijuana in accordance with Chapter 369 of the Acts of 2012, as such state regulations have been amended by Chapter 55 of the Acts of 2017 (the “**Act**”) and may be further amended (“**State Law**”) and such approvals as may be issued by the Municipality, and other applicable regulations, as may be amended (“**Local Law**”);

WHEREAS, when permitted under Local and State Law, Company intends to locate a licensed, adult-use, Recreational Retail Marijuana Establishment (“**RME**”) at the Facility in accordance with State Law and Local Law;

WHEREAS, Company desires to provide community impact fee payments to the Municipality pursuant to M.G.L. c. 94G, § 3(d) and 105 CMR 725 Chapter 369 of the Acts of 2012, and any successor statutes and regulations, in order to address any reasonable costs imposed upon the Municipality by Company’s operations in the Municipality;

WHEREAS, the Municipality supports Company’s intention to operate a MMTC for the dispensing of medical marijuana and a RME for the retail sale of recreational, adult-use marijuana in the Municipality; and

WHEREAS, the Parties intend by this Agreement to satisfy the provisions of M.G.L. c.94G, §3(d), as established by the Act, applicable to the operation of a MMTC and a RME in the Municipality;

NOW THEREFORE, in consideration of the provisions of this Agreement, the Parties agree as follows:

## AGREEMENT

1. **Community Impact.** Company anticipates that the Municipality will incur additional expenses and impacts upon the Municipality's road system, law enforcement, fire protection services, inspectional services and permitting services, public health services, and potential additional unforeseen impacts upon the Municipality. Accordingly, in order to mitigate the financial impact upon the Municipality and use of the Municipality's resources, the Company agrees to make a donation or donations to the Municipality, in the amounts and under the terms provided herein (the "**Annual Payments**")
2. **Host Community Payments.**
  - a. **MMTC Annual Payments.** In the event that Company obtains a Final Certificate of Registration, or such other license and/or approval as may be required under State Law, for the operation of a MMTC from the Massachusetts Department of Public Health ("**DPH**") or the Cannabis Control Commission ("**CCC**") or such other state licensing or monitoring authority, as the case may be (each a "**Licensing Authority**," collectively the "**Licensing Authorities**"), , and receives all required approvals from the Municipality to operate a MMTC, then Company agrees to make the following Annual Payments to the Municipality:
    - i. The Company shall make annual payments to the Municipality in an amount equal to three percent (3%) of the gross annual sales of medical marijuana ("**Medical Marijuana**") at the Facility (the "**MMTC Payment**").
    - ii. The initial MMTC Payment shall be due on the first day of the fourteenth (14th) month following the date that the Company begins dispensing Medical Marijuana to qualifying patients and their caregivers at the Facility (the "**Initial MMTC Payment**").
    - iii. Subsequent MMTC Annual Payments shall be due on each anniversary date of the Initial MMTC Payment for the term of the Agreement.
  - b. **RME Annual Payments.** In the event that Company obtains a license, or any other such license/or approval as may be required under State Law, for the operation of a RME in the Municipality from the CCC or any other such state licensing or monitoring authority, as the case may be, and receives all required approvals from the Municipality to operate a RME, then Company agrees to the following:
    - i. The Company shall make annual payments to the Municipality in an amount equal to three percent (3%) of the gross annual sales of recreational marijuana and recreational marijuana products (collectively "**Recreational Marijuana**") at the Facility (the "**RME Payment**").
    - ii. The initial RME Payment shall be due on the first day of the fourteenth (14th) month following the date that the Company begins retail sales of adult-use marijuana in the Municipality (the "**Initial RME Payment**").

- iii. Subsequent RME Annual Payments shall be due on each anniversary date of the Initial RME Payment for the term of the Agreement.
  - c. With regard to any year of operation for the Facility which is not a full calendar year, the applicable Annual Payments shall be pro-rated accordingly.
  - d. In the event of a relocation out of the Municipality, an adjustment of the Annual Payment due to the Municipality hereunder shall be calculated based on the period of occupation of the Facility with the Municipality, but in no event shall the Municipality be responsible for the return of any Annual Payment or portion thereof already provided to the Municipality by the Company.
  - e. Adjustment of Payments. In the event that the Cannabis Control Commission issues regulations that further address or restrict such community impacts fees in a manner that alters or conflicts with the payments required under subparagraphs a and b above, the parties agree to re-negotiate this provision of this Agreement only.
3. **Annual Filing.** Company shall notify the Municipality when it commences sales at the Facility and shall submit annual financial statements to the Municipality on or before May 1, which shall include certification of itemized gross sales for the previous calendar year, and all other information required to ascertain compliance with the terms of this Agreement. Upon request, the Company shall provide the Municipality access to its financial records and copies of its periodic financial filings to the relevant Licensing Authority(ies), as the case may be, documenting gross revenues, and also a copy of its annual filing as a non-profit, if any, to the Massachusetts Office of Attorney General.

The Company shall maintain its books, financial records and any other data related to its finances and operations in accordance with standard accounting practices and any applicable regulations and guidelines promulgated by the Commonwealth of Massachusetts. All records shall be retained for a period of at least seven (7) years.

4. **Term and Termination.** The Term of this Agreement shall be five (5) years from the Effective Date (the “**Term**”). This Agreement shall automatically terminate at the end of the Term. In the event Company ceases all operations in the Municipality, the Company shall immediately notify the Municipality in writing, including the effective date of cessation of operations, whereupon this Agreement shall become null and void, except that the Company shall make any payments owed to the Municipality under Paragraph 1 above through the date of termination of the operation. In the event Company loses or has its license(s), approvals, and/or permits to operate in the Municipality revoked by the relevant Licensing Authority(ies) or the Municipality, this Agreement shall become null and void. The Municipality may terminate this Agreement at any time during the Term of this Agreement. The Company shall not be required to cease operations following the termination of this Agreement. The Parties shall agree to renegotiate or renew this Agreement prior to the end of the Term in accordance with the provisions of G.L. c.94G, §3(d), which requires a host community agreement for continued operations of the Facility within the Municipality.

5. **Payments.** The Company shall make the Annual Payments to the Municipality as set forth in Section 1 of this Agreement. The Municipality has the sole discretion for determining how to spend the MMTC Payment(s) and/or RME Payment(s) (the “**Payments**”). The Treasurer of the Municipality shall hold the Annual Payments in a separate fund, to be expended by the Board of Selectmen without further appropriation pursuant to G.L. c.44, §53A, or otherwise in trust, for the purposes of addressing the potential health, safety, and other effects or impacts of the Facility on the Municipality and on municipal programs, services, personnel, and facilities. While the purpose of this payment is to assist the Municipality in addressing any public health, safety, and other effects or impacts the Facility may have on the Town and on municipal programs, services, personnel, and facilities, the Municipality may expend the Annual Payments at its sole and absolute discretion, as determined by the Board of Selectmen. Notwithstanding the Annual Payments, nothing shall prevent the Company from making additional donations from time to time to causes that will support the Municipality, including but not limited to local drug abuse prevention/treatment/education programs. The Municipality understands and acknowledges that, as required by M.G.L. c. 94G, § 3(d), the Payments shall be reasonably related to the costs imposed upon the Municipality by Company’s operation of a MMTC and/or a RME in the Municipality. Furthermore, the Municipality understands and acknowledges that, pursuant to M.G.L. c. 94G, § 3(d), any cost to the Municipality imposed by Company’s operation of a MMTC and/or a RME in the Municipality shall be documented and considered a public record pursuant to MA Law.
6. **Additional Companies.** If the Municipality permits other MMTCs or RMEs to operate in the Municipality and the other MMTC(s) or RME(s) commence operations, the financial obligations of the Company to the Municipality shall be reduced. Upon the commencement of operations of a second MMTC or RME (in addition to the Company) which dispenses marijuana to the public within the municipality, then the applicable payment formula as set forth in Paragraph 2.a.(i) and 2.b.(i) shall be reduced by one percent (1%). Upon the commencement of operations of each additional MMTC or RME which dispenses marijuana to the public thereafter, the payment formula set forth in Paragraph 2.a.(i) and 2.b.(i) shall be reduced by an additional one-half percent (.5%). In no event shall the payment formula result in a percentage below one percent (1%).
7. **Acknowledgements.** The Municipality understands and acknowledges that Payments due pursuant to this Agreement are contingent upon the Company’s receipt of all state and local approvals to operate a MMTC at the Facility and a RME in the Municipality. In the event that Company is only able to obtain State and local approvals for the operation of a MMTC, but not a RME, in the Municipality, the Municipality acknowledges and agrees that the payments due under this Agreement shall be solely based on Company’s gross sales of Medical Marijuana in the Municipality. In the event that Company is only able to obtain State and local approvals for the operation of a RME, but not a MMTC, in the Municipality, the Municipality acknowledges and agrees that the payments due under this Agreement shall be solely based on Company’s gross

sales of adult-use marijuana in the Municipality. However, in such circumstances that the requisite state and/or local approvals are not received, the Company agrees that it shall reimburse the Municipality for its legal fees associated with the negotiation of this Agreement, provided that such fees do not exceed \$2,500.

8. **Review.** During the Term of this Agreement, the Municipality may review the Company's financial statements and aforementioned filings every twelve (12) months to ensure that the Payments are in an amount equal to three percent (3%) of the gross sales of medical marijuana, recreational marijuana and marijuana products at the MMTC and/or RME.
9. **Local Taxes.** At all times during the Term of this Agreement, property, both real and personal, owned or operated by Company shall be treated as taxable, and all applicable real estate and personal property taxes for that property shall be paid either directly by Company or by its landlord, and neither Company nor its landlord shall object or otherwise challenge the taxability of such property and shall not seek a non-profit exemption from paying such taxes. Notwithstanding the foregoing, (i) if real or personal property owned, leased or operated by Company is determined to be non-taxable or partially non-taxable, or (ii) if the value of such property is abated with the effect of reducing or eliminating the tax which would otherwise be paid if assessed at fair cash value as defined in G.L. c. 59, §38, or (iii) if Company is determined to be entitled or subject to exemption with the effect of reducing or eliminating the tax which would otherwise be due if not so exempted, then Company shall pay to the Municipality an amount which when added to the taxes, if any, paid on such property, shall be equal to the taxes which would have been payable on such property at fair cash value and at the otherwise applicable tax rate, if there had been no abatement or exemption; this payment shall be in addition to the payment made by Company under Section 2 of this Agreement.
10. **Community Support and Additional Obligations.**
  - a. **Local Vendors** – To the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, Company shall use good faith efforts in a legal and non-discriminatory manner to give priority to qualified local businesses, suppliers, contractors, builders and vendors in the provision of goods and services called for in the construction, maintenance, and continued operation of the Facility. Company has previously engaged a contractor for the construction work at the Facility and such contractor is not local to Wellfleet. Municipality acknowledges that such engagement is not a violation of this Agreement.
  - b. **Employment/Salaries** – Except for senior management, and to the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, Company shall use good faith efforts in a legal and non-discriminatory

manner to give priority to hire qualified residents of the Municipality as employees of the Facility.

- c. Approval of Manager - If requested by the Municipality, the Company shall provide to the Municipality, for review and approval, the name and relevant information, including but not limited to the information set forth in 105 CMR 725.030, or such other state regulations, as the case may be, of the person proposed to act as on-site manager of the Facility. The submittal shall include authorization and all fees necessary to perform a criminal history (CORI) check or similar background check. The Municipality shall consider such request for approval within thirty days following submittal to determine, in consultation with the Police Chief, if the person proposed is of suitable character to act as on-site manager. Such approval shall not be unreasonably denied, conditioned or delayed. This approval process shall also apply to any change of on-site manager.
  - d. Education - Company shall provide staff to participate in Municipality-sponsored educational programs on public health and drug abuse prevention, and to work cooperatively with any of the Municipality's public safety departments to mitigate any potential negative impacts of the Facility.
  - e. The Company shall, at least annually, provide the Municipality with copies of all reports submitted to the Licensing Authority(ies) regarding Company's operations at the Facility.
  - f. The Company will work cooperatively with all necessary municipal departments, boards, commissions, and agencies ensure that Company's operations are compliant with all of the Municipality's codes, rules, and regulations.
11. **Application Support**. The Municipality agrees to submit to the required Licensing Authority(ies) all documentation and information required by the Licensing Authority(ies) from the Municipality for the Company to obtain approval to operate a MMTC and/or a RME at the Facility. The Municipality agrees to support Company's application(s) for a MMTC and/or a RME with the required Licensing Authority(ies) but makes no representation or promise that it will act on any other license or permit request in any particular way other than by the Municipality's normal and regular course of conduct and in accordance with their codes, rules, and regulations and any statutory guidelines governing them.

This agreement does not affect, limit, or control the authority of the Municipality's boards, commissions, and departments to carry out their respective powers and duties to decide upon and to issue, or deny, applicable permits and other approvals under the statutes and regulations of the Commonwealth, the General and Zoning Bylaws of the Municipality, or applicable regulations of those boards, commissions, and departments,

or to enforce said statutes, Bylaws, and regulations. The Municipality, by entering into this Agreement, is not thereby required or obligated to issue such permits and approvals as may be necessary for a MMTC to operate in the Municipality, or to refrain from enforcement action against the Company and/or the Facility for violation of the terms of said permits and approvals or said statutes, Bylaws, and regulations.

12. **Security.** Company shall maintain security at the Facility in accordance with a security plan presented to the Municipality and approved by the Licensing Authority(ies). In addition, Company shall at all times comply with State Law and Local Law regarding security of the Facility. Such compliance shall include, but will not be limited to: providing hours of operation; after-hours contact information and access to surveillance operations; and requiring dispensary agents to produce their Program ID Card to law enforcement upon request.

To the extent requested by the Municipality's Police Department, and subject to the security and architectural review requirements of the Licensing Authority(ies), as the case may be, the Company shall work with the Municipality's Police Department in determining the placement of exterior security cameras, so that at least two cameras are located to provide an unobstructed view in each direction of the public way(s) on which the facility is located.

Company agrees to cooperate with the Police Department, including but not limited to periodic meetings to review operational concerns, security, delivery schedule and procedures, cooperation in investigations, and communications with the Police Department of any suspicious activities at or in the immediate vicinity of the Facility, and with regard to any anti-diversion procedures.

To the extent requested by the Municipality's Police Department, the Company shall work with the Police Department to implement a comprehensive diversion prevention plan to prevent diversion, such plan to be in place prior to the commencement of cultivation operations at the Facility. Such plan shall include, but is not limited to, (i) training MMTC employees to be aware of, observe, and report any unusual behavior in authorized visitors or other MMTC employees that may indicate the potential for diversion; and (ii) utilizing seed-to-sale tracking software to closely track all inventory at the Facility.

13. **Governing Law.** This Agreement shall be governed and construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, without regard to the principals of conflicts of law thereof.
14. **Amendments/Waiver.** Amendments or waivers of any term, condition, covenant, duty or obligation contained in this Agreement may be made only by written amendment executed by all Parties, prior to the effective date of the amendment.

15. **Severability.** If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both Parties would be substantially or materially prejudiced. If any term or condition deemed unlawful concerns the right of the Municipality to the payment and use of any part of the Annual Payments, the parties agree that such part of the Annual Payments paid and to be paid to the Municipality hereunder shall constitute a grant or donation for the purposes set forth herein, and shall be held and used accordingly. Further, the Company agrees it will not challenge, in any jurisdiction, the enforceability of any provision included in this Agreement; and to the extent the validity of this Agreement is challenged by the Company in a court of competent jurisdiction, the Company shall pay for all reasonable fees and costs incurred by the Municipality in enforcing this Agreement.
16. **Successors/Assigns.** This Agreement is binding upon the Parties hereto, their successors, assigns and legal representatives. The Municipality shall not assign or transfer any interest or obligations in this Agreement without the prior written consent of the Company, which shall not be unreasonably delayed, conditioned, or withheld. The Company shall not assign, sublet or otherwise transfer any interest, its rights nor delegate its obligations under this Agreement without the prior written consent of the Municipality, which shall not be unreasonably delayed, conditioned, or withheld.
17. **Entire Agreement.** This Agreement constitutes the entire integrated agreement between the Parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the Parties hereto.
18. **Notices.** Except as otherwise provided herein, any notices, consents, demands, requests, approvals, or other communications required or permitted under this Agreement shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, and will be effective upon receipt for hand or said delivery and three days after mailing, to the other Party at the following address:

To the Municipality:

Wellfleet Town Administrator  
300 Main Street  
Wellfleet, MA 02667

To the Company:

Atlantic Medicinal Partners, Inc.  
1400 Hancock Street, 3<sup>rd</sup> Floor  
Quincy, MA 02169



1. **Third-Parties.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Town or the Company.

**\* \* \* SIGNATURE PAGE FOLLOWS \* \* \***

DRAFT

IN WITNESS WHEREOF, the Parties hereto have duly executed this Host Community Agreement on the date set forth above.

TOWN OF WELLFLEET

ATLANTIC MEDICINAL PARTNERS, INC.

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Name: Daniel Hoort  
Title: Town Administrator

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Name: Stephen Perkins  
Title: President & CEO

602513/WELL/0001



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# VIII

### BUSINESS – B. Septic System Easement

<b>REQUESTED BY:</b>	Benjamin Zehnder
<b>DESIRED ACTION:</b>	Recommendation of Town Meeting proposed article for Septic System Easement Access at 15 Harding Lane.
<b>PROPOSED MOTION:</b>	I move to recommend passage of Town Meeting proposed article for Septic System Easement Access at 15 Harding Lane.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

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**ARTICLE \_\_\_\_:** Septic System Easement for 15 Harding Lane. To see if the Town will vote to convey an easement for operation, maintenance, repair and replacement of an existing septic system leach pit shown as "Proposed Leach Pit" on a plan entitled in part: "Site and Sewage Plan prepared for Earl R. Harding, Jr." which plan is dated April 19, 1994 and prepared by FELCO, INC. The request is for an easement on Town-owned property, being Assessor's Map 15, Parcel 52, for the benefit of 15 Harding Lane, being Map 15, Parcel 45, or do or act anything thereon. ***Two-thirds vote required.***



La Tanzi  
Spaulding  
& Landreth

8 Cardinal Lane  
Orleans

14 Center Street, Suite 2  
Provincetown

3010 Main Street, Suite 2E  
Barnstable

Benjamin E. Zehnder  
Direct Tel: 508.255.2133 ext. 128  
bzehnder@latanzi.com

February 2, 2018

Dennis Murphy, Chair  
Wellfleet Board of Selectmen  
300 Main Street  
Wellfleet, MA 02667

Via first class mail and email to Dan.Hoort@wellfleet-ma.gov

Re: 15 Harding Lane, Wellfleet  
Request to Place Article on 2018 ATM Warrant

Dear Mr. Murphy and Board Members:

I represent Amy Roberts, who is purchasing the property at 15 Harding Lane. This property abuts the Town Hall parking lot parcel. I am requesting that the Board vote to place the enclosed proposed Article on the Warrant for the upcoming 2018 Annual Town Meeting.

In 1994, the Town granted then-owner Earl R. Harding, Jr. a revocable license for installation of a title five leach pit on a portion of the Town Hall parking lot. Copies of the septic plan and license are attached for your review. Also attached is a copy of a recent inspection of the system showing that it is functioning properly.

Ms. Roberts would like to continue to maintain the septic system as and where it is, and therefore would like to explore the grant of an easement by the Town via Town Meeting vote and negotiation of easement terms with the Board.

I would like to present this request in person at your February 13 meeting, and ask that this matter be put on the agenda for consideration.

