



Wellfleet Selectboard

Note: Start Time of 6pm

The Wellfleet Selectboard will hold a public meeting on **Thursday, March 21, 2024, at 6:00 p.m.** located at the Town Hall Basement Conference Room; 300 Main Street Wellfleet, MA 02667. Remote participation will be available by Zoom and telephone as provided below, in compliance with 940 CMR 29.10 and the Town's Remote Participation Policy. If technological problems interrupt remote participation, the meeting may be suspended or ended at the discretion of the Chair in consultation with the Board.

Selectboard meetings are broadcast live on Comcast cable (Wellfleet Government TV Channel 18) and are recorded. Recordings of meetings are available at wellfleet-ma.gov

Note: Any individual may record the meeting, but must first notify the Chair, and may not interfere with the meeting to record it. See M.G.L. c. 30A, s. 20(f).

Join the meeting hosted in Zoom by using the following link:

<https://us02web.zoom.us/j/85689604806?pwd=blplVFFBZzViQ0xNWkZKMm9iMVdrdz09>

By Phone: +1 929 205 6099 and enter Meeting ID: 856 8960 4806 | Passcode: 611877

To participate during public comment:

In person: go to closest available microphone.

Zoom: raise hand to be called on to speak.

Phone: dial *9 to raise hand to be called on

All participants must be recognized by the Chair prior to speaking during public comment or at any other time during the meeting. See "Speech and Conduct at Public Meetings" page following Agenda for further information on the law governing public participation.

I. *Announcements and Public Comments*

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

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

II. *Capital Budgets*

A. The Board will review and may vote to approve departmental capital budgets.

III. *Operating Budgets*

A. The board will review and may approve department capital budgets.

IV. *Town Meeting Warrant*

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

V. *Business*

A. Update on Bound Brook

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

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

VI. *Topics for Future Discussion*

VII. *Adjournment*

Speech and Conduct at Public Meetings

The SJC's Barron v. Kolenda case decided in March of 2023 held that "civility cannot be required regarding the **content of speech** at a public comment session in a public meeting."

Barron v. Kolenda also held that public bodies may impose restraints on the **conduct of individuals** at a public meeting:

"What can be required is that the public comment session be conducted in an "orderly and peaceable" manner, including designating when public comment shall be allowed in the governmental meeting, the time limits for each person speaking, and rules preventing speakers from disrupting others, and removing those speakers if they do. We have concluded that such time, place, and manner restrictions do not violate either the right to assembly under art. 19 or the right to free speech under art. 16.

In addition to the SJC's instructions in Barron v. Kolenda on a public body's right to require "orderly and peaceable" public comment, the Massachusetts Open Meeting Law contains rules for **conduct at public meetings**. From Mass. General Laws Chapter 30A, s. 20:

- No person shall address a meeting of a public body without permission of the chair, and all persons shall, at the request of the chair, be silent.
- No person shall disrupt the proceedings of a meeting of a public body.
- If, after clear warning from the chair, a person continues to disrupt the proceedings, the chair may order the person to withdraw from the meeting
- If the person does not withdraw, the chair may authorize a constable or other officer to remove the person from the meeting.

Public comment at Selectboard meetings

The Selectboard does not seek to, and will not regulate the **content** of speech by participants at public comment (with the exception of threats, incitements to violence, or other jeopardy to public safety). However, consistent with the Barron v. Kolenda case, the Chair will enforce the above rules to prevent disruption of meetings and to ensure "orderly and peaceable" public comment. Examples of conduct that disrupts a meeting include:

- Addressing the Board or the public when not recognized by the Chair, whether at the microphone or in the audience.
- Interrupting a speaker recognized by the Chair.
- Interrupting a Board member or Board discussion.
- Continuing to speak when time for comment has expired and the Chair has advised that the speaker is no longer recognized.
- Refusing to cease any of the above or other disruptive conduct when requested by the Chair

The Chair will flag disruptive conduct and issue a verbal warning to the individual engaged in it. If an individual who has received a verbal warning continues to disrupt proceedings (at that time or later in the meeting), the individual will be asked to leave the meeting. If the individual does not leave the meeting, the Chair will authorize his or her removal from the meeting.



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024

I

ANNOUNCEMENTS AND PUBLIC COMMENTS

REQUESTED BY:	Wellfleet Selectboard
DESIRED ACTION:	Announcements to the board and public
PROPOSED MOTION: SUMMARY:	<i>NOTE: Public comments are limited to no more than three minutes per speaker and be allowed to speak once during open comments.</i> The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024

II

CAPITAL BUDGETS

~ A ~

REQUESTED BY:	Department Heads, Administration
DESIRED ACTION:	To review and approve each department's capital budgets.
PROPOSED MOTION:	I move to approve the capital budgets as presented at tonight's meeting
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

TOWN OF WELFLEET, MASSACHUSETTS

FISCAL YEAR 2025 BUDGET



CAPITAL BUDGET

ARTICLE 4A: CAPITAL BUDGET

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$2,503,000 to fund the Fiscal Year 2025 Capital Budget for the purposes, and from the sources, as listed below, or take any other action thereon.

Line	Function/Department	Amount	Funding Source
1	Administration & Finance Departments		
a	Town Hall Repair & Maintenance Program	100,000	Free Cash
b	IT Network Replacement Program	30,000	Tax Levy
c	IT PC & Component Replacement Program	40,000	Tax Levy
d	Maurices Campground Site Development	225,000	Tax Levy
e	Wastewater Planning, permitting, testing	250,000	Free Cash
2	Police & Dispatch Departments		
a	Police Station Repair & Maintenance Program	50,000	Free Cash
b	Police Department Fleet Replacement Program	132,000	Tax Levy
c	Police Department Equipment Replacement Program	28,000	Tax Levy
d	Dispatch Equipment Replacement Program	5,000	Tax Levy
3	Fire Department		
a	Fire Station Repair & Maintenance Program	50,000	Free Cash
b	Fire Department HVAC Upgrade	350,000	Free Cash
c	Ambulance 98 Replacement (additional)	33,500	Reappropriated Articles
d	Fire Department Fleet Replacement Program	33,000	Tax Levy
e	Medical/Rescue Equipment Replacement Program	35,500	Ambulance Fund
f	Fire Suppression Equipment Replacement Program	29,000	Ambulance Fund
g	Radio/Communication Equipment Replacement Program	19,000	Ambulance Fund
h	Power Lift Stretchers for ambulances	80,000	Ambulance Fund
4	Public Works Department		
a	Public Works Facility Repair & Maintenance Program	50,000	Free Cash
b	Construct Equipment Shed – Transfer Station	60,000	Free Cash
c	Beach Restroom Planning	200,000	Free Cash
d	Public Works Fleet Replacement Program	150,000	Tax Levy
e	Replace 1979 Tractor	35,000	Free Cash
f	Public Works Equipment Replacement Program	35,000	Tax Levy
g	Transfer Station Equipment Replacement Program	22,000	Tax Levy
5	Shellfish Department		
a	Shellfish Department Fleet Replacement Program	32,000	Shellfish Fund
b	Equipment/engine Replacement Program	25,000	Tax Levy

6	Council On Aging		
a	Senior Center Repair & Maintenance Program	50,000	Free Cash
b	Council on Aging Fleet Replacement Program	9,000	Tax Levy
c	Equipment Replacement Program	3,500	Tax Levy
7	Beach Department		
a	Beach Department Fleet Replacement Program	11,500	Beach Fund
b	Beach Equipment Replacement Program	7,500	Beach Fund
8	Recreation Department		
a	Court Resurfacing Repair & Maintenance Program	25,000	Free Cash
b	Bakers Field Repair & Maintenance Program	10,000	Free Cash
c	Transportation Van	59,000	Free Cash
d	Recreation Equipment Replacement Program	9,000	Tax Levy
9	Library Department		
a	Library Repair & Maintenance Program	25,000	Free Cash
b	Furniture & Shelving Replacement Program	5,000	Tax Levy
10	School Department		
a	Elementary School Repair & Maintenance Program	75,000	Free Cash
b	Equipment/furnishings Replacement Program	15,500	Tax Levy
11	Marina Enterprise Fund		
a	Boat Engine Replacement Program	22,000	Retained Earnings
b	Equipment/Trailer Replacement Program	3,500	Retained Earnings
12	Water Enterprise Fund		
a	Water Tank Maintenance	29,000	Retained Earnings
b	Treatment Facilities Maintenance & Upgrades	44,500	Retained Earnings
	Total Capital Budget Appropriations	2,503,000	

SUMMARY OF FUNDING SOURCES	
Free Cash	1,459,000
Ambulance Fund	163,500
Shellfish Fund	32,000
Beach Fund	19,000
Reappropriated Articles	33,500
Marina Enterprise Fund Retained Earnings	25,500
Water Enterprise Fund Retained Earnings	73,500
Tax Levy	697,000
Total Funding	2,503,000

Proposed Motion:

I move to raise and appropriate the sum of \$2,404,000 in the General Fund for the purpose of acquiring the items and undertaking the repairs and improvements as printed in the warrant, and to defray this amount transfer the following amounts from the following funds:

Transfer from Free Cash	\$1,459,000
Transfer from the Beach Fund	\$19,000
Transfer from the Shellfish Fund	\$32,000
Transfer from the Ambulance Fund	\$163,500
And reappropriate	\$14,640 from the NPS Mutual Aid Fund
And reappropriate	\$7,468.88 from Article 2F of the 9/12/2020 ATM
And reappropriate	\$11,391.12 from Article 4, line 9c of the 4/29/2023 ATM

Leaving \$697,000 to be funded from the Tax Levy for the Capital Budget items.

And furthermore, I move to raise and appropriate the sum of \$25,500 in the Marina Enterprise Fund for the purpose of acquiring the items and undertaking the repairs and improvements as printed in the warrant, and to defray this amount transfer \$25,500 from the Marina Enterprise Fund Retained Earnings.

And furthermore, I move to raise and appropriate the sum of \$73,500 in the Water Enterprise Fund for the purpose of acquiring the items and undertaking the repairs and improvements as printed in the warrant, and to defray this amount transfer \$73,500 from the Water Enterprise Fund Retained Earnings.

For total appropriations of \$2,503,000.

ARTICLE 4B: AUTHORIZE LEASE PURCHASE OF AMBULANCE

To see if the Town will authorize, under General Laws Chapter 44, Section 21C, upon the recommendation of the Select Board, a lease purchase financing agreement for the acquisition of an ambulance for the Fire Department for a term of up to the useful life of said equipment, and to fund the first year of said lease, appropriate and transfer from the Ambulance Fund the sum of \$125,000, or take any action relative thereto.

