

**Wellfleet Selectboard
Virtual Meeting ~ May 17, 2021; 6PM
Meeting Minutes**

Members Present: Michael DeVasto, Chair; Janet Reinhart, Justina Carlson, Ryan Curley, Helen Miranda-Wilson

Others Present: Charlie Sumner, Interim Town Administrator; Rebekah Eldridge, Executive Assistant; Chief Rich Pauley, Fire Chief; Chief Michael Hurley, Police Chief; Harry Terkanian; Warrant Assistant; Jay Norton, Assistant Director Department of Public Works; Will Sullivan, Harbormaster;

I. *Announcements, Open Session and Public Comments*

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

- Board Member Curley announced that the Federal Government has opened and emergency broadband discount. He gave details to the public and presented two slides to show them how to find out if you qualify and how to apply for the discount.

II. *Business*

A. 2021 Annual Town Meeting Warrant discussion and placement

- Chief Pauley discussed his command car that can be funded out of his ambulance fund, he requested that the portable radios be kept on the ballot because he is in great need for them.
- Board Member Wilson asked Sullivan to explain his need for his emergency response vessel. Will explained that his boat mechanic has stated that the marina should not put any more money into the current emergency boat because it will not fix the issues. The Board agreed that this needs to be on the warrant.
- Eldridge screen shared the budget with the Board and went through each article that they hadn't previously placed or recommended. They expressed that the police cruisers need to be purchased.
- They moved on to the radios for the fire department they agreed these need to stay on the warrant, as well as the emergency vessel for the marina.
- The Board continued with the DPW items requested on the warrant. Norton expressed that the roll off truck is needed to help with the culch program and he respectfully requested they keep it on the warrant as the vehicle is unsafe. The Board agreed to keep the roll off truck on the warrant. The continued and removed the Keller's Corner off the warrant, the shack in South Wellfleet.
- They did keep the May Creek Revetment on the warrant and Board Member Curley stated that he would agree to keep this on the warrant as long as the flood gate was included in the article.

- The continued onto the basketball Courts at Mayo Beach and Chair DeVasto stated he saw the court and didn't think this was as important and suggested moving it to the special town meeting in the fall and maybe be able to pay for it with the certified free cash. Board Member Curley asked Norton to go down and look at the courts and give his opinion on whether or not he feels this could be postponed to the fall. Norton stated that the contract to do this wouldn't even be able to begin work until the following spring. The Board agreed this could be left off the warrant until the fall town meeting.
- The continued with the next article which was the awning at the pier for the bandstand, they were all in agreement that this could be removed.
- The town clerk requests for shelving and microfilming were also taken off the warrant. Terkanian explained that the town shouldn't be borrowing for these items, they needed to be moved to the budget.
- **Chair DeVasto moved, Board Member Wilson seconded; and it was voted to place the Main Street/Route 6 Engineering Design on the 2021 Annual Town Meeting Warrant.**
Roll Call Vote: 5-0
- **Board Member Curley moved, Board Member Wilson seconded; and it was voted to recommend the Main Street/Route 6 Engineering Design on the 2021 Annual Town Meeting Warrant.**
Roll Call Vote: 5-0
- The Board moved onto the Water Enterprise budget, Terkanian explained that there is an \$84,000 deficit. Board Member Reinhart asked the board if they had to fund this article, Chair DeVasto stated that they didn't need to fund it, but they did need to appropriate it.
- The Board continued with the additional police officer. That will be removed from the warrant because it is going into the budget itself.
- The Wastewater articles were next to be discussed.
 - **Board Member Curley moved, Board Member Wilson seconded; and it was voted to recommend the Wastewater Mitigation/95 Lawrence Road Cluster Wastewater Treatment Facility.**
Roll Call vote: 5-0
- The Board discussed the OPEB article and agreed it wouldn't be possible to be funded at this year's town meeting.
- **Board Member Curley moved; Board Member Wilson seconded; and it was voted to recommend Public, Educational, and Governmental (PEG) Access and Cable Fund.**
Roll Call Vote 5-0
- The Board came to Real Estate Tax Article and Chair DeVasto asked the Board if they wanted to discuss it now or move on to other articles and circle back to this. The Board wanted to get this done tonight.
- Eldridge screenshared the article that is being proposed to be placed in the warrant. The Board discussed the changes Board Member Curley made and discussed this at great length. The housing crisis was brought up and the need for this article to proceed. Board Member Reinhart expressed her concern with the two-million-dollar price tag she would like the number

moved down to one million. Board Member Wilson stated there are more people in Wellfleet claiming residency here now. She continued to state that she agrees with Board Member Reinhart that two-million dollars is too high. There was a part in it the article that had an exemption for domicile residents, they agreed to remove that. The Board debated on certain language in the article and values. They took a "straw pull" vote on domicile exemption. They agreed no exemption but include the words median price plus 30%. Board Member Curley stated that within the next three years they would be getting to a million-dollar price tag. Chair DeVasto disagreed stating that there isn't much inventory right now and this could go up or down. They continued to discuss this article and the logistics of it. They came to an agreement on buyer and seller paying fees.