Thank you for your time and consideration of these requests. I remain,

Very truly yours,

Benjamin E. Zehnder

BEZ/

Enc.

cc via email only: Hillary Greenberg-Lemos, Health Agent; Amy Roberts

*A Legal Beacon since 1969*



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# VIII

### BUSINESS – C. Wellfleet Taxation Aid Committee

<b>REQUESTED BY:</b>	<b>Gary Sorkin</b>
<b>DESIRED ACTION:</b>	<b>Approval of Tax Bill Insert for the Wellfleet Taxation Aid Committee</b>
<b>PROPOSED MOTION:</b>	<b>I move to approve the Tax Bill Insert for the Wellfleet Taxation Aid Committee.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):  
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____

## DO YOU NEED FINANCIAL HELP TO PAY YOUR WELFLEET PROPERTY TAXES?

If you do, the **Wellfleet Taxation Aid Fund (TAF)** can help! Now entering its fifth year of operation, the Fund makes awards to eligible Wellfleet resident homeowners who need financial assistance and who are over age 55, or are disabled without regard to age. Awards are based on your income and your tax bill. A simple application is used to apply for an award. Assistance in completing the form is available at the Senior Center. **Awards in 2017 averaged \$744**, which was usually a significant percentage of the total tax bill. All information in the applications as well as the award amounts is held in the strictest of confidence, so your privacy is completely protected. **The Fund is based totally on voluntary contributions from Wellfleet taxpayers; no public money is involved.** The applications are due on July 16, 2018, and are available at Town Hall, the Wellfleet Library, the Council on Aging, as well as on the Wellfleet website, [www.wellfleet-ma.gov](http://www.wellfleet-ma.gov). **The Taxation Aid Fund is here to help you, and the TAF Committee strongly encourages all eligible resident homeowners to apply.**

All Wellfleet taxpayers are again reminded that their voluntary tax deductible contributions to the Fund are welcomed and most appreciated, and can be included with their tax payments. If you want to write a separate check it is payable to "Wellfleet Taxation Aid Fund." **Please return this form with your donation. Thank you.** *Sincerely, The Wellfleet Taxation Aid Committee*

\_\_\_\_\_  
Name (Please print)

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Amount Donated

*Over, please*

## YOU CAN HELP SAVE WELFLEET'S YOUNG PEOPLE!

Here's a frightening statistic from Wellfleet's recent Housing Study: "In the last 25 years, we have **LOST 62% of our young people**, those aged 25-44." Why? Because the cost of living in Wellfleet and raising a family is simply unaffordable for many.

The Wellfleet Housing Authority is fighting to close the affordability gap by providing financing for realistic home purchases, reasonably-priced year round rentals, and offering aid to our neighbors in the most dire housing situations. We need your help to continue this important work.

Please **GIVE** to the **Wellfleet Affordable Housing Trust Fund**. Please make your tax-deductible contribution by check payable to *Wellfleet Affordable Housing Trust Fund* and mail separately from your tax bill to: Wellfleet Housing Authority, 300 Main Street, Wellfleet, MA 02667. **Thank you.**

\_\_\_\_\_  
Name (Please print)

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Amount Donated

*Over, please*



## BOARD OF SELECTMEN

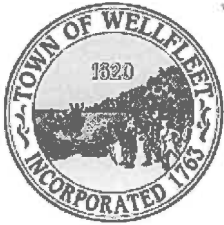
AGENDA ACTION REQUEST  
February 13, 2018

# VIII

### BUSINESS – D. Shellfishing mailing (1)

<b>REQUESTED BY:</b>	Assistant Shellfish Constable
<b>DESIRED ACTION:</b>	Approval of Tax Bill Insert for the Shellfishing mailing
<b>PROPOSED MOTION:</b>	I move to approve the Tax Bill Insert for the Shellfishing Department.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):  
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____





## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST February 13, 2018

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Are you looking for a fun family activity? Are you a supporter of local foods? Do you love oysters and clams? Why not harvest your own?! The Town of Wellfleet offers recreational shellfishing permits to the general public so people who love to eat local shellfish can experience the gratification of gathering their own. Residents and taxpayers (proof required) get reduced rates on permits: Annual Resident: \$60.00, Senior Resident: \$20.00, Seasonal Resident: \$40.00 (June 1-Sept. 30). From June 1 to Sept. 30, Indian Neck's three access points boast lots of oysters and some quahog clams with a smattering of razor clams. Starting in Oct., more areas in Wellfleet open to recreational harvest, with Chipman's Cove being a hot spot. Learn more here: <http://www.wellfleet-ma.gov/shellfish-department> Apply in Town Hall, second floor, Principal Clerk's office or by mail (with a self-addressed, stamped return envelope) to: Principal Clerk, Town of Wellfleet, 300 Main St. Wellfleet, MA 02667. Include your completed application (found on the Shellfish Dept. website), check payable to Town of Wellfleet and copies of proof of residency. For more info: 508-349-0325.



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

VIII

### BUSINESS – E. Shellfishing mailing (2)

<b>REQUESTED BY:</b>	Assistant Shellfish Constable
<b>DESIRED ACTION:</b>	Approval of Draft BOS “Thank You” letter to SPAT
<b>PROPOSED MOTION:</b>	I move to approve the BOS “Thank You” letter to SPAT as drafted.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):  
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

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Board of Directors

Michele Insley, Executive Director  
Wellfleet SPAT  
P. O. Box 2156  
Wellfleet, MA 02667

January 25, 2018

It is in gratitude and with a renewed spirit of collaboration that we write to thank you for your generous grant of \$12,000 to support the Town of Wellfleet's plans for shellfish propagation. The town has long worked with SPAT to create a successful annual OysterFest, and our two entities have long discussed building a stronger, mutually-beneficial relationship. We think we are on the right track!

In 2016, SPAT provided \$15,000 to help fund our benthic mapping project of Wellfleet Harbor with the Center for Coastal Studies. And in 2017, you awarded this \$12,000 grant to help the Wellfleet Shellfish Department jumpstart its propagation efforts to raise baby oysters and clams destined for both the recreational and commercial fisheries. Receiving these moneys to supplement our town budget is key to our success in these discerning fiscal times.

We attach here the Draft Propagation Plan put together by the Shellfish Department, so you can see how your dollars will go a long way to helping us restock both our commercial and recreational shellfish harvesting areas. In Wellfleet, more than 850 recreational shellfishing permits are sold to allow residents and visitors to enjoy the gathering of shellfish for their home tables. Close to 150 local fishing families' livelihoods will be sustained through commercial shellfishing in 2018.

We look forward to building future collaborative endeavors that meet our goals of providing a sustainable fishery into the future and your mission to sustain Wellfleet shellfishing and aquaculture industries. Thank you for helping Wellfleet provide robust shellfish supplies for our hard-working shellfishermen and shellfish-loving members of our community.

In closing, we are especially pleased to be bringing our sought-after partnership to fruition.

Sincerely,

Dennis Murphy  
Chair

Janet Reinhart  
Vice Chair

Kathleen Bacon  
Clerk

Jerry Houk

Helen Miranda Wilson



# Wellfleet Shellfish Department



300 Main Street, Wellfleet, Massachusetts 02667

## DRAFT PROPAGATION PLAN 2017-2019

### FY2017-2018

400,000 R8 quahogs \$35/1000	\$14,000
250 bushels mixed quahogs \$23/bu.	\$ 5,750 (State Relay Program)
100,000 R12 oysters \$52/1000	\$ 3,200 (We have \$2,000 from 2017 County funds)
107,000 R8 oysters \$55/1000	(We have \$5,888 from 2018 County & State funds)
	=====
Total 2017-2018 Funds Required	\$22,950
Funds in 2017-18 budget incl. SPAT	\$23,000

### Grow Out and Allocation Plans

#### **400,000 R8 quahogs:**

Get seed by **June 15, 2018 (?)** and all hands effort to plant clams on town bed under protective netting

**Two years** of maintenance: keep nets clean and change out nets when necessary

**May/June 2020:** harvested at a sublegal size (there will be some loss) and stocked into the wild at reduced densities to finish grow out to legal, harvestable size. At this time, we forecast **Indian Neck recreational area (25%), Chipman's Cove (50%) and Duck Creek (25%)** as primary destination sites. *(This could change based on a variety of factors, such as fishermen input, environmental changed caused by weather, natural sets, mortality events, etc.)*

#### **250 bushels mixed size quahogs:**

Get these in the water before **June 15, 2018**, and we can open to fishing on **September 16, 2018**. Need to mark off areas with four orange buoys and signage indicating "Area planted with contaminated shellfish." These require a 90-day purge period and sanctuary restrictions for one spawning cycle. We will distribute these into what we will call "management closure areas" as follows: **100 bushels at Indian Neck recreational area, 50 bushels at Loagy Bay, 100 bushels in Chipman's Cove.**

#### **100,000 R12 and 107,000 R8 oysters:**

Get seed by **June 15, 2018 (?)**. Set up 100 racks on town bed. Fill approximately 600 bags with approximately 300-350 oysters in each. Attach to racks.

**Four months** of predator and fouling control and maintenance.

**October 2018** seed will be distributed by boat to the following areas, based on need:

**Loagy Bay, Indian Neck recreational area, Herring River, Chipman's Cove.**

*(This could change based on a variety of factors, such as fishermen input, environmental changed caused by weather, natural sets, mortality events, etc. In addition, autumn*

[wellfleet-ma.gov/shellfish-department](http://wellfleet-ma.gov/shellfish-department)

Phone (508) 349-0325



Fax (508) 349-0305

*stocking of sub-legal oysters will be concentrated in areas that the Shellfish Department believes to be less susceptible to ice damage and mortality.)*

Looking ahead to **FY2018-2019**, we have a few initiatives that we will explore to supplement the propagation efforts we have outlined here. *We can reach out to Wellfleet SPAT with proposals for funding to assist with these efforts as they are interested in collaborating.* Re: labor: Commercial fishermen, grant holders and recreational permit holders have expressed interested in helping the Shellfish Department in these types of activities, and they have willingly volunteered in the past.

1. Initiatives for increasing oyster seed introductions to different areas in the harbor:
  - a. Creation of state-approved relays of existing seed oysters from non-fished areas to heavily fished areas in Wellfleet Harbor.
  - b. Development of public-private business opportunities to remove excess oyster stock from shellfish grants (we would pay lease holders by the bushel) and disperse to wild harvesting areas in the harbor.- Americorps project days to assist with execution of these efforts.
2. Buying Chinese hats to collect spat in Chipman's Cove like grant holders do.
  - a. This is free oyster seed!
  - b. Depending on size, some of this seed may be pitted at the sand pit if they aren't big enough for immediate distribution in the wild.- Americorps project days to assemble the hats and deploy them in the summer, and then again to harvest and process the seed in the fall.
3. Evaluating how we can improve the deep-water populations of oysters and quahogs. This will require:
  - a. a review of our catch limits,
  - b. a frank discussion with dragger captains, and
  - c. a plan for concentrated efforts to create both a reef sanctuary and commercially accessible areas.
4. Reinvigorating cultch program once we get a new barge
  - a. Increase cultch order and deploying it around all areas of the harbor
  - b. Supplement with additional oyster seed on cultched areas- Americorps project days to work the piles, separating oyster clusters so better reef growth assured and more substrate for future spat to settle on
5. Investigating adoption of upweller: costs, placement, opportunities, staff

**FY2018-2019: budget requested = \$25,000 \*We will have County, and possibly State and SPAT funds to take on additional initiatives to supplement Town budget**

400,000 R8 quahogs \$35/1000	\$14,000+ (2018 pricing)
210,000 R12 oysters \$52/1000	\$10,900+ (2018 pricing)



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# VIII

### BUSINESS – F. Town Owned Properties

<b>REQUESTED BY:</b>	TA
<b>DESIRED ACTION:</b>	Discussion of Plan for Town Owned Properties
<b>PROPOSED MOTION:</b>	
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____

# Memo

**Date: 1.23.2018**

**To: Dan Hoort**

**From: Radu Luca**

**Re: Town-Owned Property Report**

Hello Dan,

Please see attached a report from the Assessor's Office in response to Janet Reinhart's inquiry regarding an inventory of all Town-owned property.

## **Town-owned Buildings**

Total Number of Records: 12

Total Acres: 66

Total Land \$5,994,400

Total Bldg: \$9,961,200

Total detached: \$2,100,400

**Total Proposed Value: \$18,056,000**

**Total Prior: \$18,056,000**

## **Town-owned vacant, unused land**

Total Number of Records: 227

Total Acres: 442

Total Land \$58,617,300

Total Bldg: \$80,100

Total detached: \$177,900

**Total Proposed Value: \$58,875,300**

**Total Prior: \$58,875,300**

Extract:  
Database:  
Filter:

TOWN-OWNED VACANT UNUSED LAND  
LIVE  
NAME1 = TOWN OF WELLFLEET  
INFL1\_Desc IN VAC BLD VAC UNBLD  
NAME2 NOT IN CONSERVATION  
COMMISS CONSERVATION  
COMMITTEE

Report #13: One Liner Report  
Fiscal Year 2019

WELLFLEET, MA

Sort:

Sort:																													
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	SaleNbhd	INFL1 Cd	INFL2 Scenic Code	Lot Cd	Fact	Acres	Land Value	House Style	SH	Bldg Qual	Year Bldt	Eff Year	NLA	PH	FN	EC	Tot	Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg
54	4-40-0	4 WILLIAMS POND	9300			MI	NSP	VB 1.00	100	PF	PF1 3.40	2.45	738,900											738,900	0.00	738,900	0.0		
63	5-8-0	1175 GROSS HILL RD	9300	11/14/1960		N	NSP	VB 1.00	100	OV	WF110.00	1.42	2,360,700											2,360,700	0.00	2,360,700	0.0		
87	7-24-0	266 COLES NECK RD	9300	5/28/1987	475,000	E	WLF	VB 1.00	100	NS	MR2 1.00	28.10	1,066,300										91,900	1,158,200	0.00	1,158,200	0.0		
91	7-28-0	370 COLES NECK RD	9300			WLF	VB 1.00	100	100	MR2	1.00	8.74	352,500										19,800	372,300	0.00	372,300	0.0		
275	8-131-0	45 GRIST MILL WAY	9300			WLF	VB 1.00	100	NS	R04	1.00	10.91	390,700											390,700	0.00	390,700	0.0		
514	9-637-0	140 SCHOOL HOUSE HILL RD	9300	12/30/1953		MI	NSP	VB 1.00	100	PF	PF2 4.25	5.21	1,384,100										8,600	1,392,700	0.00	1,392,700	0.0		
530	11-4-0	580 GRIFFINS ISLAND RD	9300			NSP	VB 1.00	100	BF	WF110.00	6.43	2,931,400												2,931,400	0.00	2,931,400	0.0		
733	12-224-0	145 POLE DIKE RD	9300	10/6/2008		B	WLF	VB 1.00	100	OT4	100	MR2 1.00	9.05	319,100											319,100	0.00	319,100	0.0	
942	13-145-0	190 WEST MAIN ST	9300	8/13/1987		1	N	DTN	VB 1.00	100	R03 1.10	2.83	273,400												273,400	0.00	273,400	0.0	
1030	14-4-0	338 MAIN ST	9300	8/15/2001	800,000	E	DTN	VB 1.00	100	100	R05 1.60	1.11	330,900										12,200	343,100	0.00	343,100	0.0		
1147	14-112-0	90 FREEMAN AVE	9300	5/28/1996		L	CHQ	VB 1.00	100	100	R03 1.15	0.57	237,300											237,300	0.00	237,300	0.0		
1154	14-119-0	119 CHEQUESSETT NECK RD	9360	10/6/1997		E	CHQ	VB 1.00	100	MR2	1.00	0.77	208,000											208,000	0.00	208,000	0.0		
1212	14-174-0	325 MAIN ST	9300	12/21/1992		L	C	VU 0.10	100	100	C1 2.00	0.23	30,000											30,000	0.00	30,000	0.0		
1351	15-108-0	117 EAST COMMERCIAL ST	9300			DTN	VB 1.00	100	100	MF2	1.60	0.20	304,200											304,200	0.00	304,200	0.0		
1388	15-140-0	2680 STATE HWY RTE 6	9300	7/3/1996		E	WLF	VB 1.00	100	100	MR1 0.65	2.19	169,700											169,700	0.00	169,700	0.0		
1399	15-154-0	0 STATE HWY RTE 6	9360	12/18/2002		L	WLF	VU 0.10	100	MV	MR1 0.65	0.09	11,900											11,900	0.00	11,900	0.0		
1515	16-110-0	2254 OLD KINGS HWY	9300	10/6/1997		L	WLF	VB 1.00	100	100	R03 1.00	2.83	248,500											248,500	0.00	248,500	0.0		
1609	16-647-0	585 CAHOON HOLLOW RD	9300	5/7/1953		MI	NSP	VB 1.00	100	PF	PF1 3.40	2.65	937,700											937,700	0.00	937,700	0.0		
1611	16-649-0	0 LONG POND RD	9300	1/12/1981		1	L	NSP	VB 1.00	100	PF1 3.40	0.50	692,400											692,400	0.00	692,400	0.0		
1612	16-650-0	0 LONG POND RD	9300	7/3/1996		E	NSP	VB 1.00	100	PF	PF1 3.40	0.33	668,200											668,200	0.00	668,200	0.0		
1613	16-651-0	0 OFF LONG POND RD	9300			NSP	VB 1.00	100	100	MR2	1.45	0.08	263,700											263,700	0.00	263,700	0.0		
1615	16-654-0	0 LONG POND RD	9300	2/13/1995		E	NSP	VB 1.00	100	100	R05 1.90	0.37	376,700											376,700	0.00	376,700	0.0		
1616	16-655-0	505 LONG POND RD	9300	1/1/1994		1	N	NSP	VB 1.00	LL1	100	PF1 3.40	0.59	352,100											352,100	0.00	352,100	0.0	
1632	17-17-0	1140 CAHOON HOLLOW RD	9300	3/3/1953		N	NSP	VB 1.00	100	OF	WF110.00	1.81	2,488,500										1,300	2,489,800	0.00	2,489,800	0.0		
7887	17-601-1	0 OFF OCEAN VIEW DR	9300			MI	NSP	VB 1.00	100	OV	R04 1.45	2.33	385,100											385,100	0.00	385,100	0.0		
7888	17-601-2	0 OFF OCEAN VIEW DR	9300			MI	NSP	VB 1.00	100	OV	R04 1.45	2.35	386,000											386,000	0.00	386,000	0.0		
7889	17-601-3	0 OFF OCEAN VIEW DR	9300			MI	NSP	VB 1.00	100	OV	R04 1.45	1.14	328,700											328,700	0.00	328,700	0.0		
7890	17-601-4	0 OFF OCEAN VIEW DR	9300			MI	NSP	VB 1.00	100	OV	WF2 4.70	0.22	898,600											898,600	0.00	898,600	0.0		
7891	17-601-5	0 OFF OCEAN VIEW DR	9300			MI	NSP	VB 1.00	100	OV	WF2 4.70	1.10	1,059,000											1,059,000	0.00	1,059,000	0.0		
1634	17-602-0	0 OFF OCEANVIEW DRIVE	9300	4/8/1968		MI	NSP	VU 0.10	100	OV	WF2 4.70	0.54	96,500											96,500	0.00	96,500	0.0		
1642	18-8-0	1095 CHEQUESSETT NECK RD	9300	2/15/1936		1	K	NSP	VB 1.00	100	RV	WF110.00	5.99	2,885,200											2,885,200	0.00	2,885,200	0.0	
1819	19-149-0	20 CLARK AVE	9360	3/17/1997		H	CHQ	VB 1.00	100	OT4	100	R03 1.15	0.15	107,600											107,600	0.00	107,600	0.0	
1823	19-155-0	295 CHEQUESSETT NECK RD	9360	3/17/1997		L	CHQ	VB 1.00	100	100	R03 1.15	0.18	217,300												217,300	0.00	217,300	0.0	
1838	20-5-0	66 KENDRICK AVE	9300	9/1/1996	27,500	L	CHQ	VB 1.00	100	100	WV5 1.90	0.52	385,900												385,900	0.00	385,900	0.0	
1839	20-6-0	70 KENDRICK AVE	9300	10/1/1986		1	L	C	VB 1.00	100	C1 2.00	0.52	439,200										18	70,600	1,500	511,300	0.0		
1848	20-11-0	0 KENDRICK AVE	9300	2/12/1990		1	N	CHQ	VU 0.10	100	100	BF3 7.50	0.37	148,700											148,700	0.00	148,700	0.0	
1849	20-12-0	0 KENDRICK AVE	9300	1/1/1994		1	K	CHQ	VB 1.00	100	BF	BF3 7.50	0.56	1,528,400											1,528,400	0.00	1,528,400	0.0	
1853	20-16-0	0 KENDRICK AVE	9300	1/1/1994		1	K	CHQ	VB 1.00	100	BF	BF3 7.50	0.91	1,574,600											1,574,600	0.00	1,574,600	0.0	
1870	20-31-0	215 KENDRICK AVE	9300	1/1/1994		1	K	CHQ	VB 1.00	100	BF	BF3 7.50	0.47	1,516,500											1,516,500	0.00	1,516,500	0.0	
1909	20-52-0	28 CLARK AVE	9360	4/2/1996		L	CHQ	VU 0.10	100	100	R03 1.15	0.15	21,500												21,500	0.00	21,500	0.0	
2007	20-155-0	0 BAKER AVE	9300	7/2/1716		E	CHQ	VU 0.10	100	100	R03 1.15	0.55	23,600												23,600	0.00	23,600	0.0	
2108	21-94-0	0 COMMERCIAL ST	9300	1/4/1940		99	QS	DTN	VU 0.10	100	100	MV2 1.90	0.01	7,200											7,200	72.73	7,200	0.0	
2166	21-137-0	210 COMMERCIAL ST	9360	4/17/2002		L	DTN	VU 0.10	100	100	MF1 1.45	0.35	28,600												28,600	0.00	28,600	0.0	