Proposed motion:

I move the Town authorize under General Laws Chapter 44, Section 21C, a lease purchase financing agreement for the acquisition and equipping of an ambulance for the Fire Department for a term of up to 5 years, and to fund the first year of said lease, appropriate and transfer from the Ambulance Fund the amount of \$125,000.

ARTICLE 4C: AUTHORIZE BORROWING FOR DREDGING

To see if the Town will vote to raise and appropriate or borrow the sum of \$4,500,000, or any other sum, for the purpose of funding the dredging of Wellfleet Harbor, including all expenses incidental and related thereto; provided however that such vote shall not take effect until the Town votes to exempt from the limitations of total taxes imposed by Massachusetts General Law Chapter 59, Section 21C (Proposition 2 ½ so called) amounts required to pay the principal and interest of the borrowing approved by such vote.

Proposed Motion:

I move that this article be accepted and adopted as printed in the warrant and that the sum of \$4,500,000, be appropriated for this purpose and for costs incidental and related thereto and that the Treasurer, with approval of the Select Board, is authorized to borrow the sum of \$4,500,000 pursuant to Massachusetts General Law Chapter 44, Section 7, or any other enabling authority, and to issue bonds or notes of the Town thereof, provided however that this vote shall not take effect until the Town votes to exempt from the limitations on total taxes imposed by Massachusetts General Laws Chapter 59, Section 2C (Proposition 2 ½ so called) the amounts required to pay the principal and interest on the borrowing approved by this vote.

TOWN OF WELLFLEET, MASSACHUSETTS

CAPITAL BUDGET for Fiscal Year 2025 and CAPITAL IMPROVEMENT PLAN FY 2026 through 2030, and years 6-10 THEREAFTER

ASSET TYPE/ITEM	Classification	Dept.	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		Thereafter Amount
			Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	
FACILITIES AND LAND															
Extend walking path	Renovation/Cons	COA	280,000	CPA											
Adult Exercise Area	Renovation/Cons	COA			150,000	CPA									
Design/Engineering for ACC Addition	Renovation/Cons	COA					400,000	BI							
Construction of ACC Addition	Renovation/Cons	COA							4,000,000	Other					
Court Resurfacing Maintenance Program	Extrordinary Mai	Recreation	25,000	FC	10,750	FC	10,750	FC	10,750	FC	10,750	FC	10,750	FC	53,750
BasketBall Court Lighting	Acquisition	Recreation									25,000	FC			
Skateboard Park Lighting	Acquisition	Recreation							25,000	FC					
Tennis Court Lighting	Acquisition	Recreation													30,000
Tennis/Pickle Ball Court Lighting	Acquisition	Recreation											30,000	FC	
Bakers Field - Field upgrades	Renovation/Cons	Recreation									800,000	Other			
Engineering/Design of Library improvements	Planning/Enginee	Library							500,000	Other					
Construction - Fire Suppression System	Renovation/Cons	Library									2,000,000	Other			
Construction - Video Studio Renovation	Renovation/Cons	Library									2,000,000	Other			
Salt Shed Replacement	Renovation/Cons	DPW	100,000	Ch90											
DPW Fuel Tank Replacement	Extrordinary Mai	DPW			100,000	FC									
Fire Department HVAC upgrade	Extrordinary Mai	FD	350,000	FC											
Fire Department HVAC upgrade	Extrordinary Mai	FD	200,000	Grt											
Elementary School Exterior Repairs	Extrordinary Mai	School					1,000,000	BI							
Town Hall Repair & Maintenance Program	Extrordinary Mai	General	100,000	FC	75,000	FC	75,000	FC	75,000	FC	75,000	FC	75,000	FC	375,000
Senior Center Repair & Maintance Program	Extrordinary Mai	COA	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	250,000
DPW Facility Repair & Maintenance Program	Extrordinary Mai	DPW	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	250,000
Transfer Station Repair and Maintenance Program	Extrordinary Mai	DPW			25,000	FC	25,000	FC	25,000	FC	25,000	FC	25,000	FC	125,000
Transfer Station - Construct Equipment Shed	Acquisition	DPW	60,000	FC											
Police Station Repair & Maintenance Program	Extrordinary Mai	PD	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	250,000
Fire Station Repair & Maintenance Program	Extrordinary Mai	FD	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	250,000
Beach/Sticker Building Repair & Maintenance Program	Extrordinary Mai	Beach													
Library Repair & Maintenance Program	Extrordinary Mai	Library	25,000	FC	25,000	FC	25,000	FC	25,000	FC	25,000	FC	25,000	FC	125,000
Harbormaster Building Repair & Maintenance Program	Extrordinary Mai	Marina													
Marina Facility Repair & Maintenance Program	Extrordinary Mai	Marina													
Elementary School Repair & Maintenance Program	Extrordinary Mai	School	75,000	FC	75,000	FC	75,000	FC	75,000	FC	75,000	FC	75,000	FC	375,000
Bakers Field Repair & Maintenance Program (excluding Recreation	Extrordinary Mai	Recreation	10,000	FC	10,000	FC	10,000	FC	60,000	FC	10,000	FC	10,000	FC	50,000
Fire Department Sub-station maintenance	Extrordinary Mai	FD			25,000	FC									
Water Filling Stations	Acquisition	General			25,000	FC	27,500	FC	30,000	FC					
Beach Restroom Planning	Planning/Enginee	Beach	200,000	FC											
Maguries Landing Beach & Landing Projects	Extrordinary Mai	DPW			15,000	FC									
White Crest Beach & Landing Projects	Extrordinary Mai	DPW					400,000	BI							
Mayo Beach & Landing Projects	Extrordinary Mai	DPW													
Cahoon Hollow Beach & Landing Projects	Extrordinary Mai	DPW													

TOWN OF WELFLEET, MASSACHUSETTS

CAPITAL BUDGET for Fiscal Year 2025 and CAPITAL IMPROVEMENT PLAN FY 2026 through 2030, and years 6-10 THEREAFTER

ASSET TYPE/ITEM	Classification	Dept.	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		Thereafter Amount
			Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	
Newcomb Hollow Beach & Landing Projects	Extraordinary Mai	DPW					400,000	BI							
Gull Pond Beach & Landing Projects	Extraordinary Mai	DPW					250,000	BI							
Long Pond Beach & Landing Projects	Extraordinary Mai	DPW													
Great Pond Beach & Landing Projects	Extraordinary Mai	DPW													
Power's Landing Beach & Landing Projects	Extraordinary Mai	DPW													
Burton Baker Beach & Landing Projects	Extraordinary Mai	DPW													
Duck Harbor Beach & Landing Projects	Extraordinary Mai	DPW													
Indian Neck/Nauset Rd. Beach & Landing Projects	Extraordinary Mai	DPW													
Miscellaneous Land, Parks & Cemeteries	Extraordinary Mai	DPW													
Subtotal Facilities & Land			1,625,000		735,750		2,898,250		5,025,750		5,245,750		450,750		2,133,750
INFRASTRUCTURE															
Dredging															
Dredge Planning & maintenance	Planning/Enginee	Marina													
Area 1 Dredging (Pier/Inner Channel)															
Permit & Mitigation	Planning/Enginee	Marina								500,000	BI				
Maintenance Dredge	Extraordinary Mai	Marina								3,200,000	BI				
Full Dredge	Renovation/Cons	Marina													8,000,000
Area 2 Dredging (Mooring Field)															
Permit & Mitigation	Planning/Enginee	Marina	4,500,000	BI											
Maintenance Dredge	Extraordinary Mai	Marina													
Full Dredge	Renovation/Cons	Marina			10,000,000	BI									
Local Road Improvements															
Lt. Island Road Improvements (NRCS Grant)	Renovation/Cons	DPW													
Local Road Improvement Program	Renovation/Cons	DPW	75,000	Ch90	75,000	Ch90	75,000	Ch90	75,000	Ch90	75,000	Ch90	75,000	Ch90	375,000
Route Six Corridor Improvements															
Stormwater, Seawalls, Jetties, Revetments															
Kellehers Corner Revetment & Stormwater Imp. (NRCS Grant)	Renovation/Cons	DPW	55,000	Grt	500,000	Grt									
Mayo Creek Revetment (NRCS Grant)	Renovation/Cons	DPW	100,000	Grt											
Power's Landing Stormwater Improvements	Renovation/Cons	DPW	350,000	Grt											
Briar Lane Culvert				0	400,000	Ch90									
Community Development															
Maurice's Campground Site Development	Planning/Enginee	General	225,000	CL	225,000	CL	225,000	CL	225,000	CL	225,000	CL	225,000	CL	
WasteWater Infrastructure															

TOWN OF WELLFLEET, MASSACHUSETTS

CAPITAL BUDGET for Fiscal Year 2025 and CAPITAL IMPROVEMENT PLAN FY 2026 through 2030, and years 6-10 THEREAFTER

ASSET TYPE/ITEM	Classification	Dept.	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		Thereafter Amount
			Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	
Wastewater planning, permitting, testing	Planning/Engineering		250,000	FC	250,000	FC									
Engineering/Design	Planning/Engineering						5,000,000	BI							
Implementation/construction	Renovation/Const										50,000,000	BI			
Water System															
System Development & Planning	Extrordinary Mai	Water			50,000	OAF	45,500	OAF	12,800	OAF					
Water Tank Maintenance	Extrordinary Mai	Water	29,000	OAF	225,000	OAF	15,500	OAF							
Distribution System Maintenance	Extrordinary Mai	Water													
Treatment Facilities Maintenance & Upgrades	Extrordinary Mai	Water	44,500	OAF	15,000	OAF							44,500	OAF	
Well & Pump Stations Maintenance & Upgrades	Extrordinary Mai	Water					37,500	OAF	37,500	OAF	17,500	OAF			
Other Projects															
Floating Upweller Nursery Project	Stewardship	Shellfish									45,000	FC			
Chequesset Neck Bridge	Extrordinary Mai	DPW													1,000,000
Lt. Island Bridge	Extrordinary Mai	DPW						50,000	FC						
DPW Recurring Maintenance Programs															
Subtotal Infrastructure			5,628,500		11,740,000		5,398,500		400,300		54,062,500		344,500		9,375,000
FLEET INVENTORY (VEHICLES)															
Fleet Replacement Program (See Vehicle Inventory List)	Vehicles	Police	132,000	CL	132,000	CL	132,000	CL	132,000	CL	132,000	CL	132,000	CL	660,000
Motorcycle (3 year lease payment)	Vehicles	Police			20,000	FC					20,000	FC			
Equipment Trailers (2)	Vehicles	Police													
Ambulance 97 Replacement	Vehicles	Fire													625,000
Ambulance 98 Replacement	Vehicles	Fire	33,500	OAF									600,000	LI	
Ambulance 99 Replacement	Vehicles	Fire	550,000	LI											
Forestry Truck 90 - Chasis replacement only	Vehicles	Fire			150,000	LI									
Engine 89 - replacement w/ used engine	Vehicles	Fire					250,000	AF							
Engine 94	Vehicles	Fire													
Engine 95	Vehicles	Fire													
Tanker 96	Vehicles	Fire													
Ladder 93	Vehicles	Fire													2,500,000
FD Fleet Vehicle Replacement Prg.	Vehicles	Fire	33,000	CL	33,000	CL	33,000	CL	33,000	CL	33,000	CL	33,000	CL	165,000
Cargo Trailers	Vehicles	Fire													
Rigid Hull Inflatable Boat & Trailer	Vehicles	Fire									75,000	FC			
Fleet Replacement Program	Vehicles	Beach	11,500	OAF	11,500	OAF	11,500	OAF	11,500	OAF	11,500	OAF	11,500	OAF	57,500
Fleet Replacement Program	Vehicles	COA	9,000	CL	9,000	CL	9,000	CL	9,000	CL	9,000	CL	9,000	CL	45,000