- **Board Member Reinhart moved; Board Member Wilson seconded; and it was voted to approve the real estate transfer tax of 2% (1% buyer, 1% seller) to all real estate over the median value plus 20%.**

Roll Call Vote: 5-0

- The Board continued with more discussion on this article, making small changes. Board Member Curley had different options and wording for the board to decide on. Terkanian asked if Board Member Curley could make the changes discussed and send it to him so it could be added to the warrant.
- **Board Member Wilson moved; Board Member Reinhart seconded; and it was voted to recommend and place the Property Tax Transfer into the 2021 Annual Meeting Town Warrant.**
- The Board continued with the disposition of Town owned land. Board Member Reinhart expressed that she would like other boards to weigh in on this article, including the Planning Board and Open Space Committee. They all agreed that they would like to postpone recommendation until Town Meeting.
- **Board Member Curley moved; Board Member Reinhart seconded; and it was voted to recommend the Prevailing Wage Article in the Annual 2021 Town Meeting Warrant.**

Roll Call Vote: 5-0

- **Chair DeVasto moved; Board Member Curley seconded; and it was voted to place and recommend the Underground gas tanks at the Wellfleet Pier in the 2021 Annual Town Meeting Warrant.**

Roll Call Vote: 5-0

- The Agricultural wording will be worked on at the next night's meeting. Chair DeVasto informed Terkanian that he will get him the correct wording to him.
- **Chair DeVasto moved; Board Member Curley seconded; and it was voted to recommend the Right to Farm article into the 2021 Annual Town Meeting Warrant.**

Roll Call Vote: 3-1-1 (Wilson voted no, Curley abstained)

- Expanding Residential Property tax Exemption was discussed next. Board Member Curley stated they had discussed and voted to place on this at a previous meeting.
- **Chair DeVasto moved; Board Member Reinhart seconded; and it was voted to recommend the expansion of the residential tax exemption.**

Roll Call Vote: 5-0

- The Blakely article was next on the warrant, which Board Member Curley stated they had already voted to place and recommend both articles.
- The Wellfleet Harbor Flora and Fauna Survey was discussed next.
- **Board Member Wilson moved; Board Member Reinhart seconded; and it was voted to place and recommend the Wellfleet Harbor Flora and Fauna Survey.**

Roll Call Vote: 5-0

- The ADU bylaw came up next and Board Member Wilson asked to speak to the article. It was noted by Board Member Curley that it has already gone to the Planning Board. She stated there was a typo. Chair DeVasto stated these are small changes that don't need to be nit picked at this meeting.
- They continued through the petitioned article.
- The Board moved onto the Dog Bylaw.
- Terkanian spoke to the Dog Bylaw and stated that the word dog in this needs to be changed to animal.
- Board Member Reinhart asked about what they voted in her absence on the short-term rental tax. They explained they had moved it to 6%. Board member Reinhart was in favor of it. And asked that her approval be recorded in the warrant.

B. 2022 Budget discussion if needed.

- Chair DeVasto asked Terkanian to explain the budget to the board and how he came to the information he did. Terkanian began expressing that there could be a need for a special town meeting in the fall so that at that time they should have received a free cash balance. He continued that his worksheet at this time shows a deficit of approximately \$91,000. He proposed that they remove \$5,000 from the emergency management budget. He continued explaining the cuts that he is suggesting.
- He expressed that there are capital items that need to be looked at, explaining that some are necessary and some that could possibly be moved out of the budget to next year. He stated that the Town Clerk needs to get the ballot questions to the printer, and it needs to be done by Thursday May 20, 2021. The Board had some questions for Terkanian regarding what needs to be moved, what were debt exclusions and what were overrides. Terkanian explained what his opinion was regarding the articles. The Board discussed their options for the articles and which ones should be moved to the capital budget and which ones need to be a ballot question. Sumner stated that maybe the Board could discuss what was critical now and maybe move the

other things to a special town meeting in the fall, and by that time the free cash could be certified and would have less of a burden on the taxpayers. Board Member Wilson asked Terkanian if he had to triage articles which ones would he. Terkanian gave his opinion on which articles should be moved and kept.

- Norton explained there were a few things that the DPW had requested that he would be willing to take off this year's warrant. He stated that the South Wellfleet Substation roof could be moved, and the canopy on the pier could be moved to another year as well. He added that the backstops at the ballfield needed to be fixed as there are metal pieces.
- Board Member Curley asked Chief Hurley about his police cruisers and the need for them. Chief Hurley explained that his cars are wearing down and he understands that the town is in financial need, but he expressed that his department is spending a lot of money on repairs to the current vehicles. Chair DeVasto expressed these are the town's safety vehicles and they shouldn't be pushed off. He stated these should be kept on this ballot and they have been postponed long enough. Chief Pauley expressed his concern for the police cruisers as well.

III. Selectboard Reports

- Board Member Carlson gave a heads up that she will be bringing in an alternative septic warrant article to be placed in the 2021 Annual Town meeting warrant. She explained that she spoke with the Wastewater chair and consultant and feels this needs to be inserted in the warrant.

IV. Town Administrator's Report

- Sumner explained to the Board that he has hired Lisa Souve back to help him with the finances. He continued that he is meeting with a retired accountant Wednesday and hopes to have her come on to keep the accounts moving forward while Souve will look back at past transactions. To help figure out the new fiscal year and finances moving forward. He will update the Board with how that interview goes and hopes to have a plan in place sooner rather than later. He will continue to keep them posted.
- He also stated that the auditors from Powers & Sullivan will be attending the meeting on May 25th to go over the audit and management letter with them.

V. Topics for Future Discussion

VI. Correspondence and Vacancy Reports

VII. Adjournment

- **Board Member Wilson moved; Board Member Carlson seconded; and it was voted to adjourn.**
Roll Call Vote: 5-0

Meeting adjourned 9:03PM

Public Documents:

- *Draft 2021 Annual Town Meeting Warrant*
- *Current 2022 Budget sheets*
- *Slide show regarding the cable discount*