Extract:  
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TOWN-OWNED VACANT UNUSED LAND  
LIFE  
NAME1 = TOWN OF WELFLEET  
NAME2 NOT IN VAC BLD,VAC UNBLD  
COMMISSION CONSERVATION  
COMMITTEE

Report #13: One Liner Report  
Fiscal Year 2019

WELFLEET, MA

Sort:

Key	Parcel ID	Location	State Class	Sale Date	Sale Price	SaleType	SaleNbhd	INFL1 Cd	INFL2 Fact Code	Scenic Code	Lpl	Acres	Land Value	House Style	SH	Bldg Qual	Year Built	Eff Year	NLA	PH	FN	EC	Tot Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg
2189	22-23-0	235 NAUSET RD	9300	6/22/1989		1	N	IND	VB 1.00	100	BF3 5.50	31.38	1,521,900										1,521,900	0.00	1,521,900	0.0		
2202	22-38-0	0 INDIAN NECK RD	OFF	9300 11/15/2000	256,000	K	IND	VU 0.10	100	BV	CF2 3.40	3.84	260,200										260,200	0.0	260,200	0.0		
2306	23-35-1	324 OLD KINGS HWY	9300	8/11/1971		1	N	WLF	VU 0.10	100	MR2 1.00	2.69	56,300										56,300	0.00	56,300	0.0		
2310	23-30-0	0 OLD COUNTY RD	OFF	9360 5/3/1978		1	N	WLF	VB 1.00	LL1	MR2 1.00	3.77	132,500										132,500	0.00	132,500	0.0		
2312	23-92-0	0 BENJAMIN WAY	OFF	9300 12/4/1986		1	N	WLF	VB 1.00	LL1	R04 1.00	3.07	124,800										124,800	0.00	124,800	0.0		
2313	23-93-0	0 OFF OLD COUNTY RD	9300	5/2/1980			L	WLF	VB 1.00	LL1	R04 1.00	1.42	111,800										111,800	0.00	111,800	0.0		
2314	23-94-0	0 OFF OLD COUNTY ROAD	9360	9/22/1972			L	WLF	VB 1.00	LL1	R04 1.00	0.63	104,300										104,300	0.00	104,300	0.0		
2456	23-223-0	65 HOWARD COURT	9360	10/2/2014			L	WLF	VU 0.10	100	NS4 1.00	1.65	38,000										38,000	0.00	38,000	0.0		
2464	23-232-0	0 OLD KINGS HWY	9360	7/7/2004			L	WLF	VU 0.10	100	NS3 1.00	0.70	21,300										21,300	0.00	21,300	0.0		
2473	23-243-0	0 NONE-EASEMENT LL	9300	1/1/1994			N	WLF	VU 0.10	100	NS4 1.00	3.22	65,600										65,600	0.00	65,600	0.0		
2474	23-244-0	0 N. OF RAILROAD ROW	9360	12/18/2002			L	WLF	VU 0.10	100	NS3 1.00	0.13	18,600										18,600	0.00	18,600	0.0		
2476	23-246-0	0 N. OF RAILROAD ROW	9360	12/18/2002			L	WLF	VU 0.10	100	NS3 1.00	0.33	19,700										19,700	0.00	19,700	0.0		
2477	23-247-0	0 N. OF RAILROAD ROW	9360	12/18/2002			L	WLF	VU 0.10	100	NS3 1.00	0.32	19,600										19,600	0.00	19,600	0.0		
2483	23-259-0	0 REF. RT. OF WOOD LOT	9360	12/18/2002			L	WLF	VU 0.10	100	R04 1.00	0.05	17,900										17,900	0.00	17,900	0.0		
2488	23-602-0	400 CAHOON HOLLOW RD	9310				N	NSP	VB 1.00	100	MR2 1.45	32.71	1,174,000	UTILITY BLDG	1.00	A	2009	2009	200	7			9,500	3,600	1,187,100	0.00	1,187,100	0.0
2489	23-603-0	500 CAHOON HOLLOW RD	9300				NSP	VB 1.00	100	100	MR2 1.45	7.78	537,800										537,800	0.00	537,800	0.0		
2490	23-604-0	0 DUCK POND LANDING	9300				NSP	VU 0.10	100	PF	PF1 3.40	0.13	63,200										63,200	0.00	63,200	0.0		
2491	23-605-0	650 DUCK POND RD	9300				NSP	VB 1.00	100	100	R05 1.90	0.23	364,300										364,300	0.00	364,300	0.0		
7875	24-1-2	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	2.35	38,600									38,600	0.00	38,600	0.0		
7876	24-1-3	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	2.35	38,600									38,600	0.00	38,600	0.0		
7877	24-1-4	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	2.35	38,600									38,600	0.00	38,600	0.0		
7878	24-1-5	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	2.35	38,600									38,600	0.00	38,600	0.0		
7879	24-1-6	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	WF2 4.70	1.13	106,400									106,400	0.00	106,400	0.0		
7880	24-1-7	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	1.76	35,900									35,900	0.00	35,900	0.0		
7881	24-1-8	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	0.29	28,200									28,200	0.00	28,200	0.0		
7882	24-1-9	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	2.35	38,600									38,600	0.00	38,600	0.0		
7883	24-1-10	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	WF2 4.70	1.31	109,200									109,200	0.00	109,200	0.0		
7884	24-1-11	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	1.69	35,500									35,500	0.00	35,500	0.0		
7885	24-1-12	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	R04 1.45	0.63	30,300									30,300	0.00	30,300	0.0		
7886	24-1-13	520 OCEAN VIEW DR	9300	1/1/1994			N	NSP	VU 0.10	100	OV	WF2 4.70	0.71	99,500									99,500	0.00	99,500	0.0		
7892	24-2-14	0 NEAR WELF.BYTHE SEA	9300				NSP	VB 1.00	LL1	100	R04 1.45	1.93	183,300										183,300	0.00	183,300	0.0		
7893	24-2-15	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	1.71	35,600										35,600	0.00	35,600	0.0		
7894	24-2-16	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	1.71	35,600										35,600	0.00	35,600	0.0		
7895	24-2-17	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	1.23	33,300										33,300	0.00	33,300	0.0		
7896	24-2-18	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	1.60	35,100										35,100	0.00	35,100	0.0		
7897	24-2-19	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	0.96	32,000										32,000	0.00	32,000	0.0		
7898	24-2-20	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	0.21	27,700										27,700	0.00	27,700	0.0		
7899	24-2-21	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	0.05	25,900										25,900	0.00	25,900	0.0		
7900	24-2-24	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	2.00	37,000										37,000	0.00	37,000	0.0		
7901	24-2-25	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	1.84	36,200										36,200	0.00	36,200	0.0		
7902	24-2-26	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	1.84	36,200										36,200	0.00	36,200	0.0		
7903	24-2-27	0 NEAR WELF.BYTHE SEA	9300				NSP	VU 0.10	100	100	R04 1.45	1.63	35,200										35,200	0.00	35,200	0.0		

Extract:  
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TOWN-OWNED VACANT UNUSED LAND  
LIVE  
NAME1 = TOWN OF WELLFLEET  
INF1 Desc IN VAC BLD,VAC UNBLD  
NAME2 NOT IN CONSERVATION  
COMMISS:CONSERVATION  
COMMITTEE:CONSERVATION COMMITTEE

Report #13: One Liner Report  
Fiscal Year 2019

WELLFLEET, MA

Sort:

Sort:

Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Nbr	INF1 Cd	INF1 Desc	INF2 Code	Lpi	Cd	Fact	Acres	Land Value	House Style	SH	Bldg Year	Eff Year	NLA	PH	FN	EC	Tot	Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg
7904	24-2-29	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.37			28,800											28,800	0.00	28,800	0.0	
7905	24-2-30	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.44			29,200											29,200	0.00	29,200	0.0	
7906	24-2-31	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.86			31,500											31,500	0.00	31,500	0.0	
7907	24-2-32	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.11			26,700											26,700	0.00	26,700	0.0	
7908	24-2-35	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.93			36,700											36,700	0.00	36,700	0.0	
7909	24-2-36	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.61			35,100											35,100	0.00	35,100	0.0	
7910	24-2-37	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.34			28,600											28,600	0.00	28,600	0.0	
7911	24-2-38	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.11			26,700											26,700	0.00	26,700	0.0	
7912	24-2-39	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.35			33,900											33,900	0.00	33,900	0.0	
7913	24-2-40	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.26			33,500											33,500	0.00	33,500	0.0	
7914	24-2-42	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.68			30,500											30,500	0.00	30,500	0.0	
7915	24-2-44	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	WF2 4.70	0.06			84,500											84,500	0.00	84,500	0.0	
7916	24-2-45	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	WF2 4.70	0.16			86,300											86,300	0.00	86,300	0.0	
7917	24-2-46	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.85			36,300											36,300	0.00	36,300	0.0	
7918	24-2-47	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.84			36,200											36,200	0.00	36,200	0.0	
7919	24-2-48	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.03			32,300											32,300	0.00	32,300	0.0	
7920	24-2-49	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.93			31,800											31,800	0.00	31,800	0.0	
7921	24-2-50	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.18			27,400											27,400	0.00	27,400	0.0	
7922	24-2-51	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.53			29,700											29,700	0.00	29,700	0.0	
7923	24-2-52	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.03			32,300											32,300	0.00	32,300	0.0	
7924	24-2-53	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.06			26,100											26,100	0.00	26,100	0.0	
7925	24-2-54	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.06			26,100											26,100	0.00	26,100	0.0	
7926	24-2-58	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.77			35,900											35,900	0.00	35,900	0.0	
7927	24-2-59	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.84			36,200											36,200	0.00	36,200	0.0	
7928	24-2-61	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.72			35,700											35,700	0.00	35,700	0.0	
7929	24-2-62	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.49			29,500											29,500	0.00	29,500	0.0	
7930	24-2-63	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.18			27,400											27,400	0.00	27,400	0.0	
7931	24-2-64	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.09			26,500											26,500	0.00	26,500	0.0	
7932	24-2-65	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.90			31,700											31,700	0.00	31,700	0.0	
7933	24-2-66	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.92			31,800											31,800	0.00	31,800	0.0	
7934	24-2-68	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	0.11			26,700											26,700	0.00	26,700	0.0	
7935	24-2-69	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	WF2 4.70	0.06			61,100											61,100	0.00	61,100	0.0	
7936	24-2-73	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	WF2 4.70	0.03			53,100											53,100	0.00	53,100	0.0	
7937	24-2-74	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.69			35,500											35,500	0.00	35,500	0.0	
7938	24-2-75	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.49			34,600											34,600	0.00	34,600	0.0	
7939	24-2-76	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.73			35,700											35,700	0.00	35,700	0.0	
7940	24-2-77	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.63			35,200											35,200	0.00	35,200	0.0	
7941	24-2-78	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.63			35,200											35,200	0.00	35,200	0.0	
7942	24-2-79	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.03			32,300											32,300	0.00	32,300	0.0	
7943	24-2-86	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.62			35,200											35,200	0.00	35,200	0.0	
7944	24-2-87	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.84			36,200											36,200	0.00	36,200	0.0	
7945	24-2-88	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.73			35,700											35,700	0.00	35,700	0.0	
7946	24-2-89	0 NEAR WELLF.BYTHE SEA	9300			NSP	VU 0.10	100	100	R04 1.45	1.54			34,800											34,800	0.00	34,800	0.0	

Extract:  
Database:  
Filter:

TOWN-OWNED VACANT UNUSED LAND  
LIVE  
NAME1 = TOWN OF WELFLEET  
INFL1\_Desc IN VAC BLD,VAC UNBLD  
NAME2 NOT IN CONSERVATION  
COMMISS.CONSERVATION  
COMMISSION,CONSERVATION  
COMMITT,CONSERVATION COMMITTEE

Report #13: One Liner Report  
Fiscal Year 2019

WELFLEET, MA

Sort:

Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Sale Nbhd	INFL1 Cd	INFL2 Fact	Scenic Code	Lpi Cd	Acres	Land Value	House Style	SH	Bldg Qual	Year Built	Eff Year	NLA	PH	FN	EC	Tot	Building Value	Detached Value	Proposed Value	Med Field	Pct Chg	Prior Value
7947	24-2-90	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.28	28,200										28,200	0.00	28,200	0.0	28,200	0.0
7948	24-2-92	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.90	31,700										31,700	0.00	31,700	0.0	31,700	0.0
7949	24-2-93	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.92	31,800										31,800	0.00	31,800	0.0	31,800	0.0
7950	24-2-94	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.06	26,100										26,100	0.00	26,100	0.0	26,100	0.0
7951	24-2-104	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.84	36,200										36,200	0.00	36,200	0.0	36,200	0.0
7952	24-2-105	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.84	36,200										36,200	0.00	36,200	0.0	36,200	0.0
7953	24-2-106	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.63	30,300										30,300	0.00	30,300	0.0	30,300	0.0
7954	24-2-107	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.92	31,800										31,800	0.00	31,800	0.0	31,800	0.0
7955	24-2-108	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.80	31,200										31,200	0.00	31,200	0.0	31,200	0.0
7957	24-2-113	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	WF110.00	0.14	186,500										186,500	0.00	186,500	0.0	186,500	0.0
7958	24-2-114	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.84	36,200										36,200	0.00	36,200	0.0	36,200	0.0
7959	24-2-115	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.78	35,900										35,900	0.00	35,900	0.0	35,900	0.0
7960	24-2-116	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.32	33,800										33,800	0.00	33,800	0.0	33,800	0.0
7961	24-2-118	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.92	31,800										31,800	0.00	31,800	0.0	31,800	0.0
7963	24-2-121	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.84	36,200										36,200	0.00	36,200	0.0	36,200	0.0
7964	24-2-122	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.49	34,600										34,600	0.00	34,600	0.0	34,600	0.0
7965	24-2-123	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.17	27,300										27,300	0.00	27,300	0.0	27,300	0.0
7966	24-2-125	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.97	32,000										32,000	0.00	32,000	0.0	32,000	0.0
7967	24-2-126	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.92	31,800										31,800	0.00	31,800	0.0	31,800	0.0
7968	24-2-129	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.84	36,200										36,200	0.00	36,200	0.0	36,200	0.0
7969	24-2-130	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.49	34,600										34,600	0.00	34,600	0.0	34,600	0.0
7970	24-2-131	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.85	31,400										31,400	0.00	31,400	0.0	31,400	0.0
7971	24-2-132	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.63	30,300										30,300	0.00	30,300	0.0	30,300	0.0
7972	24-2-137	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.72	35,700										35,700	0.00	35,700	0.0	35,700	0.0
7973	24-2-138	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.72	35,700										35,700	0.00	35,700	0.0	35,700	0.0
7974	24-2-139	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.40	28,900										28,900	0.00	28,900	0.0	28,900	0.0
7975	24-2-140	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.34	28,600										28,600	0.00	28,600	0.0	28,600	0.0
7976	24-2-141	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.98	32,100										32,100	0.00	32,100	0.0	32,100	0.0
7977	24-2-147	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.55	34,900										34,900	0.00	34,900	0.0	34,900	0.0
7978	24-2-148	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.32	33,800										33,800	0.00	33,800	0.0	33,800	0.0
7979	24-2-149	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.06	26,100										26,100	0.00	26,100	0.0	26,100	0.0
7980	24-2-150	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.06	26,100										26,100	0.00	26,100	0.0	26,100	0.0
7981	24-2-151	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.49	34,600										34,600	0.00	34,600	0.0	34,600	0.0
7982	24-2-152	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	1.03	32,300										32,300	0.00	32,300	0.0	32,300	0.0
7983	24-2-153	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.28	28,200										28,200	0.00	28,200	0.0	28,200	0.0
7962	24-2-154	0 NEAR WELLF.BYTHE SEA	9300				NSP	VU	0.10	100	100	R04 1.45	0.09	26,500										26,500	0.00	26,500	0.0	26,500	0.0
2496	24-28-0	0 OFF OCEAN VIEW DR	9300				MI	NSP	VB	1.00	100	R04 1.45	0.83	313,100										313,100	0.00	313,100	0.0	313,100	0.0
2498	24-41-0	0 BRADFORD RD	9300	5/5/1972			MI	NSP	VU	0.10	100	R04 1.45	0.18	27,400										27,400	0.00	27,400	0.0	27,400	0.0
2502	24-60-0	0 OFF OCEAN VIEW DR	9300				MI	NSP	VU	0.10	100	R04 1.45	0.11	26,700										26,700	0.00	26,700	0.0	26,700	0.0
2512	24-91-0	0 ALDEN RD	9300	11/11/1965			MI	NSP	VU	0.10	100	R04 1.45	0.09	26,500										26,500	0.00	26,500	0.0	26,500	0.0
2519	24-102-0	0 CIRCUIT RD	9300				NSP	VU	0.10	100	100	R04 1.45	0.01	3,800										3,800	0.00	3,800	0.0	3,800	0.0
2524	24-117-0	0 OCEAN RD	9300				MI	NSP	VU	0.10	100	R04 1.45	0.17	27,300										27,300	0.00	27,300	0.0	27,300	0.0

Report #13: One Liner Report  
Fiscal Year 2019

Sort:

1/22/2018 10:09:44 AM

Extract:  
Database:  
Filter:

Report #13: One Liner Report  
Fiscal Year 2019

TOWN-OWNED VACANT UNUSED LAND  
LIVE  
NAME1 = TOWN OF WELFLEET  
NAME2 NOT IN CONSERVATION  
COMMISSION CONSERVATION  
COMMITTEE

WELFLEET, MA

Sort:

Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	SaleNbhd	INFL1 Cd	INFL2 Fact	Scenic Code	Lpi Cd	Fact	Acres	Land Value	House Style	SH	Bldg Year	Eff Year	NLA	[—Depreciation—] PH FN EC Tot				Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg
3999	36-162-0	345 OLD WHARF RD	9300	9/25/1983		1	N	DRM	VB 1.00	100	R03	1.00	0.24	192,200										192,200	0.00	192,200	0.0		
4128	36-288-0	0 OFF GROVE AVENUE	9300	9/5/2002			L	DRM	VB 1.00	LL1	MV	MV1 1.25	0.93	124,300										124,300	0.00	124,300	0.0		
4166	40-33-0	0 LT ISLAND RD OFF	9360	4/24/1959			L	LT	VU 0.10	100	R08	1.80	0.07	28,900										28,900	0.00	28,900	0.0		
4212	40-81-0	0 LT ISLAND RD OFF	9300				L	LT	VB 1.00	100	WVE	3.40	0.47	688,300										688,300	0.00	688,300	0.0		
4218	40-86-0	70 4TH STREET	9360	1/27/2000			K	LT	VB 1.00	100	WV7	1.90	0.19	360,200										360,200	0.00	360,200	0.0		
4219	40-87-0	0 LT ISLAND RD OFF	9360	2/26/1999		1	L	LT	VU 0.10	100	WV7	1.90	0.06	34,200										34,200	0.00	34,200	0.0		
4228	40-96-0	94 3RD STREET	9300	9/27/1996			L	LT	VB 1.00	100	WV8	2.10	0.13	390,200										390,200	0.00	390,200	0.0		
4270	40-170-0	0 LT ISLAND RD OFF	9360	2/19/1957			L	LT	VB 1.00	100	WV9	2.10	0.55	427,000										427,000	0.00	427,000	0.0		
4271	40-171-0	0 LT ISLAND RD OFF	9300	12/6/1960			L	LT	VB 1.00	100	BF2	4.25	0.39	845,800										845,800	0.00	845,800	0.0		
4278	40-176-0	0 CLIFF AVE-LT ISLAND	9360	4/3/2001			X	LT	VU 0.10	100	BF2	4.25	4.31	360,500										360,500	0.00	360,500	0.0		
4282	40-184-0	0 CLIFF RD	9300				N	LT	VB 1.00	100	BF2	4.25	0.82	905,800										905,800	0.00	905,800	0.0		
4283	40-185-0	0 FIFTH STREET	9030	12/18/2002			L	LT	VU 0.10	100	WV9	2.10	0.04	31,600										31,600	0.00	31,600	0.0		
4618	42-601-0	0 OFF ROUTE 6	9300				NSP	VB 1.00	100	WF2	4.70	47.24	5,007,400										5,007,400	0.00	5,007,400	0.0			
4638	46-19-0	0 WEST RD	9300	12/1/1957		1	K	WLF	VB 1.00	100	MF4	1.90	5.58	444,100										444,100	0.00	444,100	0.0		
Total Acres														442															

Total Land \$58,617,300  
Total Bldg \$80,100  
Total Detached \$177,900  
Total Proposed Value: \$58,875,300  
Total Prior \$58,875,300

Sort:																															
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	SaleNbhd	INFL1 Cd	INFL2 Scenic Code	Lpi Cd	Fact	Acres	Land Value	House Style	SH	Bldg Qual	Year Eff	NLA	PH	FN	EC	Tot	Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg			
795	13-2-0	100 LAWRENCE RD	9310			C	C	100	100	100	C2	1.00	4.97	375,900	SCHOOLS	1.00	A	1950	1998	93701	27	27	5,019,700	203,700	5,599,300	0.00	5,599,300	0.0			
796	13-2-1	95 LAWRENCE RD	9300			C		100	100	100	C2	1.00	9.26	451,400	OFFICE BUILDING	1.00	A	1970	2080	66		66	91,800	462,500	2,005,700	0.00	2,005,700	0.0			
810	13-16-0	38 GROSS HILL RD	9350	10/11/1977		1	N	C	100	100	100	C2	1.00	1.11	297,300	POLICE STATION	1.50	G	1983	1983	5214	53	53	782,300	6,300	1,065,900	0.00	1,065,900	0.0		
943	13-146-0	220 WEST MAIN ST	9310	6/26/1947		1	N	C	100	100	100	C2	1.00	3.07	342,400	GOVT BLDG	1.00	A	1999	1999	17082	25	25	1,108,400	56,400	1,507,200	0.00	1,507,200	0.0		
1171	14-135-0	55 WEST MAIN ST	9310	11/1/1986	435,000	E	C	100	100	100	C1	2.00	1.27	621,500	LIBRARY	1.00	G	1930	1999	10224	25	25	924,000	4,100	1,549,600	0.00	1,549,600	0.0			
1211	14-173-0	335 MAIN ST	9310	8/15/2001	800,000	E	C	100	100	100	C1	2.00	0.54	446,100	CLUB/LODGE/HA	2.50	E	1920	2000	7074	23	23	636,700	10,000	1,092,800	0.00	1,092,800	0.0			
1300	15-52-0	300 MAIN ST	9310	1/1/1958		1	N	C	100	100	100	C1	2.00	1.96	645,800	GOVT BLDG	2.00	V	1960	1995	5048	33	33	513,000	34,400	1,193,200	0.00	1,193,200	0.0		
1840	20-7-0	90 KENDRICK AVE	9310	9/1/1986	27,500	L	C	100	100	100	C1	2.00	0.52	439,200	OFFICE BUILDING	1.00	L	1990	842	43		43	45,200	60,600	545,000	0.00	545,000	0.0			
1846	20-9-0	35 KENDRICK AVE	9310			C		100	100	100	C1	2.00	5.59	773,600	RANCH	1.50	A	1978	1993	704	15	15	84,200	33,100	890,900	0.00	890,900	0.0			
2128	21-114-0	255 COMMERCIAL ST	9310	11/20/1952		1	K	C	100	100	100	C1	2.00	27.74	887,600	STORE(SM. RET)	1.00	A	1995	1160	33		33	127,300	158,800	1,173,500	0.00	1,173,500	0.0		
2492	23-606-0	715 OLD KINGS HWY	9310			N	NSP	100	100	100	MR2	1.45	9.48	561,200	GOVT BLDG		G	2003		6348			648,600	33,600	1,263,400	0.00	1,263,400	0.0			
4132	36-292-0	1076 STATE HWY RTE 6	9350	2/13/1995		E	WLF	100	100	100	NS1	0.65	0.50	132,400									37,100	169,500	0.00	169,500	0.0				
												Total Acres		66																	



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# VIII

### BUSINESS – G. 2018 Annual Town Meeting (1)

<b>REQUESTED BY:</b>	TA
<b>DESIRED ACTION:</b>	Vote to open the 2018 Annual Town Meeting Warrant
<b>PROPOSED MOTION:</b>	I move to open the 2018 Annual Town Meeting Warrant with warrant to close at 4 pm on February 28 <sup>th</sup> , 2018 as per section 2-4-2 of the Wellfleet Charter.
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



**ANNUAL TOWN MEETING**  
**MONDAY, APRIL 23, 2018, 7:00 pm**  
**Wellfleet Elementary School**

**&**

**ANNUAL ELECTION WARRANT**  
**MONDAY, APRIL 30, 2018, NOON - 7:00 pm**  
**Wellfleet Senior Center**



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## **FINANCIAL & PROPOSITION 2½ TERMS**

Chapter 59, section 21C of the Massachusetts General Laws is commonly referred to as Proposition 2½ (Prop. 2½) or the Tax Limiting Law for Cities and Towns in Massachusetts.

**LEVY:** The property tax levy is the revenue a Town can raise through real and personal property taxes. The property tax levy is the largest source of revenue for the Town.

**LEVY CEILING:** This is the maximum the levy can be. The ceiling equals 2.5% of the Town's full and fair cash value. The levy limit is equivalent to a tax rate of \$25.00.

**LEVY LIMIT:** The maximum the levy can be in a given year. The limit is based on the previous year's levy limit plus certain allowable increases, such as debt exclusions.

**LEVY LIMIT INCREASE:** The levy limit automatically increases each year by 2.5% of the previous year's levy limit.

**NEW GROWTH:** New construction and new parcel subdivision may also increase the Town's levy limit.

**OVERRIDE:** A community can permanently increase its levy limit by successfully voting at a referendum to exceed the limits. A community may take this action as long as it is below the levy ceiling.

**DEBT EXCLUSION:** This type of override ballot question can be placed on a referendum by a two thirds vote of the Board of Selectmen. If a majority of the voters approve the ballot question, the Town's levy limit is increased only for the amount voted at the referendum for the life of that debt only. The levy limit increase may exceed the Town's levy ceiling.

**DEBT SERVICE:** The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest owed on any particular bond issue.

**ENCUMBRANCE:** A reservation of funds to cover obligations chargeable to but not yet paid from a specific appropriation account.

**CAPITAL OUTLAY EXPENDITURES EXCLUSION:** This type of override ballot question can be placed on a referendum by a two-thirds vote of the Board of Selectmen. If a majority of the voters approve the ballot question, the additional amount for the payment of the capital project cost is added to the levy limit or levy ceiling only for the year in which the project is being undertaken.

**CONTINGENT VOTES:** Chapter 59, section 21C (m) permits a Town Meeting to appropriate funds contingent upon passage of a referendum question (OVERRIDE/DEBT EXCLUSION). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Board of Selectmen. If a referendum is called by the Selectmen, it must take place within forty-five days of the Town Meeting vote.

## TOWN MEETING PROCEDURES

A quorum of 6% of the Town's registered voters must be present in order to conduct business.  
(Charter: Sect. 2-1-3)

Voters are identified by voter cards, issued when they check in with the registrars at the beginning of the meeting.

Only voters may participate in voice votes. In case of a counted vote, voters will be identified by their voter cards.

Non-voters who have been admitted to the meeting must sit in the section designated for them. Nonvoters who may wish to speak must identify themselves, and may address the meeting only by permission of the Moderator. (Charter: Sect. 2-1-2).

No voter will be allowed to speak until recognized by the Moderator.

Voters may only speak twice to any motion or amendment unless authorized by the Moderator. The provisions of this clause shall not apply to a) the person making the motion under an Article, and b) those persons required to be in attendance under the provisions of Charter Section 2-7-5. (Charter: Sect. 2-7-8).

All motions, including all amendments, must be in writing and be legible. Exceptions for very simple motions or amendments are at the discretion of the Moderator. (General Bylaws: Sect. II-2)

Zoning Bylaws	2/3 majority
To incur debt	2/3 majority
To transfer or sell Town land	2/3 majority
To approve charter amendments	2/3 majority
To pay unpaid bills of a prior fiscal year	4/5 majority at an Annual Town Meeting 9/10 majority at a Special Town Meeting

The order of consideration of the Articles as printed in the Warrant may be changed only by a two-thirds vote. (Charter: Sect. 2-7-4)

Some other common motions which require more than a simple majority to pass:

A motion to reconsider must be made at the same session as the vote it seeks to reconsider. It can only be made after some intervening business, and must be made within one hour of the vote to be reconsidered. It is debatable to the same extent as the motion it seeks to reconsider, and it requires a majority vote. (Charter: Sect. 2-7-9).

## **FINANCE COMMITTEE STATEMENT**

A Statement to the Voters from the Wellfleet Finance Committee

**To be provided by the Finance Committee.**

Respectfully submitted,

The Wellfleet Finance Committee

**ANNUAL TOWN MEETING WARRANT**

Monday, April 23, 2018

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

**GREETINGS:**

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet in the WELLFLEET ELEMENTARY SCHOOL, 100 LAWRENCE ROAD in Wellfleet on the 23<sup>rd</sup> day of April, 2018, at seven o'clock in the evening, then and there to vote upon the following Articles:

## **SECTION I: BUDGET ARTICLES**

**ARTICLE 1:** FY 2019 Operating Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Town Operating Budget, and fix the salaries and compensation of all elected officers of the Town for Fiscal Year 2019, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0

**SUMMARY:** This Article requests approval of the Fiscal Year 2019 Operating Budget (See Appendix A, page 45) This Article also sets the salaries of elected officials as per the budget and approves the budgets of the two regional school districts.

**ARTICLE 2:** FY 2018 Year End Transfers. To see if the Town will vote to transfer from available funds and/or authorize the transfer from various line items within current appropriations, such sums of money necessary to supplement the operating and/or capital budgets of the various Town departments for the current Fiscal Year 2018, or do or act anything thereon.

(Requested by the Board of Selectmen)

Requests to Date:

FROM	TO	AMOUNT	EXPLANATION
Free Cash	300 Elementary School	\$39,780	Additional cost for special needs students

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0

**SUMMARY:** This Article requests transfers and additional funding for the operating budget for the fiscal year ending June 30, 2018. Additional requests may be added at Town Meeting.

**ARTICLE 3:** FY 2019 Capital Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Town Capital Budget, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

**SUMMARY:** This Article requests approval of appropriations and transfers for the Fiscal Year 2019 Capital Budget. Capital items that require borrowing are in separate articles later in the warrant. (See Appendix B, page 52)

**ARTICLE 4:** FY 2019 Marina Enterprise Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Marina Enterprise Fund Budget, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

Marina Advisory Committee: Recommends 0-0

**SUMMARY:** This Article requests approval of the Fiscal Year 2019 Marina Services Enterprise Fund Budget. (See Appendix C, page 53)

**ARTICLE 5:** FY 2019 Water Enterprise Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Water Enterprise Fund Budget, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0

Board of Water Commissioners: Recommends 0-0

**SUMMARY:** This Article requests approval of the FY2019 Water Enterprise Fund Budget. (See Appendix D, page 55)

## **SECTION II: ADDITIONAL FINANCIAL ARTICLES**

**ARTICLE 6:** Collective Bargaining Agreement Wellfleet Police Officers Union. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund a one-year collective bargaining agreement between the Town of Wellfleet and the Wellfleet Police Officers Union, beginning July 1, 2017, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0

Finance Committee: Recommends 0-0

**SUMMARY:** Town meeting approval is necessary to fund the first year of collective bargaining agreements.

**ARTICLE 7:** Collective Bargaining Agreement Wellfleet Police Officers Union. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the first year of a three-year collective bargaining agreement between the Town of Wellfleet and the Wellfleet Police Officers Union, beginning July 1, 2018, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0

Finance Committee: Recommends 0-0

**SUMMARY:** Town meeting approval is necessary to fund the first year of collective bargaining agreements.

**ARTICLE 8:** Non-Union and Other Personnel Salaries & Compensation. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund wage and salary adjustments for non-union and other personnel beginning July 1, 2018, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0

Finance Committee: Recommends 0-0

**SUMMARY:** This appropriation funds wage and salary adjustments for non-union and other personnel.

**ARTICLE 9:** Chapter 90 Road Repairs. To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money in anticipation of reimbursement to be received pursuant to General Laws, chapter 90 as amended; said funds to be expended to repair and resurface Town roads and to carry out other authorized projects under the direction of the Department of Public Works, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.



**SUMMARY:** This Article will allow the Town to contract for paving services and other authorized projects in anticipation of receiving State reimbursement.

**ARTICLE 10:** Other Post-Employment Benefits (“OPEB”) Appropriation. To see if the Town will vote to raise and appropriate, or transfer from available funds the sum of \$250,000, or any other sum, to be added to the Town’s Other Post-Employment Benefits Liability Trust Fund or do or act anything thereon.  
(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.  
Finance Committee: Recommends 0-0.

**SUMMARY:** This amount will help to fund the Town’s share of future health insurance costs for current employees and retirees. As of June 30, 2016, the actuarial valuation of Wellfleet’s unfunded liability for these costs was \$7,987,654. Fund balance as of December 31, 2017 was \$1,477,128.

**ARTICLE 11:** To see if the Town will vote to raise and appropriate and/or transfer from the Marina Parking fund the sum of \$10,000, or any other sum, for the purpose of contributing to the Marina Enterprise Stabilization Fund, or do or act anything thereon.  
(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.  
Finance Committee: Recommends 0-0.  
Marina Advisory Committee: Recommends 0-0

**SUMMARY:** With a two-thirds vote, the Town may appropriate into this fund in any year an amount not to exceed ten percent of the prior year’s tax levy. These funds are a reserve for future capital improvements to the Marina. Fund balance as of December 31, 2017 was \$40,222.

**ARTICLE 12:** Transfer to Stabilization Fund. To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$155,000, or any other sum, for the purposes of contributing to the Stabilization Fund, or do or act anything thereon.  
(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.  
Finance Committee: Recommends 0-0.

**SUMMARY:** With a two-thirds vote, the Town may appropriate into this fund in any year an amount not to exceed ten percent of the prior year’s tax levy. These funds are a reserve to stabilize tax rates from year to year due to unexpected financial requirements. The December 31, 2017 Stabilization Fund balance was \$759,189. With this contribution the Stabilization Fund balance will meet the Selectmen’s fiscal policy goal of 5% of the operating budget.

**ARTICLE 13:** Transfer to LCCATV Fund. To see if the Town will vote to transfer from the Cable Receipts Fund monies to operate local television access programming and to fund upgrades to equipment for the operation of the two local access television channels, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0

Finance Committee: Recommends 0-0.

Cable Advisory Committee: Recommends 0-0

**SUMMARY:** This article provides funding for the local government programming (channel 18) and Lower Cape Community Access Television (channel 99). COMCAST, through your cable TV bills, provides the funding to the cable receipts fund.

**ARTICLE 14:** To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2019 Community Preservation budget and to appropriate from the Community Preservation Fund estimated annual revenues a sum of **\$29,511.50** to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2019; and further to appropriate from Community Preservation Fund estimated revenues a sum of **\$58,950** for open space debt service; a sum of **\$73** to reserve for open space; a sum of **\$59,023** to reserve to for community housing; and further to reserve for future appropriation a sum of **\$59,023** for historic resources as recommended by the Community Preservation Committee, as well as a sum of **\$383,649.50** to be placed in the 2019 Budgeted Reserve for general Community Preservation Act purposes, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**SUMMARY:** This is an annual CPC housekeeping article. Out of a total projected revenue figure of \$590,230 for Fiscal Year 2019, \$29,511.50 is the 5% of estimated for administrative expenses, as provided by the Community Preservation Act. Open Space's 10% is allocated as the funding source for Land Bank debt service in the capital budget. There is a remainder of \$73 to be placed in an Open Space Reserve after debt service has been met. Community Housing's 10%, and Historic Resources' 10% are reserved respectively for housing and historic preservation purposes. The balance of \$383,649.50 is reserved for approved CPA projects.

**ARTICLE 15:** To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund \$58,000 from housing budgeted reserve revenues and \$42,000 from estimated annual revenues, for a total sum of \$100,000.00 to contribute to the cost of, and thereby support, for building the financial capacity of the Affordable Housing Trust Fund, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**Housing Authority:**  
**Local Housing Partnership:**

**SUMMARY:**

The Community Preservation Act allows communities to allocate funds to the Affordable Housing Trust. This offers the Affordable Housing Committee a way to respond in a timely manner to appropriate market opportunities for land acquisition, building purchase, essential maintenance needs and other allowed activities.

**ARTICLE 16:** To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, the sum of \$100,000.00 to contribute to the cost of, and thereby support, Making Homes Affordable, a program to assist with the purchase of workforce housing for eligible first-time buyers, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**Housing Authority:**

**Local Housing Partnership:**

**SUMMARY:** This proposal is targeted for Workforce Housing. The plan is to offer down payment, closing cost and/or repair help in the form of a forgivable loan or grant of up to \$20,000 to eligible first-time home buyers. Based on 2017 CPC Barnstable county Moderate Income figures, eligibility would be based on an income of less than \$90,200 for a family of four; \$81,180 for a family of three; \$72,160 for a household of two; and \$63,140 for a household of one.

**ARTICLE 17:** To see if the Town will vote, pursuant to MGL c.44B, to rescind the appropriation of \$180,000 from the Fund Balance, approved as Article 21 in the 2014 Annual Meeting Warrant and return the \$180,000 to the CPA Fund Balance or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**Housing Authority:**

**Local Housing Partnership:**

**SUMMARY:** In order to proceed with the project for the construction of two Habitat homes at 2082 Rte. 6, this Article, approved at the 2014 Annual Meeting, needs to be rescinded. There cannot be two projects designated for the same location.

**ARTICLE 18:** To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund undesignated fund balance the sum of \$240,000 to contribute to the cost of, and thereby

support, for the construction of two Habitat for Humanity of Cape Cod, Inc. affordable homes at 2082 Rte. 6 (Assessor's Map 29, Parcel 129), or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**Housing Authority:**

**Local Housing Partnership:**

**SUMMARY:** Habitat plans to construct two year-round affordable homes, a 2-bedroom and a 3-bedroom. Applicants will be chosen based upon eligibility at or below 65% of the median income. Sweat equity is utilized in the construction process. The houses will be deed restricted to remain affordable in perpetuity.