TOWN OF WELLFLEET, MASSACHUSETTS

CAPITAL BUDGET for Fiscal Year 2025 and CAPITAL IMPROVEMENT PLAN FY 2026 through 2030, and years 6-10 THEREAFTER

ASSET TYPE/ITEM	Classification	Dept.	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		Thereafter Amount
			Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	
Tranportation Van	Vehicles	Recreation	59,000	FC											
Harbormaster Light Duty Vehicle	Vehicles	Marina													65,000
Marina Medium Duty Vehicle	Vehicles	Marina					70,000	FC							
Crane Truck/Unit - not in replacement prg.	Vehicles	Marina													
ATV - Not in replacement prg.	Vehicles	Marina													
Rescue Boat	Vehicles	Marina													
Work Skiff	Vehicles	Marina													50,000
Harbor Work Boat	Vehicles	Marina											150,000	FC	
Fleet Replacement Program	Vehicles	Shellfish	32,000	OAF	32,000	OAF	32,000	OAF	32,000	OAF	32,000	OAF	32,000	OAF	160,000
Barge	Vehicles	Shellfish													
Work Boat (Skiff)	Vehicles	Shellfish										35,000	FC		
Trailer	Vehicles	Shellfish													
Fleet Replacement Program	Vehicles	DPW	150,000	CL	80,000	CL	80,000	CL	80,000	CL	80,000	CL	80,000	CL	400,000
TS 1995 Tractor	Heavy Equip	DPW													
TS 1979 Tractor	Heavy Equip	DPW	35,000	FC											
TS 2019 Loader	Heavy Equip	DPW													
TS 2006 Refuse Trailer	Heavy Equip	DPW			140,000	FC									
TS 2008 Refuse Trailer (OFF ROAD)	Heavy Equip	DPW					150,000	FC							
TS 2015 Refuse Trailer	Heavy Equip	DPW													
TS 2019 Refuse Trailer	Heavy Equip	DPW													
TS 2020 Refuse Trailer	Heavy Equip	DPW													
TS 2001 Roll Off	Heavy Equip	DPW													
TS 2024 MACK ROLL OFF	Heavy Equip	DPW													
TS 2015 Excavator	Heavy Equip	DPW													
TS 2022 Backhoe	Heavy Equip	DPW													
TS Message board	Opreational Equip	DPW													
Hw 2000 Tractor Peterbilt to haul trash	Vehicles	DPW									100,000	FC			
Hw 2001 6-Wheel Truck (10) on order already	Vehicles	DPW													
Hw 2006 6-Wheel Truck (12)	Vehicles	DPW							200,000	Ch90					
Hw 2021 6-Wheel Truck (11)	Vehicles	DPW													
Hw 2003 10-Wheeler	Vehicles	DPW											300,000	Ch90	
Hw 1999 Small Trailer	Opreational Equip	DPW					15,000	FC							
Hw 2005 Interstate Trailer	Opreational Equip	DPW							40,000	FC					
Hw 2005 Bandit Trailer	Opreational Equip	DPW													40,000
Hw 2013 Loadrite Trailer	Opreational Equip	DPW													
Hw 2013 Carmate Trailer	Opreational Equip	DPW													
Hw 2015 Loadrite Trailer	Opreational Equip	DPW													
Hw 2019 Bigtow Trailer	Opreational Equip	DPW													
Hw 2006 Grader	Heavy Equip	DPW													140,000

TOWN OF WELLFLEET, MASSACHUSETTS

CAPITAL BUDGET for Fiscal Year 2025 and CAPITAL IMPROVEMENT PLAN FY 2026 through 2030, and years 6-10 THEREAFTER

ASSET TYPE/ITEM	Classification	Dept.	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		Thereafter
			Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount
Hw 2008 John Deere Flail Mower	Operational Equip	DPW													70,000
Hw 2019 Street Sweeper	Heavy Equip	DPW													
Hw 2023 Mini Excavator	Heavy Equip	DPW													
Hw 2022 John Deere Loader	Heavy Equip	DPW													
Hw 2015 John Deere Farm Tractor	Heavy Equip	DPW													
Subtotal Fleet Inventory			1,045,000		607,500		782,500		537,500		527,500		1,347,500		4,977,500
EQUIPMENT															
Departmental Equipment Replacement Program	Operational Equip	Police	28,000	CL	28,000	CL	28,000	CL	28,000	CL	28,000	CL	28,000	CL	140,000
Building Video Surveillance system	Operational Equip	Police			65,000	FC									
Interior Furnishings (Desks, storage, tables, chairs)	Operational Equip	Police					15,000	FC							
Speed Display Road Signs	Operational Equip	Police													
Records Management Applications	Software/Applica	Police													
Dispatch Equipment Replacement Program	Operational Equip	Dispatch	5,000	CL	5,000	CL	5,000	CL	5,000	CL	5,000	CL	5,000	CL	25,000
CAD Software update/upgrades	Software/Applica	Dispatch					200,000	FC							
Medical/Rescue Equipment Replacement Prg.	Operational Equip	Fire	35,500	AF	35,500	AF	35,500	AF	35,500	AF	35,500	AF	35,500	AF	177,500
Fire Suppression Equipment Replacement Prg.	Operational Equip	Fire	29,000	AF	29,000	AF	29,000	AF	29,000	AF	29,000	AF	29,000	AF	145,000
Radio/Communication Equipment Replacement Prg.	Operational Equip	Fire	19,000	AF	19,000	AF	19,000	AF	19,000	AF	19,000	AF	19,000	AF	95,000
Power Lift Stretchers for Ambulances	Operational Equip	Fire	80,000	AF											
SCBA Compressor System	Operational Equip	Fire					100,000	OAF							
Equipment Replacement Program	Operational Equip	Beach	7,500	OAF	7,500	OAF	7,500	OAF	7,500	OAF	7,500	OAF	7,500	OAF	37,500
Kitchen Equipment	Acquisition	COA	1,200	Other	1,200	Other	1,200	Other	1,200	Other	1,200	Other	1,200	Other	6,000
Kitchen Ventilation System	Renovation/Cons	COA													50,000
Keyless Entry System	Software/Applica	COA													
Security/Camera System	Software/Applica	COA													
Equipment Replacement Program	Operational Equip	COA	3,500	CL	3,500	CL	3,500	CL	3,500	CL	3,500	CL	3,500	CL	17,500
Recreation Equipment Replacement Program	Operational Equip	Recreation	9,000	CL	9,000	CL	9,000	CL	9,000	CL	9,000	CL	9,000	CL	45,000
Furniture & Shelving Replacement Program	Operational Equip	Library	5,000	CL	5,000	CL	5,000	CL	5,000	CL	5,000	CL	5,000	CL	25,000
Technology upgrades	Operational Equip	Library			10,000	CL									
Boat Engine Replacement Program	Operational Equip	Marina	22,000	EF	9,000	EF	9,000	EF	9,000	EF	9,000	EF	9,000	EF	45,000
Equipment/Trailer Replacement Program	Operational Equip	Marina	3,500	EF	3,500	EF	3,500	EF	3,500	EF	3,500	EF	3,500	EF	3,500
Pier Camera System	Operational Equip	Marina			15,000	EF									
Engine/Equipment Replacement Program	Operational Equip	Shellfish	25,000	CL	6,000	CL	6,000	CL	20,000	CL	6,000	CL	6,000	CL	30,000
DPW Equipment Replacement Program	Operational Equip	DPW	35,000	CL	35,000	CL	35,000	CL	35,000	CL	35,000	CL	35,000	CL	175,000
Transfer Station Equipment Replacement Prg.	Heavy Equip	DPW	22,000	CL	22,000	CL	22,000	CL	22,000	CL	22,000	CL	22,000	CL	110,000
Transfer Station Scale	Operational Equip	DPW													100,000
Transfer Station Compactor 1	Operational Equip	DPW													100,000
Transfer Station Compactor 2	Operational Equip	DPW													100,000
Transfer Station Compactor 3	Operational Equip	DPW													100,000

TOWN OF WELFLEET, MASSACHUSETTS

CAPITAL BUDGET for Fiscal Year 2025 and CAPITAL IMPROVEMENT PLAN FY 2026 through 2030, and years 6-10 THEREAFTER

ASSET TYPE/ITEM	Classification	Dept.	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		Thereafter Amount
			Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	Amount	Src.	
School Equipment/Furnishings Replacement Program	Operational Equip	School	15,500	CL	15,500	CL	15,500	CL	15,500	CL	15,500	CL	15,500	CL	77,500
IT Network Replacement Program	Computer Hardw	GENERAL	30,000	CL	39,000	CL	39,000	CL	30,000	CL	39,000	CL	39,000	CL	150,000
IT PC & Component Replacment Program	Computer Hardw	GENERAL	40,000	CL	40,000	CL	50,000	CL	45,000	CL	50,000	CL	50,000	CL	200,000
Subotal Equipment			415,700		402,700		637,700		322,700		322,700		322,700		1,954,500
TOTAL CAPITAL PLAN EXPENDITURE AMOUNTS			8,714,200		13,485,950		9,716,950		6,286,250		60,158,450		2,465,450		18,440,750

ANTICIPATED FUNDING SOURCES															
(CL) Capital Levy (Recurring)			697,000		697,000		697,000		697,000		697,000		697,000		
(CEx) Capital Levy Exclusion															
(B) Bond Issuance			4,500,000		10,000,000		7,450,000				53,700,000				
(L) Lease Issuance			550,000		150,000									600,000	
(FC) Free Cash			1,459,000		1,060,750		898,250		615,750		720,750		556,250		
(CPA) Community Preservation Act			280,000		150,000										
(AF) Ambulance Fund			163,500		83,500		333,500		83,500		83,500		83,500		
(CF) Cable Fund															
(Ch90) Chapter 90			175,000		475,000		75,000		275,000		75,000		375,000		
(BF) Beach Fund			19,000		19,000		19,000		19,000		19,000		19,000		
(SF) Shellfish Fund			32,000		32,000		32,000		32,000		32,000		32,000		
(MEF) Marina Enterprise Fund			25,500		27,500		12,500		12,500		12,500		12,500		
(WEF) Water Enterprise Fund			73,500		290,000		98,500		50,300		17,500		89,000		
(OAF) Other Available Fund			33,500		-		100,000		-		-		-		
(Grt) Grant			705,000		500,000										
Other			1,200		1,200		1,200		1,200		1,200		1,200		
Other/To Be Determined									4,500,000		4,800,000		-		18,440,750
TOTAL ANTICIPATED FUNDING			8,714,200		13,485,950		9,716,950		6,286,250		60,158,450		2,465,450		18,440,750
Capital Plan Funding Surplus (Deficit)			-		-		-		-		-		-		-

Note: Ambulance Fund amounts committed for lease payments:

Ambulances				125,000		125,000		125,000		125,000		125,000		255,000	520,000
Forestry Truck				40,000		40,000		40,000		40,000		40,000		40,000	40,000
Reserve Engine															

TOWN OF WELFLEET, MASSACHUSETTS

FISCAL YEAR 2025 BUDGET



OTHER BUDGET ITEMS

Appropriations – Other Budget Items

Funding of Reserves

Contribution of \$500,000 to Unrestricted Stabilization Fund.

- Anticipated balance \$1.5m at year-end, about 4.8% of Operating Budget.

Contribution of \$1,000,000 to Capital Stabilization Fund.

- Addresses Financial Policy regarding Maurices rents.

OPEB Fund is allocated \$200,000 w/in Operating Budget.

Other Reserve Type Funds may be desirable in the future.

- Injured on Duty Fund
- Compensated Absence Fund
- Require Town Meeting adoption of General Law provision

Other Budget Items

- Funding necessary to achieve Town goals, but neither operating nor capital in nature.
- Potential for Opioid Remediation Work Group
- Potential for a Scholarship Fund via petition article

Housing Stabilization Funds

- Receives ongoing funding from Community Impact Fee
- CIF split of 35/65 to affordable and mixed income

Funding of Other Budget Items

Free Cash Certified - \$4,729,198

Free Cash held for GF Reserve (4.5%) - \$1,400,000

Unspent/unreserved Free Cash – \$270,198

APPROPRIATIONS		
Element	Amount	Source
Financial Reserves:		
Stabilization Fund	500,000	Free Cash
Capital Stabilization Fund	1,000,000	Free Cash
OPEB Fund – supplemental (\$200k incl in Op Budget)	-	
Injured on Duty Fund	-	
Compensated Absence Fund	-	
Other Budget Requests:		
Opioid Remediation Work Group	<u>tbd</u>	
School Department Scholarship Program	<u>100,000</u>	Free Cash
Total Other Budget Items	1,600,000	

PROJECTED BALANCES OF RESERVES			
Reserve Fund	Current Balance	Contribution	Expected Balance
Stabilization Fund	963,931	500,000	1,500,000
Capital Stabilization Fund	-0-	1,000,000	1,000,000
Harbor Dredge Stabilization Fund	10,169	-	
Marina Stabilization Fund	71,584	-	
Affordable Housing Stabilization Fd.	37,476	8,000	45,500
Mixed Inc. Housing Stab. Fund.	69,597	16,000	85,600
Opioid Special Purpose Stab. Fund	5,126		
OPEB Trust Fund	3,381,427	200,000	3,600,000
Free Cash General Fund Reserve			1,400,000
Unspent/Available Free Cash			270,198

ARTICLE 5: OTHER BUDGET ITEMS

To see if the Town will vote to raise and appropriate from Free Cash, and/or transfer from available funds, a sum of monies for the following purposes or to take any action relative thereto.

Line	Item to Fund	Amount	Funding Source
1	Transfer to Unrestricted Stabilization Fund	500,000	Free Cash
2	Transfer to Capital Stabilization Fund	1,000,000	Free Cash
3	Outer Cape Opioid Remediation Work Group	tbd	Free Cash

Proposed Motion:

I move that the Town raise and appropriate and transfer from Free Cash the sum of \$x,xxx,xxx for the purposes as listed in the warrant.

Note: Separate petition article requesting funding of Scholarship Program.



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024



OPERATING BUDGETS

~ A ~

REQUESTED BY:	Department Heads/Administration
DESIRED ACTION:	To review and approve any remaining operating budgets
PROPOSED MOTION:	I move to approve the operating budget as presented/amended.
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024

IV

TOWN MEETING WARRANT

~ A ~

REQUESTED BY:	Selectboard/Administration
DESIRED ACTION:	To review and vote to insert and or recommend town meeting warrant articles for the annual town meeting.
PROPOSED MOTION:	I move to insert the article ____ into the annual town meeting warrant.
SUMMARY:	I move to recommend the article ____
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition (s):
VOTED:	



ANNUAL TOWN MEETING

Monday May 20, 2024

6:00 PM

at

**Wellfleet Elementary School
100 Lawrence Road, Wellfleet, MA**

&

ANNUAL TOWN ELECTION

Monday April 29, 2024

at

**12:00 Noon to 7:00 PM
Wellfleet Senior Center
715 Old King's Highway**

Draft - Rev. 2 – RE

TABLE OF CONTENTS

Annual Town Meeting Warrant Booklet Index
--

FINANACIAL & PROPOSITION 2 ½ TERMS			
TOWN MEETING PROCEDURES			
FINANCE COMMITTEE STATEMENT			
ANNUAL TOWN MEETING WARRANT			
SECTION I: BUDGET ARTICLES			
Article No.	Article	Sponsor	Page No.
1	FY2025 Operating Budget	Selectboard	
2	Prior Year Invoices	Selectboard	
3	FY2024 Budgetary Transfers	Selectboard	
4	FY2025 Capital Budget	Selectboard	
5	FY2025 Marina Enterprise Fund	Selectboard	
6	FY2025 Water Enterprise Fund	Selectboard	
7	Lease Purchase of Ambulance	Selectboard	
8	Transfer to Stabilization Fund	Selectboard	
SECTION II: ADDITIONAL FINANCIAL ARTICLES			
9	Outer Cape Opioid Remediation – Opioid Fund Transfer	Selectboard	
10	Senior Work Off -Abatement Program	Selectboard	
11	Shellfish Revolving Fund Spending Limit	Selectboard	
SECTION III: COMMUNITY PRESERVATION ARTICLES			
12	Administrative Expenses and Allocation of Reserves	Community Preservation Committee	
13	Transfer of Emergency Housing Assistance Funds from a Grant of \$370,000.00	Community Preservation Committee	
14	Affordable Housing Trust	Community Preservation Committee	
15	Habitat For Humanity, Old King’s Highway	Community Preservation Committee	

16	Lower Cape Housing Institute	Community Preservation Committee	
17	Spring Rock Village Affordable Housing	Community Preservation Committee	
18	360 Blue Heron Road Conservation Project	Community Preservation Committee	
19	Establishment of Land Conservation Fund	Community Preservation Committee	
20	Historical Commission	Community Preservation Committee	
21	Bruer House	Community Preservation Committee	
22	AIM Thrift Shop	Community Preservation Committee	
23	Henry Gray House	Community Preservation Committee	
24	Historical Society and Museum	Community Preservation Committee	

SECTION IV: UNCLASSIFIED ARTICLES			
25	Conveyance of License – off Old Chequessett Neck Road	Selectboard	
26	Stretch Energy Code Correction	Selectboard	
27	License at Old Chequessett Neck Road to the USA for Access to Construct and Maintain a Herring River Restoration Project Water Control Structure		
SECTION V: CHARTER, BYLWAS, INITIATIVE PETITIONS			
28	Wellfleet Scholarship Program	Selectboard/Citizen	
29	Home Rule: Pesticide Reduction	Selectboard	
30	Medicare for all in Massachusetts, Law	Citizen Petition	
31	In Support of Enduring a Ceasefire in Gaza	Citizen Petition	
32	Home Rule: Real Estate Transfer Fee	Selectboard	
SECTION VI: STANDARD ANNUAL ARTICLES			
33	Surplus Property Disposal	Selectboard	
34	Collection of Taxes	Selectboard	
SECTION VII: STANDARD CLOSING ARTICLES			
35	Reports of Boards and Committees	Selectboard	
36	Other Business	Selectboard	

FINANCIAL & PROPOSITION 2 ½ TERMS

Chapter 59, section 21C of the Massachusetts General Laws is commonly referred to as Proposition 2 ½ (Prop. 2 ½) of 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 ceiling 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 limits. Community may take this action as long as it is below the levy ceiling.

DEBT EXCLUSIONS: This type of override ballot question can be placed on a referendum by a two-thirds vote of the Selectboard. 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 the 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 questions can be placed on a referendum by a two-thirds vote of the Selectboard. 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 questions (OVERRIDE/DEBT EXCLUSION). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Selectboard. If a referendum is called by the Selectboard, it must take place within forty-five days of the town meeting vote.

TOWN MEETING PROCEDURES

A quorum of 6% of the towns registered voters must be present to conduct business (Charter: Section 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 the 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. Non-voters who may wish to speak must identify themselves and may address the meeting only by permission of the Moderator. (Charter: Section 2-1-2).

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

Voters and others recognized to address town meeting may only speak twice to any motion or amendment unless authorized by the Moderator. (Charter: Section 2-7-8).

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

The order of consideration of the articles as printed in the warrant may be changed only by a 2/3 majority vote. (Charter: Section 2-7-4).

A motion for indefinite postponement, if passed, ends any action on the motion currently being debated. It may only be made after a voter has been recognized and may not come at the end of a speaker's remarks. It is fully debatable to the same extent as the main motion under consideration.

A motion to end debate (known as a "motion for previous question") may only be made by a voter who has been recognized. Anonymous calls from voters to "call the question" are out of order and will be ignored by the Moderator. A motion to end debate requires a separate 2/3 majority vote, so it may be more efficient to hear from one or two speakers and then proceed to a vote on the main motion itself.

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 (Charter: Section 2-7-9). It is debatable to the same extent as the motion seeks to reconsider and requires a majority vote. A motion to reconsider will only be allowed if there is new information that was not available at the time of the original debate. A motion to reconsider will be ruled out of order if, in the judgement of the Moderator, it is simply an attempt at "another bite at the apple."