**ARTICLE 19:** To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund general undesignated balance the sum of \$100,000 to contribute to the cost of, and thereby support, the construction of a 65-unit rental complex for Affordable and Workforce housing to be located in Eastham, Massachusetts or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**SUMMARY:** This is an opportunity for Wellfleet to collaborate regionally and contribute to the creation in Eastham, off Brackett Road, of affordable (50) and moderate income (15) year-round rental units. While the project is set in Eastham, there are no geographic restriction placed on the moderate-income units that could be available to Wellfleet's workforce.

**ARTICLE 20:** To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, the sum of \$7,000 to contribute to the cost of, and thereby support, for the continuance of the Community Development Partnership sponsored Cape Housing Institute in Fiscal Year 2019, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**Housing Authority:**

**Local Housing Partnership:**

**SUMMARY:**

The highly praised seminars offered by the Community Development Partnership (CDP) last year is being expanded. CDP is seeking contributions from the participating towns towards

the costs of another seminar series to develop better understanding of Community Housing needs and to create more effective advocates for Affordable Housing.

**ARTICLE 21:** To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, the sum of \$39,000 to contribute to the cost of, and thereby support, the improvements by Wellfleet Preservation Hall of the town park at 335 Main St. or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**SUMMARY:** Preservation Hall is in charge of the grounds at 335 Main Street, a town park under their care. This project is meant to provide mitigation planting to buffer Wesley Swamp, replace fencing and improve landscaping behind the hall. This is an Open Space/Recreation project.

**ARTICLE 22:** To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Historic budgeted reserves the sum of \$20,000 to contribute to the cost of, and thereby support, continuance of the Wellfleet Historical Plan with additional Form B inventories, storage upgrades and a workshop for owners of historic homes or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**SUMMARY:** The Historical Commission intends to complete additional Form B inventories, upgrade their storage at the Library, continue the Historical Plan and offer a workshop for owners of historic properties.

**ARTICLE 23:** Transfer of Unexpended Bond Proceeds. To see if the Town will vote to transfer the \$400,000 authorized to be borrowed under Article 24 at the 2013 Annual Town Meeting to pay costs of the renovations of the Police Station, which funds are no longer needed to pay costs of such project, and to transfer \$227,202.63 in the bond premium related to the issuance of bonds on the Police Station borrowing to pay costs of construction and other related improvements to the former COA Building at 95 Lawrence Road and for the payment of all other costs incidental and related thereto; or take any other action relative thereto. .

(Requested by the Board of Selectmen)

**Board of Selectmen:** Recommends 0-0.

**Finance Committee:** Recommends 0-0.

**Community Preservation Committee:** Recommends 5-0.

**SUMMARY:** The former COA building has sat vacant for approximately fifteen years. Renovating this property would for office and storage space would benefit the Wellfleet

Library, children and adults who are involved in the Recreation Department, the Health and Conservation Department, the Building Department, Wellfleet Television and the long-term storage needs of the Town.

**ARTICLE 24:** Walking Trail at COA Building. To see if the Town will vote to raise and appropriate the sum of \$82,000, or any other sum, for the purpose of installing a walking path around the Council on Aging property at 715 Old Kings Highway in Wellfleet and for the payment of all other costs incidental and related thereto, provided however, that the vote taken hereunder shall be contingent upon approval by the voters of the Town at an election of a 'capital outlay exclusion' in accordance with the provisions of Massachusetts General Law, Chapter 59, section 21C (i1/2), otherwise known as Proposition 2 ½, so called, or take any other action relative thereto. *Two-thirds vote required.*

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

**SUMMARY:** This article would approve funding to create a walking trail around the Council on Aging property to encourage exercise.

**ARTICLE 25:** Expansion of White Crest Beach parking lot. To see if the Town will vote to appropriate the sum of \$X, or any other sum, for the purpose of expanding the White Crest Beach parking lot up to a maximum of six hundred (600) spaces and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectmen, be and hereby is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, or to take any other action in relation thereto. *Two-thirds vote required.*

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

**SUMMARY:** This article requests funding to expand the parking lot at White Crest beach to a maximum of six hundred spaces. The expansion is intended to replace the spaces that are being lost to erosion on the ocean side of Ocean View Drives. If this expansion does not move forward and current erosion patterns continue there will be a time in the not too distant future where parking is no longer available for the ocean beaches. The cost of the expansion will be paid out of the increased revenue received from the lot.

**ARTICLE 26 – language to be provided by MSBA:** Cape Cod Regional Technical High School Building. To see if the Town will approve the \$1,300,000 borrowing authorized by the Cape Cod Regional Technical High School District, for the purpose of paying costs of a feasibility study for the Nauset Regional High School, 100 Cable Road N. Eastham, MA 02651 including the payment of all costs incidental and related thereto (the "Study"), and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the School Committee. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Study costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility

of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Study shall be as set forth in the Feasibility Study Agreement that may be executed between the District and the MSBA. The approval of the District's borrowing by this vote shall be subject to and contingent upon an affirmative vote of the Town to exempt its allocable share of the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2 1/2), or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommendation reserved to Town Meeting.

**SUMMARY:** This is a request from the Nauset Regional School Committee for a feasibility study funds to determine the needs of the Nauset Regional High School building. The estimated share for Wellfleet is \$108,693.00 or 13.4746% of \$1,300,000.00 estimated for a feasibility study.

**ARTICLE 27:** Matching Funding for Cultural District Grant. To see if the Town will vote to raise and appropriate the sum of \$5,000, or any other sum, for the purpose of providing a match to the Massachusetts Cultural District grant of \$5,000 or to take any other action relative thereto.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

**SUMMARY:** The Massachusetts Cultural Council will provide a \$5,000 grant to the Cultural District for the Town of Wellfleet conditional upon the Town providing a matching grant. This article would provide the Town's share.

**ARTICLE 28:** Increase Marijuana Sales Tax to 3%. To see if the town will vote to increase the local sales tax on recreational marijuana from 2% to 3%.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

**SUMMARY:** Municipalities have the option of increasing the local sales tax on recreational marijuana from 2% to 3%. Increasing the sales tax will help lessen percentage of local revenue that comes from property taxes.

**SECTION III: CHARTER AMENDMENTS, GENERAL BYLAWS and ACCEPTANCE of  
STATUTES ARTICLES**

**ARTICLE 29:** Proposal to Amend Town of Wellfleet General Bylaws, Article III, section 5 by adding the text shown in **bold** and deleting the text shown as ~~strike through~~ below such that the bylaw, as amended shall read:

Section 5. No money shall be paid from the Town Treasury without a warrant or order therefore directed to the Treasurer, signed by ~~a majority of the Selectmen~~ **the Town Accountant and at least one member of the Board of Selectmen**. No money granted for special purpose shall be applied to any other use, unless by a vote of the Town, and no orders shall be drawn upon the Treasurer for any purpose not authorized by a vote of the Town or by the statutes of the Commonwealth. The orders drawn against any appropriation shall not exceed the same.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.  
Finance Committee: Recommends 0-0.  
Bylaw Committee: Recommends 0-0.

**SUMMARY:** The timely signing of warrants has often proven to be difficult if Selectmen are out of town or unable to get to town hall because of other commitments. Payrolls and other routine payment may be inconveniently delayed for days because of this.

**ARTICLE 30:** Proposal to Amend Town of Wellfleet General Bylaw, Article V, section 2 by adding the text shown in **bold** and deleting the text shown as ~~strike through~~ below such that the bylaw, as amended shall read:

**ARTICLE V TRANSPORTATION**

**Section 2.** When any officer or member of any board, paid or unpaid is called upon to go to any point outside the Town of Wellfleet on official business connected with the duties of his office, he shall be entitled to receive pay for transportation on the following basis: a sum per mile for travel for said fiscal year **as set annually by the IRS** ~~as the Selectmen shall annually determine and set prior to October 1st of the preceding fiscal year~~ within the state, and reimbursement for actual costs for travel outside of the state. When any year round employee is called upon to go from his/her office during the normally scheduled working hours or is called to duty beyond normally scheduled working hours, to any point within the Town of Wellfleet on official business connected with the duties of his/her office, he/she shall be entitled to receive compensation for transportation at the rate per mile for travel for said fiscal year as the Selectmen shall annually determine and set prior to October 1st of the preceding fiscal year, upon presentation to the Town Accountant of an itemized bill within thirty days. .

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 0-0.  
Finance Committee: Recommends 0-0.  
Bylaw Committee: Recommends 0-0.



**SUMMARY:** This is to remove an unneeded step in a process. The IRS sets the reimbursement rate each year which is followed by the Board of Selectmen's approval of the rate. This bylaw change would automatically accept the rate set by the IRS.

#### **SECTION IV: ZONING BY LAW AMENDMENT ARTICLES**

**ARTICLE 30 : Zoning Bylaw Amendment – Food Trucks.** To see if the Town will vote to amend the Zoning Bylaws by amending Section II, Section 2.1, Definitions or take any other action related thereto. (Deleted language appears as ~~strike through~~ type; proposed language appears in **bold** type. **(Two-thirds vote required)**)

##### Section II Definitions

##### Section 2.1

Food Truck – A readily movable, non-motorized trailer or cart or a motorized wheeled vehicle that is designed and equipped to cook, prepare, and/or serve food for retail sale while parked on land other than a public or private street, and shall include any food truck, food cart, canteen truck, catering truck, breakfast truck, lunch truck, lunch wagon, or any other mobile food vehicle. All Food Trucks must be registered with the Massachusetts Registry of Motor Vehicles, as required. The following Food Truck uses are exempt from this definition and do not require a special permit:

- a. A Food Truck operating at a special event approved by the Board of Selectmen, such as Oysterfest, a carnival or similar event;
- b. A Food Truck operating as an accessory use to an outdoor municipal or governmental recreational use, including but not limited to public beaches, municipal playing fields or similar use; and
- c. A Food Truck catering a private event in any zoning district, which shall remain on the property for a period not to exceed 24-hours.

##### **SUMMARY:**

(Request of the Planning Board)

Board of Selectmen:  
Planning Board:  
Bylaw Committee:

**ARTICLE 31 : Zoning Bylaw Amendment – Section 5.3.2 Use Regulations.** To see if the Town will vote to amend the Zoning Bylaws by amending Section V, Section 5.3, Use Regulations by inserting the language below, in alphabetical order, where appropriate, or take any other action related thereto. (Deleted language appears as ~~striketrough~~ type; proposed language appears in **bold** type. **(Two-thirds vote required)**)

#### Section 5.3.2 Use Regulations

<b>5.3.2 Commercial</b>	<b>CD</b>	<b>R1</b>	<b>R2</b>	<b>NSP</b>	<b>C</b>	<b>C2</b>
Food Truck	A	O	O	O	A	O

**SUMMARY:** The appropriate use of land is regulated under the Town of Wellfleet Zoning By-Laws (WZBL). As per WZBL Section 5.2, uses not listed in WZBL Section 5.3 Use Regulations are prohibited unless the Board of Appeals "...determines that the use closely resembles in its neighborhood impact(s) a use listed as permitted or authorized under special permit, in the same zoning district." Inserting the language above into the WZBL provides clear statement of where land may be used for Food Trucks. Food Trucks operating on land other than public or private streets will be an allowed land use by Special Permit in the Central (CD) and Commercial (C) Zoning Districts, where similar uses (i.e. retail businesses and food establishments) are already permitted. Certain Food Truck uses have been exempted to 1) allow the Town of Wellfleet to continue licensing Food Trucks to operate on public land under certain circumstances, and 2) permit Food Trucks to cater private events in any zoning district.

(Request of the Planning Board)

**ARTICLE 32: Zoning Bylaw Amendment.** To see if the Town will vote to amend the Zoning Bylaws by amending 6.22.2 (5) Home Occupation as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **bold** type. **(Two- thirds vote required)**)

**6.22.2 (5) Home Occupation** TBD- Placeholder

Board of Selectmen:

Planning Board:

Bylaw Committee:

**SUMMARY:**

(Request of the Planning Board)

**ARTICLE 24 : Zoning Bylaw Amendment.** To see if the Town will vote to amend the Zoning Bylaws by adding a new Section \_\_ Affordable Flexible Residential Design, Section \_\_ as follows:

(Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type.  
(Two-thirds vote required)

#### Affordable Flexible Residential Design TBD-Placeholder

Board of Selectmen:  
Planning Board:  
Bylaw Committee:

#### SUMMARY:

(Request of the Planning Board).

**ARTICLE 25 : Zoning Bylaw Amendment.** To see if the Town will vote to amend the Zoning Bylaws by adding a new Section \_\_ Special Permit/Site Plan Review For Impactful Commercial Uses as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type. (Two-thirds vote required)

#### Special Permit/Site Plan Review For Impactful Commercial Uses TBD-Placeholder

Board of Selectmen:  
Planning Board:  
Bylaw Committee:

#### SUMMARY:

**ARTICLE 26 : Zoning Bylaw Amendment.** To see if the Town will vote to amend the Zoning Bylaws by amending Section \_\_ Medical Marijuana Overlay District as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type.) (Two-thirds vote required)

#### Medical Marijuana Overlay District Amendments TBD-Placeholder

Board of Selectmen:  
Planning Board:  
Bylaw Committee:

#### SUMMARY:

(Request of the Planning Board)

**ARTICLE 27 : Zoning Bylaw Amendment.** To see if the Town will vote to amend the Zoning Bylaws by amending Section \_\_ Large Scale Ground Mounted Solar Photovoltaic Installation as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type.) **(Two-thirds vote required)**

**Large Scale Ground Mounted Solar Photovoltaic Installation Bylaw Amendment to Section 10.8.6**  
TBD- Placeholder

Board of Selectmen:

Planning Board:

Bylaw Committee:

**SUMMARY:**

## **SECTION V: DISPOSITION OF TOWN PROPERTY ARTICLES**

### **ARTICLE 27: Disposition of Town property - Coles Neck Road *Two-thirds vote required.***

Board of Selectmen:  
Open Space Committee:  
Finance Committee:  
Planning Board:  
Conservation Commission:  
Natural Resources Advisory Board:

#### **SUMMARY:**

(Requested by the Board of Selectmen)

### **ARTICLE 28: EVERSOURCE easement for transformer. TBD-Placeholder**

### **ARTICLE : Paine Hollow affordable housing project housekeeping. TBD-Placeholder**

Board of Selectmen:  
Open Space Committee:  
Planning Board:  
Conservation Commission :  
Natural Resources Advisory Board:

#### **SUMMARY:**

(Requested by Board of Selectmen)

## **SECTION VI: UNCLASSIFIED ARTICLES**

**ARTICLE 44: Room Occupancy Tax.** To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation, printed below, authorizing the Town to impose a room occupancy tax on seasonal rentals not currently subject to such tax; provided, however, that the General Court may make clerical or editorial changes of form only to said bill, unless the Board of Selectmen approves amendments thereto prior to enactment by the General Court, and provided further that the Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition, or do or act anything thereon.

An Act Relative to the Application of the Local Option Room Occupancy Excise Tax to Seasonal Rental Properties in the Town of Wellfleet.

Section 1. Notwithstanding the provisions of any general or special law to the contrary, in addition to the authority to impose a local excise tax upon any transfer of occupancy of any room or rooms as may be set forth in and authorized by G. L. c. 64G, §3A or other law, as the same may be amended from time to time, the Town of Wellfleet shall, commencing on the first day of the fiscal year that begins after the effective date of this Act, be authorized to impose a local excise tax upon the transfer of occupancy of any room in a seasonal rental property or other transient accommodations located within said Town by any operator at the rate of up to but not exceeding five (5) percent of the total amount of rent of each such occupancy.

Section 2. For the purpose of this chapter, all terms used herein shall, unless the context requires otherwise, have the same meanings as set forth in G. L. c. 64G, §1 and as follows:

“Occupancy”, the use or possession, or the right to the use or possession of any room or rooms in a bed and breakfast establishment, bed and breakfast home, lodging house, motel, seasonal rental property or other transient accommodation designed and normally used for sleeping and living purposes, or the right to the use or possession of the furnishings or the services and accommodations, including breakfast in a bed and breakfast establishment or bed and breakfast home, accompanying the use and possession of such room or rooms, for a period of ninety consecutive calendar days or less, regardless of whether such use and possession is as a lessee, tenant, guest, or licensee.

“Seasonal rental property or other transient accommodations” shall mean any bed and breakfast home, as defined by G. L. c. 64G, §1 and any residential or commercial dwelling, dwelling unit or part thereof, unit of a condominium dwelling as defined by G. L. c. 183A, or time-share as defined by G. L. c. 183B, used for the lodging of guests or invitees in exchange for rent.

Section 3. No excise shall be imposed upon for the transfer of occupancy of any room in a seasonal rental property or other transient accommodations if the total amount of rent is less than fifteen dollars per day or if the accommodation, other than a bed and breakfast home, is exempt under the provisions of G. L. c. 64G, §2.

Section 4. All operators of seasonal rental properties or other transient accommodations shall be responsible for assessing, collecting, reporting, and paying such excise tax as set forth in G. L. c. 64G, §§3-6, 7A and shall be liable in the same manner as operators in G. L. c. 64G, §7B.

Section 5. This Act shall take effect upon its passage.

Board of Selectmen: recommends 0–0.

Finance Committee: recommends 0–0.

**SUMMARY:** Renews previous petition voted at the 2015 and 2017 Annual Town Meeting which has not been acted upon by the State Legislature. The petition would make vacation rentals subject to the same rooms tax as is currently paid by hotels and motels.

## **SECTION VII: STANDARD ANNUAL ARTICLES**

**ARTICLE :** To see if the Town will vote to authorize the Town Administrator or his designee to dispose of the following articles of personal property by trade in or sale, or do or act anything thereon.

None at time of printing.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

**SUMMARY:** This Article authorizes the Town Administrator or his designee to dispose of surplus/outdated supplies and equipment during the fiscal year. All money received for the disposal of such goods is to be placed in the General Fund, as appropriate. Any credit for trade in value will be applied against the purchase of the replacement vehicle.

**ARTICLE :** To see if the Town will vote in accordance with G. L. c. 41, §38 to authorize the Town Collector to use all means for collecting taxes, which the Treasurer may use when appointed Collector, or do or act anything thereon.

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

**SUMMARY:** This Article authorizes the Town Collector when appointed to use all pertinent sections of the Massachusetts General Laws to collect taxes due.

**ARTICLE :** To see if the Town will vote to assume liability in the manner provided by G. L. c. 91, §29 and 29A, as most recently amended, for damage that may be incurred for work to be performed by the Department of Environmental Protection of Massachusetts for improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores and shores along a public beach, excluding the Herring River and Herring River Dike, in accordance with G. L. c. 91, §11, and to authorize the Selectmen to execute and deliver a bond of indemnity therefore to the Commonwealth, or do or act anything thereon.

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

**SUMMARY:** The Commonwealth requires that the Town annually assume all liability for damages that may occur when work is performed by the Massachusetts Department Environmental Management within tidal and non-tidal waterways within the Town.

**ARTICLE :** To see if the Town will vote pursuant to the provisions of G. L. c. 71, §16B, to reallocate the sum of the Town's required local contributions to the Nauset Regional School District in accordance with the Nauset Regional School District Agreement, rather than according to the formula of the Education Reform Act, so-called, for fiscal year 2019, or do or act anything thereon.

Board of Selectmen: Recommends 0-0.  
Finance Committee: Recommends 0-0.

**SUMMARY:** This annual request would apportion the operating budget of the Nauset Regional School District on a per pupil basis, rather than the Education Reform Act Formula. The Article will apportion the Nauset Regional School District Assessment for Fiscal 2019 to the four member Towns based on their proportionate enrollment within the school district. This is the method provided within the inter-municipal agreement approved by the four Towns establishing the Nauset Regional School District, and has been applied in each of the past fifteen years by Town Meeting vote.

### **SECTION VIII: PETITIONED ARTICLES**

**ARTICLE :** To see if the Town will vote to advise the Board of Selectpersons to vote limit the use of the town owned building at 95 Lawrence Road, known as the old Senior Center, to affordable housing use only.