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

- Zoning Bylaws: 2/3 Majority (with some statutory situations)
- Zoning Bylaws subject to Housing Choice Acts Majority
- To authorize or sell town land 2/3 Majority.
- To approve proposed 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

FINANCE COMMITTEE STATEMENT

ANNUAL TOWN MEETING WARRANT

Monday April 29, 2024

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 **WELLFLET ADULTY COMMUNITY CENTER, 715 OLD KING'S HIGHWAY in Wellfleet on Monday the 29th day of April 2024, between twelve o' clock noon to seven o' clock pm.** then and there to vote for the election of the following: **Town Officer:** one, **Moderator** for one year, two for the **Selectboard** for three years, Two for the **Wellfleet Elementary School Committee** for three years, two for the **Board of Library Trustees** for three years; one for the **Board of Library Trustees** for one year; one for **Cemetery Commission** on for three years; one for the **Housing Authority** for five years. Also vote on the following questions:

SECTION 1: BUDGET ARTICLES

ARTICLE NO. 1 – FY2025 OPERATING BUDGET:

To see if the town will vote to act on the operating budget, including recommendations and reports of the selectboard, Finance Committee and other town officials, and to see if the town will vote to raise and appropriate or transfer from receipts reserved and other available finds and accounts, the sum of \$31,521,483:

Budget Division	Lines	FY 2024	FY 2025	% Change
General Government	1-24	\$3,082,183	\$3,283,777	6.54%
Public Safety	25-31	\$5,685,330	\$6,017,234	5.84%
Public Works	36-43	2,623,645	\$2,698,742	2.86%
Shellfish Department	44-45	\$353,439	\$382,137	8.12%
Community Services	46-57	\$2,562,881	\$2,848,481	11.14%
Unallocated Expenditures	58-62	\$4,528,994	\$4,790,197	5.77%
Debt Service	63-66	\$3,497,572	\$3,673,679	5.04%
Subtotal		\$ 22,334,044	\$23,694,247	5.73%
Educational Services	32-35	\$6,807,758	\$7,593,364	11.54%
Total Budget		\$29,141,802	\$31,287,611	7.36%

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard: Recommends: Yes – , No – , Abstain –

Finance Committee:

SUMMARY: This article funds the operating budget for several town departments for FY2025. It provides funding for the operational budgets for the Cape Cod Technical Regional High School, Wellfleet Elementary School, Nauset Regional School District, and the Town of Wellfleet municipal operations for the period of July 1, 2024, through June 20, 2025. Details of the budgets can be viewed in appendix A.

ARTICLE NO. 2 – PRIOR YEAR INVOICES:

To see what sum the town will vote to transfer from available funds for the purpose of paying the prior year’s unpaid bills listed below.

	Vendor	Source	Line – Item	Amount
	ePlus	Meraki Switches		\$2,314.68
	KP Law	Legal Services		\$22,250.73
	Mass Municipal Association	Advertising		\$675.00
	Galaxy Integrated Technologies	Technical Services		\$3,975.00
	Powers & Sullivan	Audit Services		\$24,900.00
	Stamp Fulfillment Services	USPS Shipping		\$405.65
	Wells Fargo Financial Services	Copier Lease		\$556.40
	Peggy Sagan	Open Space Committee		\$394.43
	TOTAL:			\$55,471.89

Or to do or act on anything thereon.

(Requested by the Selectboard)

Four-Fifths Vote Required

Recommendations:

Selectboard:

Recommends:

Finance Committee:

Recommends:

SUMMARY: Invoices received after the close of the fiscal year for services rendered or goods received prior to July 1 are considered prior year bills, Per Chapter 44 Section 64, prior year bills to be paid from the town’s general operating fund may only be paid by a vote of town meeting.

ARTICLE NO. 3 – FY 2024 BUDGETARY TRANSFERS:

To see if the town will vote to transfer from available funds and or authorize the transfer from various line items within FY 2024 appropriations such sums of money necessary to supplement the operating budgets of the various town departments as follows:

	From (Decrease)	Line Item	To (Increase)	Line Item	Amount

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends:

Finance Committee:

Recommends:

SUMMARY: This article seeks permission to transfer funding within FY 2024 operating budget ending June 30, 2024. We have shortfalls in various departmental budgets that will be remedied by transferring monies from those areas within the budget that have surpluses.

ARTICLE NO. 4 – FY 2025 CAPITAL BUDGET:

To see if the town will vote to raise and appropriate or transfer from available funds the sum of \$2,503,000. To fund the Fiscal Year 2025 Capital Budget for the purposes, and from the sources, as listed below:

Line	Function/Department	Amount	Funding Source
1	Administration & Finance Departments		
a	Town Hall Repair & Maintenance Program	\$100,000	Free Cash
b	IT Network Replacement Program	\$30,000	Tax Levy
c	IT PC & Component Replacement Program	\$40,000	Tax Levy
d	Maurice’s Campground Site Development	\$225,000	Tax Levy
e	Wastewater Planning, Permitting, Testing	\$250,000	Free Cash
2	Police & Dispatch Departments		
a	Police Station Repair & Maintenance Program	\$50,000	Free Cash
b	Police Department Fleet Replacement Program	\$132,000	Tax Levy
c	Police Department Equipment Replacement Program	\$28,000	Tax Levy
d	Dispatch Equipment Replacement Program	\$5,000	Tax Levy
3	Fire Department		
a	Fire Station Repair & Maintenance Program	\$50,000	Free Cash
b	Fire Department HVAC Upgrade	\$350,000	Free Cash
c	Ambulance 98 Replacement (additional)	\$33,500	Reappropriated Articles
d	Fire Department Fleet Replacement Program	\$33,000	Tax Levy
e	Medical/Rescue Equipment replacement Program	\$35,500	Ambulance Fund
f	Fire Suppression Equipment Replacement Program	\$29,000	Ambulance Fund
g	Radio/Communication Equipment Replacement Program	\$19,000	Ambulance Fund
h	Power Lift Stretchers for ambulances	\$80,000	Ambulance Fund
4	Public Works Department		
a	Public Works Facility Repair & Maintenance Program	\$50,000	Free Cash
b	Construct Equipment Shed – Transfer Station	\$60,000	Free Cash
c	Beach Restroom Planning	\$200,000	Free Cash
d	Public Works Equipment Fleet Replacement Program	\$150,000	Tax Levy
e	Replace 1979 Tractor	\$35,000	Free Cash
f	Public Works Equipment Replacement Program	\$35,000	Tax Levy
g	Transfer Station Equipment Replacement Program	\$22,000	Tax Levy

5	Shellfish Department		
a	Shellfish Department Fleet Replacement Program	\$32,000	Shellfish Fund
b	Equipment/Engine Replacement Program	\$25,000	Tax Levy
6	Council on Aging		
a	Senior center Repair & Maintenance Program	\$50,000	Free Cash
b	Council on Aging Fleet Replacement Program	\$9,000	Tax Levy
c	Equipment Replacement Program	\$3,500	Tax Levy
7	Beach Department		
a	Beach Department Fleet Replacement Program	\$11,500	Beach Fund
b	Beach Equipment Replacement Program	\$7,500	Beach Fund
8	Recreation Department		
a	Court Resurfacing Repair & Maintenance Program	\$25,000	Free Cash
b	Bakers Field Repair & Maintenance Program	\$10,000	Free Cash
c	Transportation Van	\$59,000	Free Cash
d	Recreation Equipment Replacement Program	\$9,000	Tax Levy
9	Library Department		
a	Library Repair & Maintenance Program	\$25,000	Free Cash
b	Furniture & Shelving Replacement Program	\$5,000	Tax Levy
10	School Department		
a	Elementary School Repair & Maintenance Program	\$75,000	Free Cash
b	Equipment/Furnishings Replacement Program	\$15,000	Tax Levy
11	Marina Enterprise Fund		
a	Boat Engine Replacement Program	\$22,000	Retained Earnings
b	Equipment/Trailer Replacement Program	\$3,500	Retained Earnings
12	Water Enterprise Fund		
a	Water Tank Maintenance	\$29,000	Retained Earnings
b	Treatment Facilities Maintenance & Upgrades	\$44,500	Retained Earnings
	Total Capital Budget Appropriations	\$2,503,000	

Summary of Funding Sources	
Free Cash	\$1,459,000
Ambulance Fund	\$163,500
Shellfish Fund	\$32,000
Beach Fund	\$19,000
Reappropriated Articles	\$33,500
Marina Enterprise Fund retained Earnings	\$25,500
Water Enterprise Fund Retained Earnings	\$73,500
Tax Levy	\$697,000
Total Funding	\$2,503,000

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend: Yes -

Finance Committee:

SUMMARY: This article represents the town’s proposed capital spending plan for FY 2025.

ARTICLE NO. 5 – FY 2025 MARINA ENTERPRISE FUND:

To see what sums of money the Town will vote to appropriate, raise, or transfer from available funds, for the Marina Enterprise Fund operating budget for the fiscal year 2025,

Budget Element	FY 2024	FY 2025
Amounts Appropriated:		
Salaries & Wages	\$259,125	\$284,003
Expenses	\$271,375	\$260,625
Debt Service	\$110,500	\$339,939
Total Appropriation	\$641,000	\$884,567
Funding Sources:		
Marina Revenue	\$641,000	\$731,265
Marina Enterprise Fund Retained Earnings		\$136,302
Other Available Funds	-	\$17,000
Total Funding Sources	\$641,000	\$884,567

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

Finance Committee:

SUMMARY: In accordance with Massachusetts General Laws receipts from Marina Department related activities are used to directly offset Marina related expenditures. Voting a spending amount for the Marina operations allows all receipts and related expenditures to be recorded in one fund. Details of the budget can be viewed in Appendix A.

ARTICLE NO. 6 – FY 2025 WATER ENTERPRISE FUND:

To see what sums of money the town will vote to appropriate, raise, or transfer from available funds, for the water enterprise fund operating budget for fiscal year 2025, or take any other action thereon:

Budget Element	FY 2024*	FY 2025
Amounts Appropriated		
Salaries & Wages	\$150,582	\$159,000
Expenses	\$228,125	\$233,278
Debt Service	\$205,566	\$106,212
Total Appropriations	\$584,273	\$498,490
Funding Sources:		
Water Revenue	\$179,000	\$200,000
General Fund Subsidy (Tax Levy)	\$405,273	\$298,490
Total Funding Sources	\$584,273	\$498,490

*FY 2024 includes the effect of the \$145,000 Proposition 2 ½ override passed for Wastewater/Water Superintendent.