(Printed Verbatim as Submitted and Required) (Petitioned Article)

Board of Selectmen: Recommends 0-0.  
Finance Committee: Recommends 0-0.

### **SECTION IX: STANDARD CLOSING ARTICLES**

**ARTICLE :** To hear reports of the Selectmen, Town Officers, -and all other Committees and to act thereon, or do or act anything thereon.

Board of Selectmen: Recommends 0-0

**ARTICLE :** To act on any other business that may legally come before the meeting.

Board of Selectmen: Recommends 0-0

**SUMMARY:** Moderator's appointments are made under this article.



**ANNUAL TOWN ELECTION WARRANT**

Monday, April 30, 2018

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

**GREETINGS:**

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet at the **WELLFLEET SENIOR CENTER, 715 OLD KING'S HIGHWAY in Wellfleet on Monday the 30<sup>th</sup> day of April, 2018, between twelve o'clock noon and seven o'clock p.m.**, then and there to vote for the election of the following Town officers: one Moderator for one year; two Selectmen for three years; two members of the Wellfleet Elementary School Committee for three years; one member of the Nauset Regional School Committee for three years; two Library Trustees for three years; and one Cemetery Commissioner for three years. Also, to vote on the following questions:

**Question 1:**

**Question 2:**

**APPENDIX A & B**  
**ARTICLES 1 & 3**

**FY 2019 OPERATING & CAPITAL BUDGETS SUMMARY**

The Fiscal Year 2019 Operating Budget generally provides for the continuation of all services delivered during the previous fiscal year. A breakdown of the entire budget showing expenditures requiring Town Meeting approval and revenue estimates follows.

APPROPRIATIONS	FY2016	FY2017	FY2018	FY2019
Operating Budget	\$15,903,219	\$16,639,217	\$17,672,279	\$17,672,279
Capital Debt Service	\$1,270,180	\$1,546,368	\$1,820,602	\$1,820,602
Capital Expenditures	\$625,514	\$624,248	\$525,000	\$525,000
Articles (estimated)	\$1,023,749	\$824,024	\$463,000	\$463,000
Other: Overlay, Cherry Sheet	\$579,459	\$510,078	\$464,181	\$464,181
TOTAL:	\$19,402,121	\$20,169,660	\$20,945,062	\$20,945,062

#### FUNDING SOURCES

Allowable Tax Levy	\$16,851,633
Receipts Reserved	\$1,532,000
Other (Local Receipts, Chapter 90, etc.)	\$2,521,429
TOTAL:	\$20,905,062

The total proposed Town expenditures are increased approximately 3.84%, over last fiscal year, principally because there has been an increase in the cost of expenses the Town cannot directly control such as the Town's share of employee medical insurance, retirement costs and insurance. The Town's share of the Nauset Regional School District (Nauset) budget increased by 8.7% due to enrollment increases. The Town of Wellfleet has three additional students attending Nauset while the other three towns in the region are seeing a decrease of fifty-two students.

Not included in the funding sources above are three proposed Proposition 2 ½ overrides to fund Article 111 (\$147,300) for two additional full-time Firefighters/Paramedics and Article 26 to purchase a Fire Department fire prevention and inspections vehicle, article 27 to purchase a new transportation vehicle for the Council on Aging, article 29 for a recycling pilot program. Other than the override for these articles and debt exclusions for proposed borrowing, the proposed budget is within Proposition 2 ½ limits.

The Capital Budget in Article 3 includes debt service (principal and interest payments due during the fiscal year on outstanding debt) and capital expenditures which do not require borrowing.

Summary yet to be written.

OPERATING BUDGET  
FISCAL YEAR 2019  
APPENDIX A

APPENDIX A

		FY 17 Actual	FY 18 Budget	FY 19 Dept Head	FY 19 Town Admin	FY 19 FinCom	FY 19 Selectmen
GENERAL GOVERNMENT						*	
114 -MODERATOR							
	Salaries & Wages	200	200	200	200	--	200
	Operating Expenses	0	225	225	400	--	400
	Total	200	425	425	425		425
115 - CONSTABLES							
	Salaries & Wages	50	100	100	100	--	100
	Total	50	100	100	100	--	100
121 - AUDIT							
	Operating Expenses	21,900	22,500	22,500	22,500	--	22,500
	Total	21,900	22,500	22,500	22,500	--	22,500
122 - SELECTMEN							
	Salaries & Wages	3,163	5,000	5,000	5,000	--	5,000
	Operating Expenses	1,044	4,370	4,370	4,370	--	4,370
	Total	4,207	9,370	9,370	9,370	--	9,370
123 - TOWN ADMINISTRATOR							
	Salaries & Wages	187,530	203,940	224,646	224,646	--	224,646
	Operating Expenses	15,943	12,925	12,475	12,475	--	12,475
	Total	203,473	216,865	237,121	237,121	--	237,121
124 - GENERAL ADMINISTRATION							
	Salaries & Wages	118,200	117,682	124,209	124,209	--	124,209
	Operating Expenses	23,698	19,593	21,700	21,700	--	21,700
	Total	141,898	137,275	145,909	145,909	--	145,909
131 - FINANCE COMMITTEE							
	Operating Expenses	245	300	300	300	--	300
	Total	245	300	300	300	--	300
132 - RESERVE FUND							
	TRANSFERS	22,000	83,000	85,075	85,075	--	85,075
	Total	22,000	83,000	85,075	85,075	--	85,075
135 - TOWN ACCOUNTANT							
	Salaries & Wages	189,776	159,106	139,500	139,500	--	139,500
	Operating Expenses	9,699	9,650	10,390	10,390	--	10,390
	Total	199,475	168,756	149,890	149,890	--	149,890
141 - ASSESSOR's OFFICE							
	Salaries & Wages	114,883	114,290	122,961	122,961	--	122,961
	Operating Expenses	50,170	47,950	47,950	47,950	--	47,950
	Total	165,053	162,240	170,911	170,911	--	170,911
145 - TREASURER/COLLECTOR							
	Salaries & Wages	195,426	198,263	173,693	173,693	--	173,693
	Operating Expenses	29,604	40,430	43,620	43,620	--	43,620
	Total	225,030	238,693	217,313	217,313	--	217,313

OPERATING BUDGET  
FISCAL YEAR 2019

APPENDIX A

		FY 17 Actual	FY 18 Budget	FY 19 Dept Head	FY 19 Town Admin	FY 19 FinCom	FY 19 Selectmen
<b>151 - LEGAL SERVICES</b>							
	Operating Expenses	106,839	101,300	103,300	103,300	--	103,300
	Total	106,839	101,300	103,300	103,300		103,300
<b>153 - COMPUTERIZATION</b>							
	Operating Expenses	149,003	157,933	157,933	157,933	--	157,933
	Total	149,003	157,933	157,933	157,933	--	157,933
<b>158 - TAX TITLE</b>							
	Operating Expenses	0	11,000	11,000	11,000	--	11,000
	Total	0	11,000	11,000	11,000	--	11,000
<b>161 - TOWN CLERK</b>							
	Salaries & Wages	63,578	66,457	71,040	71,040	--	71,040
	Operating Expenses	3,562	7,574	13,194	13,194	--	13,194
	Total	67,140	74,031	84,234	84,234	--	84,234
<b>162 - ELECTIONS/REGISTRATION</b>							
	Salaries & Wages	4,970	3,550	5,320	5,320	--	5,320
	Operating Expenses	6,054	4,500	6,184	6,184	--	6,184
	Total	11,024	8,050	11,504	11,504	--	11,504
<b>171 - CONSERVATION COMMISSION</b>							
	Operating Expenses	1,874	3,630	3,630	3,630	--	3,630
	Total	1,874	3,630	3,630	3,630	--	3,630
<b>174 - PLANNING BOARD</b>							
	Operating Expenses	1,905	10,435	10,435	10,435	--	10,435
	Total	1,905	10,435	10,435	10,435	--	10,435
<b>176 - ZONING BOARD OF APPEALS</b>							
	Operating Expenses	1,621	1,756	1,756	1,756	--	1,756
	Total	1,621	1,756	1,756	1,756	--	1,756
<b>177 - OPEN SPACE COMMITTEE</b>							
	Operating Expenses	0	1,500	1,500	1,500	--	1,500
	Total	0	1,500	1,500	1,500	--	1,500
<b>178 - HERRING WARDEN</b>							
	Salaries & Wages	2,200	2,200	2,200	2,200	--	2,200
	Operating Expenses	181	0	300	300	--	300
	Total	2,381	2,200	2,500	2,500	--	2,500
<b>179 - SHELLFISH</b>							
	Salaries & Wages	206,299	178,675	207,452	195,091	--	195,091
	Operating Expenses	10,314	18,425	18,425	18,425	--	18,425
	Total	216,613	197,100	225,877	213,516	--	213,516
<b>180 - SHELLFISH CONSERVATION/PROPAGATION</b>							
	Operating Expenses	8,061	22,000	46,000	46,000	--	46,000
	Total	8,061	22,000	46,000	46,000	--	46,000

OPERATING BUDGET  
FISCAL YEAR 2019

APPENDIX A

		FY 17 Actual	FY 18 Budget	FY 19 Dept Head	FY 19 Town Admin	FY 19 FinCom	FY 19 Selectmen
<b>181 - SHELLFISH ADVISORY COMMITTEE</b>							
	Operating Expenses	0	100	100	100	--	100
	Total	0	100	100	100	--	100
<b>182 - CHAMBER OF COMMERCE</b>							
	Operating Expenses	10,000	10,000	10,000	10,000	--	10,000
	Total	10,000	10,000	10,000	10,000	--	10,000
<b>183 - NATURAL RESOURCE ADVISORY BD</b>							
	Operating Expenses	0	1,150	1,150	1,150	--	1,150
	Total	0	1,150	1,150	1,150	--	1,150
<b>189 - HOUSING AUTHORITY</b>							
	Operating Expenses	4,217	5,000	5,000	5,000	--	5,000
	Total	4,217	5,000	5,000	5,000	--	5,000
<b>195 - TOWN REPORTS &amp; WARRANTS</b>							
	Operating Expenses	12,182	13,000	13,000	13,000	--	13,000
	Total	12,182	13,000	13,000	13,000	--	13,000
<b>196 - CONSULTANCY</b>							
	Operating Expenses	15,802	20,000	20,000	20,000	--	20,000
	Total	15,802	20,000	20,000	20,000	--	20,000
	Total-General Gov't	1,592,193	1,679,708	1,747,833	1,735,647	--	1,735,647
<b>DEPARTMENT OF PUBLIC SAFETY</b>							
<b>210 - POLICE</b>							
	Salaries & Wages	1,207,759	1,262,568	1,287,834	1,287,834	--	1,287,834
	Operating Expenses	105,710	118,035	118,635	118,635	--	118,635
	Total	1,313,469	1,380,603	1,406,469	1,406,469	--	1,406,469
<b>215 - COMMUNICATIONS/DISPATCHERS</b>							
	Salaries & Wages	336,624	348,949	354,657	354,657	--	354,657
	Operating Expenses	21,817	18,200	20,200	20,200	--	20,200
	Total	358,441	367,149	374,857	374,857	--	374,857
<b>220 - FIRE</b>							
	Salaries & Wages	1,122,111	1,110,208	1,308,688	1,308,688	--	1,308,688
	Operating Expenses	169,242	213,333	212,059	212,059	--	212,059
	Total	1,291,353	1,323,541	1,520,747	1,520,747	--	1,520,747
<b>241 - Building Department</b>							
	Salaries & Wages	179,909	204,338	209,634	209,634	--	209,634
	Operating Expenses	16,417	11,300	11,300	11,300	--	11,300
	Total	196,326	215,638	220,934	220,934	--	220,934
<b>291 - EMERGENCY MANAGEMENT</b>							
	Operating Expenses	0	5,000	5,000	5,000	--	5,000
	Total	0	5,000	5,000	5,000	--	5,000
<b>293 - TRAFFIC/PARKING CONTROL</b>							
	Salaries & Wages	2,000	2,000	2,000	2,000	--	2,000
	Operating Expenses	2,321	4,250	4,250	4,250	--	4,250
	Total	4,321	6,250	6,250	6,250	--	6,250
	Total-Public Safety	3,163,910	3,298,180	3,534,257	3,534,257	--	3,534,257

FISCAL YEAR 2019		FY 17	FY 18	FY 19	FY 19	FY 19	FY 19
		Actual	Budget	Dept Head	Town Admin	FinCom	Selectmen
EDUCATION							
300 - ELEMENTARY SCHOOL							
	Budget Estimate	2,328,207	2,652,879	2,583,760	2,583,760	--	2,583,760
	Total	2,328,207	2,652,879	2,583,760	2,583,760	--	2,583,760
301 - NAUSET REGIONAL SCHOOL DISTRICT							
	NRSD ASSESSMENT	2,732,103	2,969,904	2,832,708	2,832,708	--	2,832,708
	Total	2,732,103	2,969,904	2,832,708	2,832,708	--	2,832,708
302 - CAPE COD REG TECH HS DISTRICT							
	OTHER ASSESSMENTS	135,250	173,827	257,361	268,755	--	268,755
	Total	135,250	173,827	257,361	268,755	--	268,755
	TOTAL EDUCATION	5,195,560	5,796,610	5,673,829	5,685,223	--	5,685,223
DEPARTMENT OF PUBLIC WORKS							
417 - DPW FACILITIES							
	Operating Expenses	299,669	338,100	334,600	334,600	--	334,600
	Total	299,669	338,100	334,600	334,600	--	334,600
420 - DPW OPERATIONS							
	Salaries & Wages	883,328	959,243	980,155	980,155	--	980,155
	Operating Expenses	120,905	150,950	149,550	149,550	--	149,550
	Total	1,004,233	1,110,193	1,129,705	1,129,705	--	1,129,705
422 - DPW HIGHWAYS							
	Operating Expenses	62,163	92,900	92,900	92,900	--	92,900
	Total	62,163	92,900	92,900	92,900	--	92,900
423 - DPW SNOW REMOVAL							
	Salaries & Wages	46,997	45,000	45,000	45,000	--	45,000
	Operating Expenses	87,688	83,180	83,180	83,180	--	83,180
	Total	134,685	128,180	128,180	128,180	--	128,180
424 - DPW STREET LIGHTS							
	Operating Expenses	8,849	10,600	10,600	10,600	--	10,600
	Total	8,849	10,600	10,600	10,600	--	10,600
433 - DPW TRANSFER STATION							
	Operating Expenses	232,120	342,959	338,350	323,350	--	323,350
	Total	232,120	342,959	338,350	323,350	--	323,350
434 - RECYCLING COMMITTEE							
	Operating Expenses	0	100	100	100	--	100
	Total	0	100	100	100	--	100
	Total Public Works	1,741,719	2,023,032	2,034,435	2,019,435	--	2,019,435

OPERATING BUDGET  
FISCAL YEAR 2019

APPENDIX A

		FY 17	FY 18	FY 19	FY 19	FY 19	FY 19
		Actual	Budget	Dept Head	Town Admin	FinCom	Selectmen
<b>HUMAN SERVICES</b>							
<b>510 - HEALTH/CONS</b>							
	Salaries & Wages	150,543	147,674	161,456	161,456	--	161,456
	Operating Expenses	16,744	23,779	28,629	28,629	--	28,629
	Total	167,287	171,453	190,085	190,085	--	190,085
<b>520 - HUMAN SERVICES</b>							
	Grants	179,140	180,000	205,000	205,000	--	205,000
	Total	179,140	180,000	205,000	205,000	--	205,000
<b>541 - COUNCIL ON AGING</b>							
	Salaries & Wages	180,034	179,854	189,765	189,765	--	189,765
	Operating Expenses	39,603	47,355	49,025	49,025	--	45,025
	Total	219,637	227,209	238,790	238,790	--	234,790
<b>542 - COUNCIL ON AGING BOARD</b>							
	Operating Expenses	0	600	600	600	--	0
	Total	0	600	600	600	--	0
<b>543 - VETERAN's SERVICES</b>							
	OTHER ASSESSMENTS	16,557	16,594	16,926	16,926	--	16,830
	VETERANS BENEFITS	8,446	12,000	12,000	12,000	--	12,000
	Total	25,003	28,594	28,926	28,926	--	28,830
	Total Human Services	591,067	607,855	663,401	663,401	--	658,075
<b>CULTURE AND RECREATION</b>							
<b>610 - LIBRARY</b>							
	Salaries & Wages	301,085	316,947	337,346	337,346	--	337,346
	Operating Expenses	110,142	112,650	122,050	122,050	--	122,050
	Total	411,227	429,597	459,396	459,396	--	459,396
<b>630 - RECREATION</b>							
	Salaries & Wages	204,288	212,715	242,556	236,957	--	236,957
	Operating Expenses	73,642	72,983	81,149	75,149	--	75,149
	Total	277,930	285,698	323,705	312,106	--	312,106
<b>660 - COMMUNITY SERVICES DIRECTOR</b>							
	Salaries & Wages	85,363	82,374	88,491	88,491	--	88,491
	Operating Expenses	650	650	650	650	--	650
	Total	86,013	83,024	89,141	89,141	--	89,141
<b>690 - HISTORICAL COMMISSION</b>							
	Operating Expenses	0	100	2,600	2,600	--	2,600
	Total	0	100	2,600	2,600	--	2,600
<b>692 - HOLIDAY CELEBRATIONS</b>							
	Operating Expenses	1,200	1,200	1,200	1,200	--	1,200
	Total	1,200	1,200	1,200	1,200	--	1,200
<b>696 - Cultural Council</b>							
	Operating Expenses	2,000	2,000	2,000	2,000	--	2,000
	Total	2,000	2,000	2,000	2,000	--	2,000
<b>699 - Beach Program</b>							
	Salaries & Wages	246,337	250,155	254,818	254,818	--	254,818
	Operating Expenses	91,246	74,000	117,900	117,900	--	117,900
	Total	337,583	324,155	372,718	372,718	--	372,718
	Total Culture & Rec.	1,115,953	1,125,774	1,250,760	1,239,161	--	1,239,161

OPERATING BUDGET  
FISCAL YEAR 2019

APPENDIX A

	FY 17 Actual	FY 18 Budget	FY 19 Dept Head	FY 19 Town Admin	FY 19 FinCom	FY 19 Selectmen
INTEREST ACCOUNTS						
Short Term Loan Prin/Int	4,320	25,000	25,000	25,000	--	25,000
R/E TAX REFUND INTEREST	0	150	150	150	--	150
Total Interest Accounts	4,320	25,150	25,150	25,150	--	25,150
UNCLASSIFIED ACCOUNTS						
911 - RETIREMENT ASSESSMENT						
Barnstable County Retirement	1,051,633	1,150,399	1,259,687	1,256,352	--	1,256,352
912 - Workers Compensation						
Injury Claims	98,359	100,000	102,000	115,000	--	115,000
913 - Unemployment Compensation						
Claims	1,323	25,000	25,000	25,000	--	25,000
914 - Group Health Insurance						
Premiums	1,202,258	1,300,920	1,444,021	1,379,027	--	1,379,027
915 - Group Life Insurance						
Premiums	6,319	6,300	6,489	6,500	--	6,500
916 - Town Share Medicare						
Tax Payments	107,008	105,500	112,500	112,500	--	112,500
917 - Health Insurance Stipend						
Employee Stipends	40,338	49,850	49,850	45,000	--	45,000
940 - Miscellaneous						
Tax Work off Program	61	0	0	0	--	0
945 - Property/Liability Insurance						
Premiums	297,961	300,000	309,000	305,000	--	305,000
990 - Inter fund Transfers						
Transfers	0	0	0	0	--	0
Payroll Contract Adjustments						
Salaries & Wages	0	78,000	44,654	44,654	--	44,654
Total Unclassified Accts	2,805,260	3,115,969	3,349,201	3,289,033	--	3,289,033
OPERATING BUDGET						
TOTAL	16,209,982	17,672,278	18,278,866	18,191,210	--	18,186,610



FY 2019 CAPITAL BUDGET

APPENDIX B

<u>Department</u>	<u>Request</u>	<u>FY 2019</u>	<u>Raise &amp; Appropriate</u>	<u>Other</u>
135 Town Accountant/Assessor	Accounting software	\$28,820	\$28,820	
153 Info Technology	Phone system upgrade	\$40,000	\$40,000	
179 Shellfish Dept.	Ford F150 Truck	\$20,500		\$20,500 Shellfish Fund
210 Police	2 Police cruisers	\$80,000	\$80,000	
220 Fire & Rescue	Replace portable radios	\$50,000	\$50,000	
220 Fire & Rescue	Replace 4" supply hoses	\$9,000	\$9,000	
220 Fire & Rescue	Replace mobile data term.	\$14,000	\$14,000	
220 Fire & Rescue	Fire prevention and inspection vehicle	\$38,000	\$38,000	
220 Fire & Rescue	Replace turnout gear	\$16,000	\$16,000	
300 Elementary School	Interior wall covering	\$88,000	\$88,000	
300 Elementary School	Equipment replacement	\$10,000	\$10,000	
<u>301 Nauset Regional School District (estimate 13% for Wellfleet)</u>				
301 Nauset Middle School	Replace file server	\$10,000	\$1,300	
301 Nauset Middle School	General repairs	\$25,000	\$3,250	
301 Nauset Middle School	Replace classroom flooring	\$30,000	\$3,900	
301 Nauset Middle School	Flooring mold remediation	\$14,000	\$1,820	
301 Nauset Middle School	Auditorium air conditioning	\$320,000	\$41,600	
301 Nauset Middle School	Hallway interior lighting	\$15,371	\$1,998	
301 High School	General repairs	\$25,000	\$3,250	
301 High School	Replace two vans	\$80,000	\$10,400	
417 Facilities-Town Bldg.	Town Hall-Replace railing	\$9,000	\$9,000	
417 Facilities-Town Bldg.	Library-Bathroom upgrades	\$8,000	\$8,000	
417 Facilities-Town Bldg.	Library-Parking lot/sidewalk	\$8,000	\$8,000	
417 Facilities-Town Bldg.	Transfer Station-Paving	\$16,000	\$16,000	
420 DPW Operations	One ton truck with sander	\$75,000	\$75,000	
420 DPW Operations	Mower	\$9,500	\$9,500	
420 DPW Operations	Skid Steer Loader	\$14,900	\$14,900	
420 DPW Operations	100 yard refuse trailer	\$70,000	\$70,000	
541 Council on Aging	Walking Path Extension	\$82,000		\$82,000 Cap. Excl.
699 Beach Program	White Crest parking lot	\$1,600,000		\$1,600,000 Borrow
<b>Total</b>		<b>\$2,806,091</b>	<b>\$651,738</b>	<b>\$1,702,500</b>

## DEBT SERVICE

### 710 Debt Service

	FY 2018		FY 2019	
	Principal	Interest	Principal	Interest
Library Roof	\$15,000	\$800	\$10,000	\$550
Muni Building Church	\$40,000	\$3,100	\$40,000	\$2,300
Senior Center	\$55,000	\$6,300	\$50,000	\$6,250
Muni Water GOB 1	\$15,000	\$2,100	\$15,000	\$1,800
Muni Water SRF	\$45,000	\$6,384	\$50,000	\$4,315
Landfill Closure	\$105,000	\$23,100	\$105,000	21,000
Septic County Non	\$10,000		\$10,000	
Fire Station property	\$40,000	\$8,352	\$40,000	\$6,450
Fire Station Design #1	\$15,000	\$4,075	\$10,000	\$800
Landfill Closure #2	\$5,000	\$1,324	\$5,000	\$1,050
Uncle Tim's Bridge	\$10,000	\$3,257	\$15,000	\$2,600
Fire Station Design #2	\$5,000	\$1,085	\$20,000	\$3,200
Fire Station Construction	\$400,000	\$118,311	\$390,000	\$95,850
Wastewater MWPAT	\$8,446	\$3,673	\$8,629	\$3,504
Various Projects	\$245,000	\$45,295	\$240,000	\$40,395
Police Station	\$280,000	\$245,000	\$305,000	\$225,273
BAN payoff (sidewalks)			\$100,000	
Total	\$1,293,446	\$472,156	\$1,413,629	\$415,337
			<b>FY 2019 Total \$1,828,966</b>	

### Land Bank Purchases Paid from CPC Funds

Geiger Land	\$15,000	\$1,450	\$20,000	\$1,100
Chavchavadze Land	\$35,000	\$3,550	\$35,000	\$2,850

APPENDIX C ARTICLE 4  
FY 2019 MARINA SERVICES ENTERPRISE FUND BUDGET

The Marina operates from May 15<sup>th</sup> to October 15<sup>th</sup>. The enterprise fund is self-supporting. The Marina Enterprise Fund will reimburse the General Fund \$55,300 for Marina expenses carried in the general operating budget such as employee salaries and benefits and the cost of shared employees.

FY 2019 Estimated Revenues

Mooring and Slip Fees	345,000
Fuel Sales	150,000
Dockage	56,000
Winter Storage	4,500
Other Income	12,000
Parking-seasonal	35,000
Waterways Fund	2,000
Beach Fund	10,000
Shellfish Fund	5,000
Marina Enterprise Fund Retained Earnings	31,671
<u>Total Revenues</u>	<u>651,171</u>

FY 2019 Estimated Expenditures

Salaries and Wages	180,973
Operating Expenditures	238,998
Capital Outlay (Debt Service)	133,900
Reserve	42,000
Reimburse General Fund costs	55,300
<u>Total Expenses</u>	<u>651,171</u>

## MARINA ENTERPRISE FUND

## APPENDIX C

	FY 2017	FY 2018	FY 2019	FY 2019	FY 2019
	Actual	Budget	Dept Head	Town Admin	Selectmen
<hr/>					
PERSONNEL					
Salaries & Wages	174,781	173,652	176,848	176,848	176,848
Overtime	1,956	2,000	2,000	2,000	2,000
Holiday/Longevity	3,535	2,580	2,825	2,825	2,825
TOTAL PERSONNEL	180,272	178,232	180,973	180,973	180,973
<hr/>					
OPERATING EXPENSES					
Services	33,815	34,150	38,950	38,950	38,950
Supplies	129,455	174,500	176,223	176,223	176,223
Other Charges	5,614	7,600	7,625	7,625	7,625
Small Equipment	1,103	1,000	1,200	1,200	1,200
TOTAL OPERATING EXPENSES	169,987	217,250	217,250	217,250	217,250
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CAPITAL OUTLAY					
Engineering, Marina Rehab	5,302	20,000	20,000	20,000	20,000
Rehab Debt Service, Principal	105,000	105,000	105,000	105,000	105,000
Rehab Debt Service, Interest	34,231	34,000	23,900	23,900	23,900
TOTAL CAPITAL OUTLAY	144,533	159,000	148,900	148,900	148,900
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RESERVE	19,321	40,000	42,000	42,000	42,000
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GENERAL FUND COSTS					
Health/Life Insurance	33,000	33,000	33,000	33,000	33,000
Pension	9,000	9,000	9,000	9,000	9,000
Shared Employees	9,200	9,200	9,200	9,200	9,200
Building/Liability Insurance	4,100	4,100	4,100	4,100	4,100
TOTAL GEN. FUND COSTS	55,300	55,300	55,300	55,300	55,300
<hr/>					
MARINA ENTERPRISE TOTAL	569,413	649,782	651,171	651,171	651,171
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APPENDIX D ARTICLE 5  
FY 2019 WATER SERVICES ENTERPRISE FUND BUDGET

The Water Services Enterprise Fund is intended to be self-supporting when approximately 500 users are connected to the system and using Town water. An appropriation of \$112,956 is necessary to adequately fund the Water Enterprise Fund operations. The Water Enterprise Fund will reimburse the General Fund \$5,000 for Water Enterprise expenses carried in the general operating budget such as employee salaries and benefits and the cost of shared employees.

FY 2019 Estimated Revenues	
Connection Fees	75,530
Water use charges	90,000
<u>General Fund transfer</u>	<u>112,956</u>

<u>Total Revenue</u>	<u>278,486</u>
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FY 2019 Expenses	
Salaries and Wages	20,419
Operations	142,625
Debt Service	110,442
Expenses in the operating budget	5,000

<u>Total Expenses</u>	<u>278,486</u>
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WATER ENTERPRISE FUND  
FISCAL YEAR 2019

APPENDIX D

	FY 2017	FY 2018	FY 2019	FY 2019	FY 2019
	Actual	Budget	Dept Head	Town Admin	Selectmen
PERSONNEL					
Secretary and Clerk	14,519	25,000	20,419	20,419	20,419
TOTAL PERSONNEL	14,519	25,000	20,419	20,419	20,419
OPERATING EXPENSES					
Utilities-Electricity	10,024	12,000	12,000	12,000	12,000
Services-Whitewater, Inc	70,840	78,675	78,675	78,675	78,675
Services-Whitewater Contingency	8,204	25,000	25,000	25,000	25,000
Services-Environmental Partners	4,300	4,500	4,500	4,500	4,500
Services-Other	14,600	7,800	7,800	7,800	7,800
Supplies	2,196	10,600	10,600	10,600	10,600
Other Charges	2,468	3,300	4,050	4,050	4,050
TOTAL OPERATING EXPENSES	112,632	141,875	141,875	141,875	141,875
DEBT SERVICE					
Principal & Interest	111,852	111,146	110,442	110,442	110,442
TOTAL DEBT SERVICE	111,852	111,146	110,442	110,442	110,442
SHARED EMPLOYEES	5,000	5,000	5,000	5,000	5,000
WATER ENTERPRISE TOTAL	244,003	283,021	278,486	278,486	278,486

*SALARY/WAGE LIST*APPENDIX E

<i>POSITION</i>	<i>Union</i>	<i>FY2017 SALARY/WAGES</i>	<i>FY2018 SALARY/WAGES</i>
Animal Control Officer	W	\$34,132.46	N
Assessor (35 hrs)	W	\$68,537.74	N
Assessor's Data Collector (35 hrs)	W	\$44,650.42	N
Assistant DPW Director	W	\$78,328.85	N
Assistant Health/Conservation Agent	W	\$45,427.78	N
Assistant Librarian - Children's (35 hrs)	W	\$51,508.25	N
Assistant Librarian – Tech. Services (35 hrs)	W	\$47,986.16	N
Assistant Recreation Director	W	\$54,159.80	N
Assistant Shellfish Constable	W	\$55,472.95	N
Assistant to Town Accountant (35 hrs)	W	\$48,824.75	N
Assistant to Town Clerk & Treasurer (35 hrs)	W	\$44,000.00	N
Beach Canoe/Small Boat Manager	W	\$4,500.00	\$5,000.00
Call - Lieutenant/Paramedic	W	\$32.88/HR	N
Call - EMT	W	\$16.35 - \$32.23/HR	N
COA Office Assistant (35 hrs)	W	\$38,463.47	N
COA Office Manager (35 hrs)	W	\$44,669.05	N
COA Outreach Coordinator (35 hrs)	W	\$51,526.88	N
Committee Secretary (18 hrs)	W	\$24384.34	N
Committee Secretary/Water Clerk	W	\$38,047.00	N
Community Service Director (35 hrs)	W	\$80,673.68	N
DPW Administrative Assistant (40 hrs)	W	\$45,321.29	N
Deputy Shellfish Constable	W	\$48,111.28	N
Health/Conservation Agent	W	\$76,401.84	N
Health/Building Clerk (20 hrs)	W	\$21,989.77	N
Fire Department Admin Assistant (35 hrs)	W	\$46,010.80	N
Health/Building Admin Assistant (35hrs)	W	\$45,427.78	N
Inspector of Buildings (18 hrs)	W	\$13,810.16	N
Inspector of Buildings (40hrs)	W	\$77,000.00	N
Library Assistant (35 hrs)	W	\$50,017.41	N

Library Assistants (19 hrs)	W	\$10,000.00 - \$20,267.16	N
Library Director (35 hrs)	W	\$73,185.00	N
Principal Clerk (35 hrs)	W	\$44,669.05	N
Recreation Director	W	\$62,432.37	N
Shellfish Constable	W	\$74,694.73	N
Town Accountant (35 hrs)	W	\$79,451.32	N
Town Accounting Clerk (25 hrs)	W	\$27,487.22	N
Town Tax Collector Clerk (10hrs)	W	\$14,849.42	N
Video Coordinator (20 hrs)	W	\$28,057.50	N
Clerk/Dispatcher	CU	\$64,321.02	\$66,295.35
Dispatchers	CU	\$49,029.92 - \$53,420.62	\$50,769.92 - \$54,954.57
DPW Building/Grounds Custodian	T	\$44,223.84 - \$46,833.84	\$44,928 - \$47,590.40
DPW Driver/Laborer I/Operator	T	\$48,232.80 - \$54,872.64	\$49,025.60 - \$49,795.20
DPW Driver/Laborer II	T	\$54,872.64	\$55,744.00
DPW Facilities Maintenance	T	\$54,872.64	\$55,744.00
DPW Heavy Truck Driver/Mechanic Asst.	T	\$54,872.64	\$55,744.00
DPW Transfer Station Working Forman	T	\$58,004.64	\$58,947.20
DPW Mechanic	T	\$57,566.16	\$58,489.60
DPW Working Foreman	T	\$61,053.12	\$62,046.40
DPW Gate Attendant	T	\$42,866.64	\$43,555.20
Harbormaster	T	\$72,203.04	\$73,361.60
Assistant Harbormaster	T	\$49,673.52	\$50,460.80
Fire Captain/Paramedic	F	\$74,000.00	\$75,480.48
Fire Lt./Paramedic	F	\$68,240.86 - \$68,853.51	\$69,605.67 - \$70,230.58
Firefighter/Paramedic	F	\$50,649.17 - \$52,287.06	\$50,649.16 - \$52,287.06
Elementary School Teachers P/T & F/T	S	\$45,529 - \$93,759	\$11,512 - \$92,735
Elementary School - Secretary to Principal	S	\$27.30/HR	\$58,422
Elementary School - Librarian 60% /40%	S	\$93,759	\$37,762
Elementary School Custodians	S	\$19.49 - \$26.42	\$36,978 - \$56,543
Elementary School Nurse	S	\$71,207.91	\$75,908
Elementary School Education Assistant	S		\$14,957 - \$38,837



Elementary School Secretary	S		\$33,191
Elementary School Cafeteria	S	\$13.33 - \$18.84	\$10,534 - \$27,513
Town Administrator	C	\$115,000	\$117,300
Assistant Town Administrator	C	\$82,594.50	N
Executive Asst. to Town Administrator	C	\$58,140.00	N
DPW Director	C	\$101,866.72	\$106,002.94
Elementary School Principal	C	\$111,961	\$119,029
Fire Chief	C	\$105,509.43	\$107,622.32
Police Chief	C	\$128,345	\$130,910
Police Lieutenant	C	\$114,190	\$116,475
Town Clerk	C	\$64,821	N
Town Treasurer	C	\$66,300	N
Police Officer	P	\$46,388 - \$76,343.71	N
Police Sergeant	P	\$73,370.29 - \$87,345.59	N
COA Van Drivers	PB	\$15.00/HR	\$15.00/HR
COA Exercise Instructor	PB	\$30.00/CLASS	\$30.00/CLASS
COA Cook	PB	\$25.00/HR	\$25.00/HR
Community Service Officer	PB	\$14.57/HR	N
CPC Coordinator (9hrs/wk)	PB	\$28.00/HR	N
Police Matron	PB	\$15.08 - \$31.06/HR	N
Relief Dispatcher	PB	\$15.39 - \$15.70	N
Special Police Officer	PB	\$16.01 - \$17.05/HR	N
School Crossing Guard	PB	\$32.31/DAY	N\$16.01 - \$17.05
Town Tax Collector	PB	\$69,146.01	N
Alternate Inspectors	N	\$33 /Inspection	\$33/inspection
Electrical Inspector	\$25/hr	\$33 /Inspection	\$33/inspection
Plumbing/Gas Inspector	\$25/hr	\$33 /Inspection	\$33/inspection

*C = Contract*

*CU = Communicators Union*

*E = Elected*

*T = Teamsters Union*

*W = Wellfleet Employees Association*

*N = Ongoing contract negotiations*

*P = Police Federation*

*PB = Personnel Board*

*S = School Union*

*F = Firefighters Union*



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# VIII

### BUSINESS – H. 2018 Annual Town Meeting (2)

<b>REQUESTED BY:</b>	TA
<b>DESIRED ACTION:</b>	Discussion of possible 2018 Annual Town Meeting warrant articles
<b>PROPOSED MOTION:</b>	
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s):
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
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IX

### BUSINESS – Town Administrator Report

<b>REQUESTED BY:</b>	TA
<b>DESIRED ACTION:</b>	N/A
<b>PROPOSED MOTION:</b>	N/A
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



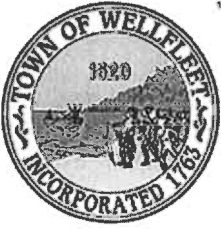
## BOARD OF SELECTMEN

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IX

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## TOWN ADMINISTRATOR'S REPORT



# TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667

Tel (508) 349-0300 Fax (508) 349-0305

[www.wellfleetma.org](http://www.wellfleetma.org)

To: Board of Selectmen  
From: Dan Hoort, Town Administrator  
Subject: Town Administrator's Report  
Date: February 9, 2018

This report is for the period January 20, 2018 through February 9, 2018.

1. General

- Addressing concerns and misinformation regarding expansion of White Crest Beach parking lot.
- First draft of a town meeting warrant is complete and included in the agenda packet.

2. Fiscal Matters

- Health insurance increase of 6% vs 11% last year.

3. Meetings

- January 23 – Meeting with Friends of Herring River
- January 23 – Meeting with Harbormaster staff to discuss Pier issues
- January 23 – Board of Selectmen meeting
- January 23 – Meeting with John Riehl, NRAB
- January 24 – Finance Committee meeting
- January 25 – Tom Conrad, Nauset Superintendent
- February 7 – Meet possible chair of Herring River Stakeholder's Group
- February – Internal meeting to discuss plans for old COA building
- February 8 – State of Town Address at COA

4. Complaints.

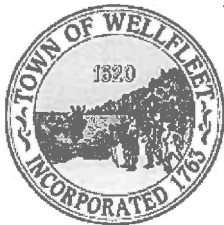
- Future of Recreation Department

5. Miscellaneous.

- none

6. Personnel Matters:

- none



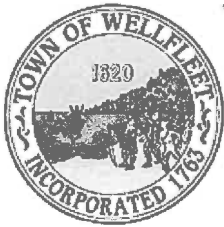
## BOARD OF SELECTMEN

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# X

## TOPICS FOR FUTURE AGENDAS

[illegible]



## BOARD OF SELECTMEN

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XI

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# CORRESPONDENCE AND VACANCY REPORT

CORRESPONDENCE TO THE BOARD OF SELECTMEN

*January 24, 2018 – February 13, 2018*

**Letters:**

1/15/18	Carolyn A. Crosen	White Crest Parking Lot
1/24/18	Jude Ahern	reminder about SPAT
1/24/18	Steve Rice	CPI 2019
1/25/18	John Morrissey	Admission Fee @ Cahoon Hollow
1/25/18	Daniel Okrent	White Crest Parking Lot
1/26/18	Justina Carlson	Water System Leak
1/29/18	Eric Bibler	White Crest Parking Lot
1/29/18	David & Diane White	White Crest Parking Lot
1/30/18	Betsy Mellor	White Crest Parking Lot
1/31/18	Dean Corner	White Crest Parking Lot
1/31/18	Charles McCarthy	White Crest Parking Lot
2/1/18	Karen Krayeski	White Crest Parking Lot
2/7/18	Eleanor Sultana	100% Renewable Energy Support
Letter		
2/8/18	Eric Bibler	White Crest Parking Lot
2/8/18	Ray Buchegar	Appropriations Update

**Applications:**

12/22/17

C. Wilson Sullivan

ZBA Alternate

**Fed/State/Local:**



1/30/18	MTF	Municipal Financial Data
1/30/18	CCISCA	Monthly Meeting
1/31/18	Julian Cyr	Water Protection Trust
2/2/18	Nextera Energy	quarterly disclosure
2/5/18	CISCA	February meeting
2/5/18	Barnstable County Assembly of Delegates	Open Meeting Law Training
2/6/18 trail extension	Sen. Julian Cyr	Capital Bond Bill re: rail trail bike
2/8/18	Barnstable County Assembly of Delegates	FY2019 Proposed Budget

#### Internal Memos:

1/26/18	Justina Carlson	Water System Leak
<b>Notices:</b>		
1/25/18	ZBA	notice of public hearing
<b>Minutes:</b>		
1/24/18	CPC	minutes of 12/13
1/25/18	ConsCom	minutes of 12/6, 1/3
2/2/18	WHA	minutes of 1/4
2/8/18	SAB	minutes of 12/15, 1/22
<b>Legal:</b>		



## BOARD OF SELECTMEN

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# XII

### MINUTES

<b>REQUESTED BY:</b>	<b>Executive Assistant</b>
<b>DESIRED ACTION:</b>	<b>Approval of meeting minutes from January 23<sup>rd</sup></b>
<b>PROPOSED MOTION:</b>	<b>I move to approve the minutes of January 23<sup>rd</sup> as printed.</b>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>VOTED:</b>	Yea _____ Nay _____ Abstain _____



# BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
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## DRAFT

**Wellfleet Board of Selectmen  
Minutes of the Meeting of January 23, 2018  
Wellfleet Senior Center 6:00 p.m.**

**BOS Members Present:** Dennis Murphy - Chair, Janet Reinhart - Vice Chair, Jerry Houk.

**BOS Members Absent:** Kathleen Bacon - Clerk- excused, Helen Miranda Wilson - excused.

Staff: Dan Hoort - Town Administrator, Brian Carlson - Assistant Town Administrator, Radu Luca - Executive Assistant to the Town Administrator.