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

Finance Committee:

SUMMARY: In accordance with Massachusetts General Laws receipts from Water Department related activities are used to directly offset water related expenditures. Voting a spending amount for the water operations allows all receipts and related expenditures to be recorded in one fund.

ARTICLE NO. 7 – AUTHORIZE LEASE PURCHASE OF AMBULANCE:

To see if the town will authorize, under General Laws Chapter 44, Section 21C, upon the recommendations of the Selectboard, a lease purchase financing agreement for the acquisition of an ambulance for the Fire Department for a term of up to the useful life of said equipment, and to fund the first year of aid lease, appropriate and transfer from the Ambulance Fund the sum of \$125,000,

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

Finance Committee:

SUMMARY: This article will authorize the lease payments per the ambulance replacement program (Ambulance 99 purchase/replacement) to be funded through the Ambulance receipts fund for the first year of a five-year lease/purchase agreement.

ARTICLE NO 8. – TRASFER TO STABILIZATION FUND:

To see if the town will vote to raise and appropriate and /or transfer from free Cash, and/or transfer from available funds, a sum of monies for the following purposes or take any action relative thereto.

Line	Item to Fund	Amount	Funding Source
1	Transfer to unrestricted Stabilization Fund	\$400,000	Free Cash
2	Transfer to Capital Stabilization Fund	\$1,000,000	Free Cash
3	Outer Cape Opioid Remediation Work Group	\$ TBD	Free Cash

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends:

Finance Committee:

SUMMARY: The purpose of this article is to transfer from Free Cash into the Stabilization Fund.

SECTION II: ADDITIONAL FINANCIAL ARTICLES

ARTICLE NO. 9 – OUTER CAPE OPIOID REMEDIATION WORK GROUP:

To see if the town will vote to raise and appropriate and/or transfer from the opioid special purpose fund the sum of \$ _____, or any other sum for the purpose of contributing to the Outer Cape Opioid Remediation Work group (Outer Cape Wellness Collaborative) or to do or act on anything thereon.

(Requested by the Selectboard)

2/3rd Vote Required

Recommendations:

Selectboard:

Recommend:

Finance Committee:

SUMMARY: TO BE DETERMIED

ARTICLE NO. 10 – SENIOR WORK-OFF ABATEMENT PROGRAM:

To see if the town will vote to amend its prior acceptance of the G.L., Chapter 59, Section 5K, as accepted under Article 30 of the 2004 Annual Town Meeting, for the purpose of increasing the maximum real estate tax reduction allowed under the senior work-off abatement program up to \$2,000 in a given tax year, and further to authorize the Selectboard to amend its rules and regulations for this program to be consistent with this vote, or to take any action related thereto.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends:

Finance Committee:

SUMMARY: On October 4, 2023, Governor Maura Healey signed into law H.4104, better known as the “Tax Relief” bill.

Three sections within this bill affect assessors:

1. Section 2: amends MGL Chapter 59, Section 5K by increasing the amount a person in a senior tax work-off program can earn each calendar year from \$1,500 to \$2,000.
“SECTION 2. Section 5K of chapter 59, of the General Laws, as so appearing, is hereby amended by striking out, in lines 14 and 39, the figure “\$1,500” and inserting in place thereof, in each instance, the following figure: - \$2,000.”

In 2004, the town meeting voted to explicitly allow a reduction in real estate taxes up to \$750, this article would allow for a higher reduction of \$2,000 as allowed in the Tax Relief bill.

ARTICLE NO. 11 – SHELLFISH REVOLVING FUND SPENDING LIMIT

(Consent Calendar):

To see if the town will vote to establish a spending limit for FY 2025 of \$60,000.00 for the Shellfish Revolving Fund established pursuant to MGL Chapter 44, Section 53E1/2, or to do or act on anything thereto.

(Requested by Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends:

Finance Committee:

SUMMARY: The purpose of this article is to establish the spending limit for the Shellfish Revolving Fund which was established for the propagation efforts. The Shellfish Department’s propagation efforts include the seeding of quahogs and oysters in all Wellfleet waterways which also contributes to improving water quality and natural oyster set in out harbor to benefit growers and spat collectors. This revolving fund takes the responsibility for funding the shellfish department’s budget line 180 out of the taxpayer’s pockets and puts it in the hands of those who make their living in the shellfish industry and those who harvest shellfish recreationally. The Shellfish Propagation Revolving Fund revenues will be derived from shellfish grant revenue and permit

fees. The revolving fund expenditures may be used for the propagation, cultivation, protection, and study of shellfish only.

SECTION 111: COMMUNITY PRESERVATION ARTICLES

ARTICLE NO. 12 – COMMUNITY PRESERVATION – ADMINISTRATIVE EXPENSES, DEBT SERVICE, AND ALLOCATION OF RESERVES:

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2025 Community Preservation budget and to appropriate from the Community Preservation Fund estimated annual revenues a sum of \$38,662 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2025; and further to appropriate from Community Preservation Fund estimated affordable housing revenues a sum up to \$53,397 for Maurice’s debt service, a sum of \$23,927 to reserve for community housing; a sum of \$77,324 to reserve for open space; and further to reserve for future appropriation a sum of \$77,324 for historic resources as recommended by the Community Preservation Committee, as well as a sum of \$502,606 to be placed in the 2025 Budgeted Reserve for general Community Preservation Act purposes.

(Requested by the Community Preservation Committee)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

SUMMARY: This is the annual CPA housekeeping article. Out of a total projected revenue figure of \$773,240 for Fiscal Year 2025, \$38,662 is 5% of estimated revenue allowed for administrative expenses, as provided by the Community Preservation Act. Open Space’s 10%, and Historic Resources’ 10% are reserved respectively for open space, and historic preservation purposes. Community Housing’s 10% is divided between \$53,397 for debt service for the bond on Maurice’s Campground and a housing reserve of \$23,927. The balance of \$504,437 is reserved for approved CPA projects in any category including Outdoor Recreation.

ARTICLE NO. 13: COMMUNITY PRESERVATION – RETURN OF \$200,000 IN EMERGENCY HOUSING ASSISTANCE FUNDS FROM A GRANT OF \$270,000 VOTED AT TOWN MEETING SEPTEMBER 12, 2020:

To see if the Town will vote, pursuant to MGL c.44B, to accept the return of a sum of \$200,000 to the Community Preservation Undesignated Fund Balance from the Emergency Housing Assistance Fund Grant of \$370,000 to the Wellfleet Housing Authority originally voted at Town Meeting September 12, 2020, for the purpose of adjusting Community Preservation Act accounting, or do or act anything thereon.

(Requested by the Wellfleet Housing Authority)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Wellfleet Housing Authority:

SUMMARY: At the September Town Meeting of 2020, the Town voted to award \$370,000 to the Emergency Housing Assistance and Continued Rental Assistance Program to help neighbors remain in their homes and continue the ongoing Rental Assistance Program for qualified renters during the COVID pandemic. Such relief was provided using Federal and State funds, so local resources were not needed. The Housing Authority would like to request that \$200,000 from this grant be returned to the CPA Undesignated Fund Balance for use on future projects.

ARTICLE NO. 14 – COMMUNITY PRESERVATION – AFFORDABLE HOUSING

TRUST:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2025 Projected Surcharge revenues a sum of \$125,063 and from the Undesignated Fund Balance a sum of \$624,937 for a total sum of \$750,000 to the Wellfleet Affordable Housing Trust, and thereby support the development of affordable housing, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon

(Requested by the Wellfleet Affordable Housing Trust)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Wellfleet Housing Authority:

Wellfleet Affordable Housing Trust: Yes – 5, No – 0

Housing Partnership:

SUMMARY: The Community Preservation Act allows communities to allocate funds to their Affordable Housing Trust. This offers the Wellfleet 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 community housing activities.

ARTICLE NO. 15 – COMMUNITY PRESERVATION – HABITAT FOR HUMANITY

OLD KINGS HIGHWAY:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2025 Projected Surcharge revenues the sum of \$151,073 and the sum of \$23,927 from the reserves for community housing for a total of \$175,000 for the purpose of supporting Habitat for Humanity’s building four low and moderate income-eligible, first-time homebuyer houses on Old King’s Highway within the Town of Wellfleet, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

((Requested by Cape Cod Habitat for Humanity)

Recommendations:

Board of Selectmen:

Finance Committee:

Community Preservation Committee:

Housing Authority:

Local Housing Partnership: Yes – 5, No - 0
Wellfleet Affordable Housing Trust:

SUMMARY: The Habitat for Humanity development on Old King’s Highway was approved at Town Meeting on April 26, 2016. Due to years of litigation, inflation, and other circumstances, the delay in the building of these homes has resulted in a significant increase in building costs. This grant will provide Habitat with \$175,000 to defray unforeseen costs and provide four low to moderate income eligible families with the opportunity to purchase community housing.

ARTICLE NO. 16 – COMMUNITY PRESERVATION – LOWER CAPE HOUSING INSTITUTE:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2025 Projected Surcharge revenues the sum of \$7,500 to contribute to the cost of, and thereby support, for the continuance of the Community Development Partnership sponsored Lower Cape Housing Institute in Fiscal Year 2025, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Development Partnership)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Housing Authority:

Local Housing Partnership: Yes – 5, No-0

Wellfleet Affordable Housing Trust:

SUMMARY: The Community Development Partnership (CDP) is offering the Lower Cape Housing Institute for an eighth year. The CDP seeks contributions from the eight participating towns towards the costs of continued education and technical assistance to develop better understanding of community housing needs and to support the town in meeting its housing production goals. Sessions are available at no additional cost to Town officials and other interested parties. CDP expects to continue large audience virtual sessions on particular topics and hold in-person peer group meetings.

ARTICLE NO. 17 – COMMUNITY PRESERVATION – SPRING ROCK VILLIAGE AFFORDABLE HOUSING:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2025 Projected Surcharge revenues the sum of \$20,000 to contribute to the cost of, and thereby support community housing, in the construction of a 45 unit rental complex for affordable and workforce housing being developed by Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC) in Brewster, Massachusetts, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

Recommendations:

- Selectboard:**
- Finance Committee:**
- Community Preservation Committee:**
- Housing Authority:**
- Local Housing Partnership: Yes – 5, No- 0**
- Wellfleet Affordable Housing Trust:**

SUMMARY: It has been a tradition since the CPC began for neighboring communities to support one another in community housing efforts. Wellfleet has received significant funding for our housing projects over the years including from Brewster, and so it is our determination to reciprocate for this building project in Brewster, which will provide housing for working class families who are income eligible, a portion of the units will have a regional preference, including for the citizens of Wellfleet.