The meeting was called to order at 6:02 p.m. by Dennis Murphy.

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

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

Janet Reinhart commended Colin Curley for becoming an Eagle Scout and she would like the BOS to send him a letter of congratulations.

Dennis Murphy - has been serving on Town boards for over 13 years and would like to announce that he would not be seeking reelection for a third term with the Board of Selectmen. He said he's been enjoying being on the board and that it's been a privilege working with all boards past and present. Janet Reinhart said he's been doing an admirable job and that Dennis will be missed. Jerry Houk said Dennis has been doing a great job and that he will be missed.

**II. Budget Review:**

**A. Beach Program**

Suzanne Grout Thomas presented the Beach Program Budget (included in the BOS packet)

Suzanne spoke about the portable restrooms at the beaches and she clarified that the longevity line item in the budget is to cover for overtime. She would also like to acquire a small boat to be used by lifeguards in case of a shark attack instead of paddle boards. There is \$8k encumbered from the previous year, which was supposed to defray the cost for a replacement TV. Would also like to acquire a machine that would function at low tide very well across the flats and would allow for better emergency service, which has been vetted by the Fire Chief.

From the audience, Theresa Parker addressed the recycling issue at the beaches. Thomas supports recycling efforts, but that cannot be included under the Beach Program budget. Hoort clarified that any



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recycling matters would fall under the DPW budget. Hoort also mentioned he attended the MMA Conference where recycling and better training had been discussed.

Jerry Houk asked about the mileage line item and Thomas clarified those are costs for beach intendents to drive from one beach to another.

**I move to approve the FY2019 Beach Program Budget as presented, in the amount of \$372,718.**

**Motion: Reinhart**

**Second: Houk**

**3-0-0. Motion passes.**

### **B. Council on Aging**

Thomas presented the Council on Aging Budget, which is a standard budget with one additional budget amount request for Contract Services, which mainly addresses gardening and maintenance operations (twice a year pruning, trimming and maintenance of garden plants at the property). Reinhart asked if that is in addition to the \$11K in the budget, but Thomas responded saying that is the total for the project.

Jerry Houk asked whether the Friends of the Council on Aging would pay for these maintenance costs and believes the Town should take care of this project through its Charter and would not vote for this budget at this point.

**I move to approve the FY2019 Council on Aging budget, minus \$4,000 for Contract Services, for a total of \$234,790.**

**Motion: Reinhart**

**Second: Houk**

**3-0-0. Motion passes.**

### **C. Human Services Grants**

Thomas presented the Human Services Grants budget (included in the BOS packet).

All organizations applying for Human Services Grants must have a 501(c)(3) status and they must provide their services to Wellfleet residents and the Town of Wellfleet itself.

Houk asked about the Navigator program and Thomas said that's a program implemented this year by the Outer Cape Health Services and they provide case management to people with different needs and difficulties.

Houk addressed the Meals on Wheels line item and said the program serves 21 residents in Wellfleet with a \$35k budget. He believes this line item should be reviewed next time around and possibly increased given all their costs. Thomas mentioned the program includes different services, depending on what the mixing and matching needs of the people are. Houk also suggested the Meals on Wheels program utilized the full kitchen at the COA.



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Reinhart said each of these organizations applying for a human services grant make a request and the BOS don't get a report on them and the awards are in line with what's being requested. Wellfleet only partially sponsors these organizations because they get funding from elsewhere as well.

**I move to approve the FY2019 Human Services Grant Budget as presented, in the amount of \$205,000.**

**Motion: Reinhart**

**Second: Murphy**

**3-0-0. Motion passes.**

#### **D. Library**

Jennifer Wertkin presented the Library Budget. There are few changes from last year: another \$1,000 extra in books and other printed materials, and travel (slightly increased for travel reimbursement). Some of the IT expenses (public computers, printers, equipment) have been moved from the Town's IT budget to the Library budget.

Reinhart asked how much the Friends of the Public Library contributed towards books. The answer is around \$4,000. Houk believes we have one of the best local libraries on the Cape and commended the staff. Library Journal recently offered the "All-Star" distinction to the Wellfleet Library, which only 13 libraries in the country possess.

**I move to approve the FY2019 Library Budget as presented, in the amount of \$459,396.**

**Motion: Reinhart**

**Second: Houk**

**3-0-0. Motion passes.**

#### **E. Recreation**

Thomas presented the Recreation budget (included in the BOS packet). Hoort said he and Rosenberg had been working on the budget line item addressing the seasonal and part-time staff wages to attract and retain staff in Wellfleet. Rosenberg said the Recreation Department continues to offer a wide range of programs to the Wellfleet community as well as the visitors and has been level funded for the past three years.

Houk what was offered in wages now for part-time workers. We currently pay between \$11-\$14/hour. Provincetown pays over \$15/hour and Truro over \$16/hour. Rosenberg mentioned it's important to have experienced staff working for us. She also said that most of the counselors work 30-40 hours/week and lifeguards work 9-5 pm.

Murphy inquired about the revenue from last year and Rosenberg mentioned the revenue for last year's season (summer of 2017) was over \$66,000.

From the audience, there was support for the Recreation budget for their activities that entice children of all ages to do and maintain healthy activities.

**I move to approve the FY2019 Recreation Budget as presented, in the amount of \$312,106.**



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### AGENDA ACTION REQUEST February 13, 2018

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**Motion: Reinhart**

**Second: Houk**

**3-0-0. Motion passes.**

### **III. Public Hearing(s) 7:00pm**

A. Change to Beach Regulations (including an overview of the condition of Town beaches)

Murphy opened the Public Hearing section at 7:02 pm.

Thomas presented the changes to the Beach Rules and Regulations (included in the BOS packet).

Thomas would not like to discontinue any recreation activities at the beaches, but would like to have Gull Pond Road Beach be a “no-fly-zone” for non-profits, and for those who would like to use it. Thomas believes that organizations should have to fill out an application for the use of Town property if they would like to use that beach.

Houk asked whether this would exclude people dropping off equipment and kayaks and leaving. The answer is: yes.

**I move to approve the change to Beach Rules and Regulations as presented, effective immediately.**

**Motion: Reinhart**

**Second: Houk**

**3-0-0. Motion passes.**

Thomas also presented a plan to preserve our natural resources at our beaches and address the increased number of applications to use Town property at our beaches. This trial plan will be implement at Gull Pond Rd as of right now, but after the summer season, it might be expanded to other town beaches as well. Thomas also presented an update on the current state of our beaches and some recommendations: Great Pond, Newcomb Hollow, Lecount Hollow, Cahoon Hollow, White Crest, Mayo Beach (beach sticker requirement), Indian Neck (resurface the parking lot), Burton Baker Beach (update rigging regulations), Powers Landing, the Gutt. Thomas would like the Town to put out on social media informational pieces to serve both the residents and the visitors.

Thomas also has a Five-Year plan to increase parking rates at the Town Beaches, but the new rates matter would have to be subject to a Public Hearing. New rates are scheduled to go in effect in 2019. Reinhart agrees that we need to talk about beach sticker fee increases.

Houk agrees with the need for more attendants at some of the beaches and he is in not in support of requiring a beach sticker at Mayo Beach because there should be one free beach for people to go to. Reinhart also thinks we should not be requiring a sticker at Mayo Beach and that we should keep it as a courtesy beach to our visitors, but she also suggested a limited-time free parking option.

There was a question from the audience regarding car traffic records at the Town beaches and Thomas said she had that information on file.

The Public Hearing portion of the meeting was closed at 7:45 pm.

### **IV. Licenses**

A. Contract Renewal and Food Truck License Renewal Application

- Leaside Café

**I move to approve the Food Truck Contract Renewal and Food Truck Permit Renewal Application for Leaside Café.**



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**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

**B. Common Victualler:**

- Lighthouse
- Leaside Café
- Wellfleet Beachcomber

Reinhart mentioned the Beachcomber were requested to maintain 6 port-o-potties, and would like to address it individually.

**I move to approve the following license renewals:**

**Common Victualler:**

- Lighthouse
- Leaside Café

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

Dan Murray – The Beachcomber General Manager acknowledged the request from the Beach Committee for the restaurant to be responsible for six port-o-potties.

Reinhart would like to table this item and condition their license renewal to the restaurant maintaining 6 port-a-potties.

**I move to table this item to a future meeting.**

**Discussion:** There was a comment from the audience saying the Beachcomber shouldn't be responsible for providing restrooms on town property for people who are not patrons of the venue.

**Move: Reinhart                      Second: Houk                      3-0-0. Motion carries.**

**C. Weekly Entertainment**

- Lighthouse
- Wellfleet Beachcomber

**I move to approve the following license renewals:**

**Weekly Entertainment:**

- Lighthouse
- Beachcomber

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

**V. Appointments/Reappointments**

**A. Carol Ubriaco – Historical Commission**

Carol Ubriaco presented her background and interest in joining the Historical Commission.



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### AGENDA ACTION REQUEST February 13, 2018

BOS members and Jude Ahern (from the audience) think Ubriaco would be a great addition to the Historical Commission.

**I move to appoint Carol Ubriaco to serve on the Historical Commission for a 5-month term ending June 30, 2018.**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

B. Sylvia Smith – Personnel Board

**I move to appoint Sylvia Smith to serve on the Personnel Board for a term ending June 30, 2018.**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

C. C. Wilson Sullivan – Council on Aging Advisory Board

**I move to appoint C. Wilson Sullivan to serve on the Council on Aging Advisory Board for a term ending June 30, 2018.**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

#### **VI. Use of Town Property**

A. Ragnar Events, LLC – Mike Dionne

**I move to allow Ragnar Events, LLC to use the White Crest Beach and Newcomb Hollow Beach parking lots for their event on Saturday, May 12<sup>th</sup>, 2018 from approximately 7:30 am – 5 pm, subject to conditions listed in the application form, for a fee of \$100 for the event.**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

B. Wellfleet Gardeners – Karen Kaminski

**I move to allow Wellfleet Gardeners to use the Town Hall Driveway in front of Abyoyo for their event on Saturday, May 26<sup>th</sup>, 2018 from approximately 6:00 am – 1 pm, subject to conditions listed in the application form.**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

#### **VII. Business**

A. Approval of Septic System Easement at 15 Kendrick Avenue (ATA)

Reinhart said this item had been previously discussed and approved at Town Meeting. The easement has sustained several improvements throughout the years and the representatives of 15 Kendrick Avenue are looking for an official final vote on this matter.

Murphy inquired about the tool that would cover liability issues and help the Town be indemnified in case the septic system failed and it was suggested we asked for the Town Counsel's opinion on this matter.

Sarah Turano-Flores (attorney) said she and the property owner would be happy to work with the Town and the Town Counsel to move this project along and get the final vote of approval from the BOS.





## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST February 13, 2018

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This item was tabled until the Town Counsel presented their opinion.

**B. Approval of letter thanking State legislators for securing propagation funds (Shellfish Constable)**

Nancy Civetta said every year the County has about \$2,000 they allocate in propagation funds from the State.

**Approval of Letter thanking State legislators for securing propagation monies.**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

**C. Acceptance of propagation grant from Wellfleet SPAT (Shellfish Constable)**

Nancy Civetta said Wellfleet SPAT is the non-profit organization that produces OysterFest and the organization would like to partner with the Town and support shellfishing efforts by donating \$12,000 to be used towards propagation efforts.

Jude Ahern said it's important for the Town be mindful of its relationship with SPAT.

**I move that the Board of Selectmen accept the propagation grant from Wellfleet SPAT and ask Staff to send a "thank you" letter to SPAT.**

**Motion: Murphy                      Second: Houk                      3-0-0. Motion passes.**

**D. Update from Energy Committee on landfill and potential approval of CVEC proposal on net-metering options for town energy usage**

Dick Elkin was present to represent the Energy Committee. The Committee would only like to present an update and not make a recommendation regarding the CVEC proposal. At their meeting, the Energy Committee decided to put out an RFP for pursuing the landfill project instead. Hoort said that if we decided against committing to CVEC tonight, we couldn't go back to them for this project.

Liz Argo (CVEC Representative) explained what a delay might cost the Town and she said they are here to help and work with the Town if the latter so decides to consider CVEC for this project.

Nexamp said the Town might be interested in a leasing program for the landfill.

Murphy said he would like to go by the Energy Committee's recommendation.

No motion was made on this item.



## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST February 13, 2018

- 
- E. Community Housing Resource, Inc. award request of Community Development Block Grant Program Income to 250 Gull Pond Road Rental Housing Development of \$75,352 (CHR)

Ted Malone from CHR presented their request for funding to go towards the 250 Gull Pond Road Rental Housing Development project.

David Rigets from the audience asked how many units of the six were allocated to Wellfleet residents. Malone responded at least two families had a Wellfleet connection. Rigets also asked about the price range of the rents and Malone responded there's a three-tiered approach to charging rent based on income.

Houk asked whether tenants paid for utilities and Malone responded saying that the tenants pay for their own electric.

**I move to approve the award of \$75,352 from Community Development Block Grants Program Income to CHRGPR (Community Housing Resource Gull Pond Road), LLC for 250 Gull Pond Road Rental Housing Development.**

**Motion: Reinhart                      Second: Murphy                      3-0-0. Motion passes.**

- F. Acceptance of 2018 IRS rate (TA)

Hoort said this is a standard procedure and that we approve the IRS going rate each year.

**I move to vote to accept the IRS 2018 Standard Mileage Reimbursement Rate of \$0.545 per mile for business travel**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

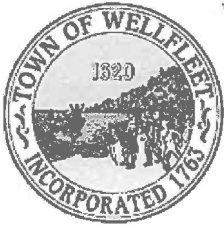
- G. Approval of 2017 Board of Selectmen Annual Report (TA)

**I move to approve the 2017 Annual Report of the Board of Selectmen.**

**Motion: Reinhart                      Second: Houk                      3-0-0. Motion passes.**

- H. Update, review and approval of tax bill insert for the Outer Cape Energize Program (Energy Committee)

David Mead-Fox, representing the Energy Committee, presented an update. The Committee has been working on advertising energy audits and supports the installation of solar panels. Mead-Fox asked the BOS to support and approve the tax bill insert for the Outer Cape Energize Program.



## BOARD OF SELECTMEN

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From the audience, there was an inquiry whether these solar panels are meant for roofs only. Mead-Fox said they're currently exploring options.

**Move to approve the tax bill insert for the Outer Cape Energize Program as presented.**

**Motion: Reinhart**

**Second: Houk**

**3-0-0. Motion passes.**

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

Hourt wanted to highlight his trip to Washington DC on dredging and his trip to the MMA in Boston this past weekend. Both trips were very good and informative.

Reinhart said that, at MMA, Jay Ash and Charlie Baker both supported funding projects in smaller towns around the State.

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

Houk would like to have at least one trash barrel placed on our public beaches. He also mentioned the heat issue at the Sea Babies facility.

#### **X. Correspondence and Vacancy Report**

The Correspondence and Vacancy Report was included in the BOS packet.

#### **XI. Minutes**

A. Meeting minutes from 12/19/2017 (Joint meeting with the Finance Committee)

**I move to approve the minutes of 12.19.2017 (joint meeting with the Finance Committee) as printed / as amended.**

**Motion: Reinhart**

**Second: Murphy**

**3-0-0. Motion passes.**

B. Meeting minutes from 1/9/2018

**I move to approve the minutes of 1.9.2018 as printed/as amended.**

**Motion: Reinhart**

**Second: Murphy**

**3-0-0. Motion passes.**

**I move to adjourn.**

**Motion: Reinhart**

**Second: Murphy**

**3-0-0. Motion carries.**

The BOS meeting was adjourned at 9:12 p.m.



## BOARD OF SELECTMEN

### AGENDA ACTION REQUEST February 13, 2018

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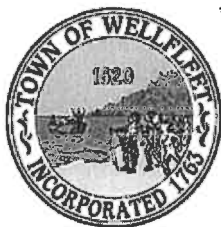
Respectfully submitted,

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Radu D. Luca, Executive Assistant to the Town Administrator

#### **Public Records Material for the Meeting of 1/23/18**

1. Town of Wellfleet Public Hearing Notice – Amendments in Beach Rules and Regulations
2. Owner – Contractor Agreement Extension, Leaside Café, 1/23/2018
3. Application for Town Boards – Carol Ubriaco, 1/5/2018
4. Application for Town Boards – Sylvia Smith, 1/17/2018
5. Application for Town Boards – C. Wilson Sullivan, 12/12/2017
6. Application for Use of Town Property – Ragnar Events, LLC
7. Application for Use of Town Property – Wellfleet Gardeners
8. Septic System – Deed of Easement, 15 Kendrick Avenue
9. Shellfish – Draft “Thank You” Letter to State Legislators for Approval
10. Inter-Governmental Agreement – Net Metering, CVEC
11. Request for Award of CDBG Program Income – CHR 1/16/2018
12. Tax Insert Bill Draft – Outer Cape Energize Program
13. Memo on Vacancies on Town Boards, 1/18/2018



## BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

# XIII

### ADJOURNMENT and EXECUTIVE SESSION

<b>REQUESTED BY:</b>	BOS
<b>DESIRED ACTION:</b>	Enter in Executive Session based on G.L. c. 30A, §21(a)(3)
<b>PROPOSED MOTION:</b>	<p>Janet Reinhart: I move to adjourn the public meeting and enter in executive session for the following reasons:</p> <p>A. Pursuant to G.L. c. 30A, §21(a) (3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; the Board will review the current collective bargaining status and strategy recommendations for the Wellfleet Police Officers Union.</p> <p>The Board will not reconvene in public session after the executive session.</p>
<b>ACTION TAKEN:</b>	Moved By: _____ Seconded By: _____ Condition(s): _____
<b>ROLL CALL VOTE:</b>	Murphy _____ Reinhart _____ Bacon _____ Wilson _____ Houk _____



# BOARD OF SELECTMEN

AGENDA ACTION REQUEST  
February 13, 2018

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