ARTICLE NO. 18 – COMMUNITY PRESERVATION – 360 BLUE HERON ROAD CONSERVATION PROJECT:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from Community Preservation Fund Open Space Budgeted Reserve revenues a sum of \$25,000 for the purpose of removing a dilapidated structure on Map 42, Parcel 127 at 360 Blue Heron Road by the Open Space Committee so that the property can be placed in Conservation, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Open Space Committee)

- Recommendations:**
- Selectboard:**
 - Finance Committee:**
 - Community Preservation Committee:**
 - Conservation Commission:**
 - Open Space Committee:**

SUMMARY: Four parcels of land were donated to the Town and accepted by the Select Board to be placed into Conservation land. The parcel related to this grant cannot be accepted into Conservation until the structure on it is removed. The property is located on a sensitive lowland marsh area, which will be improved by the removal of the dilapidated structure and will be a benefit to the Town as a preserved, pristine wetland. This land will be cared for and maintained by the Conservation Commission once it is taken into custody.

ARTICLE NO. 19 – COMMUNITY PRESERVATION – ESTABLISHMENT OF LAND CONSERVATION FUND:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Open Space Budgeted Reserve revenues a sum of \$150,000 to establish the Wellfleet Land Conservation Fund for conservation purposes including the purchase of open space, conservation maintenance and creating trails as described and authorized in the Conservation Commission Act of 1957 (G.L. Ch 40 8C) with the Town Treasurer, as custodian of the Fund, depositing or investing the proceeds as set out in the Act, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Conservation Commission)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Conservation Commission:

Open Space Committee:

SUMMARY: By State Law, Conservation Commissions are permitted to keep a fund for the purpose of purchasing, maintaining, and improving land placed into the custody of the Conservation Commission (“The Commission”). The Commission is responsible for the care, custody, and control of Conservation properties. The Conservation Commission voted on January 17, 2024, to inform the Select Board that the Conservation Commission has voted to establish a Wellfleet Land Conservation Fund, and to endorse an application to the CPC for a grant of \$150,000 to be transferred into this Wellfleet Land Conservation Fund. This process was reviewed by Town Counsel and approved. Providing a grant to this Fund will allow the Commission to do the work that it was founded to do.

ARTICLE NO. 20 – COMMUNITY PRESERVATION – HISTORICAL COMMISSION:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Historical Budgeted Reserve revenues the sum of \$15,000 to continue completion of the Form B inventories of historic properties in Wellfleet and to offer a second workshop on historic preservation, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by The Wellfleet Historical Commission)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Historical Commission:

SUMMARY: The Historical Commission’s goal is to create a comprehensive historical plan which will include an inventory and street-view assessment of all buildings and structures over 75 years old. The Historical Commission’s consultant will be able to continue compiling “Form B” inventories — fact sheets on historic properties in Wellfleet — which are stored at the Wellfleet Public Library and are available online at the Massachusetts Historical Commission's website: www.mhc-macris.org (Massachusetts Cultural Resource Information System).

ARTICLE NO. 21 – COMMUNITY PRESERVATION – BRUER HOUSE:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Historical Budgeted Reserve revenues the sum of \$200,000 for a grant to the Cape Cod Modern House Trust for the renovation and preservation of the historic Marcel Breuer House, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Cape Cod Modern House Trust)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Historical Commission:

SUMMARY: The proposed grant to provide funding toward the restoration of the Breuer House is contingent upon the purchase of the house and property by the Cape Cod Modern House Trust (CCMHT). The CCMHT has already raised a substantial portion of the \$2,000,000 necessary for the purchase of the property. The CCMHT has already been engaging the community at the Breuer House by offering tours, providing internships for Nauset High School architectural students, holding open houses, and creating educational opportunities for Wellfleet residents and visitors. This house is considered to be a most important modern house, as the owner and architect is widely renowned, and because all of the original contents of the house—furniture, textiles, books, historical photographs—have been preserved and will be included in the purchase of the house. When renovated, the house will continue to be a source of education, inspiration, and community engagement. It will also bring, as it has already, a significant cultural tourism to Wellfleet. The CCMHT has developed a self-sustaining business model in the use of this house which will alleviate the necessity to be in a constant state of fundraising. Additionally, the National Seashore Park is pursuing the purchase of a Conservation Restriction on the 4.2 acres, assuring that the property will never be developed beyond what already exists. This is a sensitive area which fronts three ponds, a Herring River resource, and Patience Brook.

ARTICLE NO. 22 – COMMUNITY PRESERVATION – AIM THRIFT SHOP:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Historical Budgeted Reserve revenues the sum of \$15,000 for the renovation and preservation of the historic building that houses AIM at 305 Main Street in Wellfleet, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof or do or act anything thereon.

(Requested by Volunteers for AIM Thrift Shop)

Recommendations:

Selectboard: Recommends

Finance Committee: Recommends

Community Preservation Committee: Recommends

Historical Commission: Recommends

SUMMARY: AIM Thrift Shop is a community partner located in the Central Historic District of Town and operates within an historic building. The Shop has made many improvements on the structure, but many more are necessary. This project would allow AIM to replace its shingles with historically accurate shingles, which will protect the building and keep an element of its historical nature in place.

ARTICLE NO. 23 – COMMUNITY PRESERVATION – HENRY GRAY HOUSE:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Historical Budgeted Reserve revenues the sum of \$17,241 and from the Projected Surcharge revenues a sum of \$32,759 for a total sum of \$50,000 to renovate and preserve, including de-leading, of the historic Henry Gray House that houses the Barnstable County AmeriCorps Cape Cod for Wellfleet and other Cape Towns and, to

authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon (Requested by AmeriCorps Cape Cod Volunteers)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Historical Commission:

SUMMARY: The historic Henry Gray House, which is owned by the National Seashore and rented by Barnstable County AmeriCorps Cape Cod for the purpose of housing, is in need of repairs in keeping with its historic nature. The house is currently covered in lead paint, which is flaking and has become airborne. The dangers of breathing in lead paint can have adverse health effects on people of all ages. This project will partially fund the removal of the lead paint only. Barnstable County AmeriCorps Cape Cod has been a community partner and serves the Town in many capacities. Providing restoration of the historical aspects of this house will have the added benefit of preserving the safety of young people who serve Wellfleet.

ARTICLE NO. 24 – COMMUNITY PRESERVATION – HISTORICAL SOCIETY AND MUSEUM:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Projected Surcharge revenues a sum of \$100,000 to continue the renovation and preservation of the Wellfleet Historical Society Museum located at 262 Main Street, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof or do or act anything thereon.

(Requested by The Wellfleet Historical Society and Museum)

Recommendations:

Selectboard:

Finance Committee:

Community Preservation Committee:

Historical Commission:

SUMMARY: This project will provide funding for the restoration of the original historic building, complete the addition, add features including efforts to make the Museum American Disabilities Act (ADA) compliant, and to install landscaping which will provide a venue for Museum programs. The goal of this project is, “to serve the entire community and visitors in a fully accessible, safe, and energy efficient building” that will enable the Museum staff to fulfill their mission.

SECTION IV: UNCLASSIFIED ARTICLES

ARTICLE NO. 25 – TO CONVEY A LICENSE AT OLD CHEQUESSETT NECK ROAD TO THE UNITED STATES OF AMERICA FOR ACCESS TO CONSTRUCT AND MAINTAIN A HERRING RIVER RESTORATION PROJECT WATER CONTROL STRUCTURE:

To see if the town will authorize the Selectboard to convey a license, or a series of licenses, of indefinite term, but at least 99 years, to the United States of America (Cape Cod National Seashore) for the purpose of installing, constructing, operating, maintaining and repairing an access road, for vehicular and pedestrian traffic, from the travelled portion of Old Chequessett Neck Road to property of the United States of America, on a portion of Old Chequessett Neck Road and on property of Wellfleet Conservation Trust, all as shown on a plan entitled “Easement License Plan Herring River Restoration Project Mill Creek Water Control Structure access Road Wellfleet, MA.” Dated October 2, 2023, prepared by Outermost Land Survey, Inc., a copy of which is on file with the Town Clerk, as said a plan may be amended, on such terms and conditions as the Selectboard deems to be in the best interests of the town, and to execute any and all documents and instruments necessary or convenient to carry out the purposes of this article, or to do anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends:

SUMMARY: The Town of Wellfleet and the Cape Cod National Seashore are undertaking the Herring River Restoration project to restore tidal flow and revive the extensive ecological and economic benefits provided by a healthy estuary. In connection with the project, the National Seashore intends to construct and operate a water control structure on its land near or adjacent to 575 Old Chequessett Neck Road. To access that water control structure, an easement right was needed over a portion of 575 Old Chequessett Neck Road and the town has secured such easement from the Conservation trust. This article would authorize the town to provide a license to the National Seashore for access over the easement to construct and maintain the roadway and the Mill Creek Control Structure.

ARTICLE NO. 26 – STRETCH ENERGY CODE – CORRECTION:

Town counsel will prepare this article.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends:

SECTION V: CHARTER, BYLAWS, INITIATIVE PETITIONS

ARTICLE NO. 27 - To Convey a License at Old Chequessett Neck Road to the United States of America for Access to Construct and Maintain a Herring River Restoration Project Water Control Structure

To see if the Town will authorize the Selectboard to convey a license, or a series of licenses, of indefinite term, but at least 99 years, to the United States of America (Cape Cod National Seashore) for the purpose of installing, constructing, operating, maintaining and repairing an access road, for vehicular and pedestrian traffic, from the travelled portion of Old Chequessett Neck Road to property of the United States of America, on a portion of Old Chequessett Neck Road and on property of Wellfleet Conservation Trust, all as shown on a plan entitled "Easement License Plan Herring River Restoration Project Mill Creek Water Control Structure Access Road Wellfleet, MA," dated October 2, 2023, prepared by Outermost Land Survey, Inc., a copy of which is on file with the Town Clerk, as said plan may be amended, on such terms and conditions as the Selectboard deems to be in the best interests of the Town, and to execute any and all documents and instruments necessary or convenient to carry out the purposes of this article, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends:

SUMMARY: Article III, Section 7 of the Wellfleet General Bylaws requires that any license having a duration of longer than five (5) years must be authorized by Town Meeting. This Article would enable the Selectboard to grant a license to the United States of America (Cape Cod National Seashore) for an indefinite term, but at least 99 years, upon an untraveled portion of Old Chequessett Neck Road and land owned by the Wellfleet Conservation Trust, over which the Town has an easement, for the purpose of accessing the Mill Creek Water Control Structure, located on National Seashore property. This Article is in furtherance of the Herring River Restoration project.

ARTICLE NO. 28 – WASTEWATER COMMISSIONERS / REGULATIONS / ETC.:

Town Counsel will right this article

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

SUMMARY:

ARTICLE NO. 29 – PETITIONED ARTICLE – TOWN OF WELLFLEET

SCHOLARSHIP PROGRAM:

To see if the town will vote to adopt the following resolution:

WHEREAS, to address the very high cost of college and t fact that many Wellfleet families have a very difficult time paying for a 4-year degree program for their children.

WHEREAS we find this an inequity that should be addressed.

NOW THEREFORE, the town meeting votes to establish a Town of Wellfleet Scholarship Program with the following requirement:

1. To be eligible a student must be a Nauset High School graduate whose parent(s) line in Wellfleet:
2. Applicants must demonstrate a financial need by submitting a competed FASFA form and proved data for all 529 plans that the applicant is eligible for:
3. Applicants must be either applying to or enrolled in a 4-year bachelor’s degree program:
4. Applicants may renew their scholarship annually if they maintain good grades:
5. Applicants must be attending an accredited, not-for-profit college:
6. All scholarship payments will be made directly to the colleges:
7. The scholarship program will be administered by the Cap Cod Foundation and the Cape Cod Association, which last year provided more than \$54,000 in scholarships to eight (8) Wellfleet families, and more than \$1 million in scholarships to Cape Cod families.

And to raise and appropriate \$100,000 for this scholarship program or take any other action related thereto.

(Citizen’s Petition)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

Finance Committee:

SUMMARY: TO BE DETERMINED

ARTICLE NO. 30 – PETITIONED ARTILCE – IN SUPPORT OF ENDURING CEASEFIRE IN GAZA:

WHEREAS, The Town of Wellfleet recognizes that all human life is precious, regardless of race, religion, or nationality; and

WHEREAS The Town of Wellfleet advocates for the safety, dignity, freedom, and equality of all people, regardless of religion, race, or nationality; and

WHEREAS, Since the horrific Hamas attacks of October 7, 2023, in which over 1,200 Israelis were killed and more than 240 taken hostage, Israel's war on Gaza has

killed over 29,000 Palestinians, including over 13,000 children, and wounded nearly 70,000; and

WHEREAS, the ongoing military campaign and blockade of Gaza has caused a catastrophic humanitarian crisis, including the displacement of approximately 1.9 million people (85% of Gaza's population) and the near total destruction of the healthcare system and civilian infrastructure, with the World Health Organization reporting that all Gazan hospitals have been destroyed or seriously damaged, and nearly 2.2 million people at "imminent risk of famine," according to the United Nations; and

WHEREAS, On January 26, 2024, the International Court of Justice (ICJ) issued a preliminary ruling finding that Palestinians of Gaza are a protected group under the genocide law and ordered Israel to prevent genocidal acts, including the killing of members of the group, and to take immediate and effective measures to enable the provision of urgently needed basic services and humanitarian assistance; and

WHEREAS International organizations such as Amnesty International, the United Nations, the World Health Organization, the US Agency for International Development (USAID), the International Rescue Committee, and many others, have made a call for a ceasefire in order to prevent the further loss of life of civilians and to be in accordance with international humanitarian law; and

WHEREAS, Members of the Wellfleet community, including Muslims, Arabs, Jews, and others, are experiencing trauma, grief, shock and fear, compounded by increased incidents of Islamophobia, antisemitism, and anti-Palestinian racism, both nationally and locally; **NOW, THEREFORE, BE IT**

RESOLVED, That the Town of Wellfleet supports an enduring ceasefire, the unrestricted entry of life-saving humanitarian aid in Gaza, the restoration of food, water, electricity, and medical supplies to Gaza; and the release of all hostages, detainees, and political prisoners on all sides; **AND BE IT FURTHER**

RESOLVED, That the Town of Wellfleet condemns antisemitic, anti-Palestinian, anti-Arab, Islamophobic, and all 'xenophobic rhetoric and attacks, **AND BE IT FURTHER**

RESOLVED: That the Town of Wellfleet urges the Biden Administration, Senate, and Congress, to uphold the United States' obligations under the Genocide Convention and international law and work towards an enduring ceasefire, the restoration of humanitarian aid, and the release of all hostages, detainees, and political prisoners; **AND BE IT FURTHER**

RESOLVED, that a copy of this resolution be sent to each member of our federal

delegation and to President Biden, urging them to use their position to enact a sustained ceasefire.

(Citizens Petition)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

SUMMARY: TO BE DETERMINED

ARTICLE NO. 31 – PETITIONED ARTICLE – MEDICARE FOR ALL IN MASSACHUSETTS LAW:

Whereas: The U.S. remains one of the few developed countries in the world that does not provide universal publicly funded health care; and

Whereas Massachusetts has been a leader in providing coverage for quality health care for its people; and

Whereas there is a proposed alternative means of providing health care for all that also provides expanded coverage, without co-pays and deductibles, and includes medical, dental, vision, hearing, mental, preventative, and long-term care. This comprehensive system is referred to as Medicare for All -- a single-payer system; and

Whereas the Town of Wellfleet now spends nearly 13% percent of its payroll on employee and retiree health insurance, and payroll represents nearly half our total annual budget. Under the proposed Medicare for All in Massachusetts legislation, insurance would be only 8% of payroll, representing a savings of over half a million dollars. In addition, employees would save an average, per person, of close to \$1,500 each year; and

Whereas: Wellfleet, like nearly every Cape Cod town, faces a shortage of affordable housing and lacks the adequate funding to fully address this need; and

Whereas: In Wellfleet, the decline in water quality in the Bay, Harbor, and groundwater and the lack of water treatment systems in the most densely populated areas threatens our aquatic environment, our ability to have a thriving downtown area, and our ability to build more affordable housing. These needs carry future costs that are likely to be very substantial, and for which financial resources will be limited; and

Whereas: The costs of health care insurance and out-of-pocket co-pays and deductibles are a growing burden to most residents, and rising pharmaceutical costs force many to ration medications or forgo prescriptions altogether; and

Whereas: Access to Primary Care medical services and mental health care has become increasingly challenging for all, with long wait times for appointments, and resulting in adverse health

consequences - expressed as "Care delayed is care denied." A single-payer system in this state would be a strong incentive for primary care physicians and other providers to choose Massachusetts to work because of the great reduction in insurance-related bureaucracy.

Now Therefore:

Based on the substantial monetary savings under the proposed legislation, which savings could well be applied to affordable housing, investment in sewer and water treatment systems, and other pressing needs, and based on the objective of guaranteeing access for all to essential medical and mental health services.

Through the voice of our town legislature, Town Meeting, the people of Wellfleet endorse the House and Senate "Medicare for All in Massachusetts" bill (H.1239 and S.744)

The Town will officially communicate its endorsement of this legislation to our State Representative, State Senator and the Governor of the Commonwealth.

(Citizens Petition)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

SUMMARY: Based on the substantial monetary savings under the proposed legislation, which savings could well be applied to affordable housing, investment in sewer and water treatment systems, and other pressing needs, and based on the objective of guaranteeing access for all to essential medical and mental health services.

Through the voice of our town legislature, Town Meeting, the people of Wellfleet endorse the House and Senate "Medicare for All in Massachusetts" bill (H.1239 and S.744)

The Town will officially communicate its endorsement of this legislation to our State Representative, State Senator and the Governor of the Commonwealth.

ARTICLE NO. 32 – HOME RULE PETITION – PESTICIDE REDUCTION

To see if the town will vote to authorize and direct the Selectboard to petition for the Great and General Court of the Commonwealth of Massachusetts for special legislation, authorizing the town to adopt a pesticide reduction bylaw (the bylaw), the text which is set forth below, and to authorize the General Court, with the approval of the Selectboard, to make changes of form to the text thereto as may be necessary or advisable in order to accomplish the intent and public purpose of this legislation in order to secure passage; and vote to adopt the bylaw as follows:

CHAPTER PESTICIDE REDUCTION BYLAW

§1. Purpose.

The purpose of this bylaw is to reduce toxic pesticide use in and on public and private property in the Town of Wellfleet in order to promote a healthy environment and to protect the public from the hazards of pesticides, and for implementation of sustainable land and building management practices on all public and private property.

§2. Findings.

- A. Scientific studies associate exposure to pesticides with asthma, cancer, developmental and learning disabilities, nerve and immune system damage, liver or kidney damage, reproductive impairment, birth defects, and disruption of the endocrine system.
- B. Infants, children, pregnant women, the elderly, and people with compromised immune systems and chemical sensitivities are especially vulnerable to pesticide effects and exposure.
- C. Pesticides are harmful to pets and wildlife, including threatened and endangered species, soil microbiology, plants, and natural ecosystems.
- D. Toxic runoff from chemical fertilizers and pesticides pollutes streams, lakes, estuaries, and drinking water sources.
- E. The use of pesticides is not necessary to create and maintain green lawns and landscapes given the availability of viable alternatives practices and products.
- F. People have a right not to be involuntarily exposed to pesticides in the air, water or soil that inevitably result from chemical drift and contaminated runoff.
- G. Sustainable land and building management practices that emphasize non-chemical methods of pest prevention and management, and least-toxic pesticide use as a last resort, will eliminate the use of and exposure to pesticides while controlling pest populations.
- H. Sustainable land and building management practices complement other important goals of Wellfleet's' maintenance and administration, such as energy conservation and security.
- I. Wellfleet embraces a precautionary approach to the use of pesticides in order to adequately protect people and the environment from the harmful effects of pesticides.
- J. Application of chemicals simply for aesthetic/cosmetic purposes has harmful consequences for our ecosystem, children and pets. Pollinators are directly harmed by applications particularly the indiscriminate (and long-term ineffective) spraying of pesticides.

§3. Authority.

This bylaw is adopted under authority granted by the home Rule amendment to the Massachusetts Constitution and the provisions of any Special Legislation passed by the Legislature.

§4. Definitions.

For the purposes of this bylaw, the following definitions shall apply:

Allowed Materials List - The list of acceptable pesticides is limited to the following:

- 1) All non-synthetic (natural) materials, with the exception of prohibited non-synthetic materials under 7 CFR 205.602.
- 2) Any synthetic material listed at 7 CFR 205.601 that is labeled for turf uses, subject to discretionary authority to require disclosure of inert ingredients; and

3) 25b listed pesticides under the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA).

Inert ingredient - Any substance (or group of substances with similar chemical structures if designated by the Environmental Protection Agency) (EPA) other than an active ingredient that is intentionally included in any pesticide product (40 CFR 152.3(m)) [7 CFR 205.2 Terms defined.], and are not classified by the EPA Administrator as inserts of toxicological concern. [7 U.S.C. 6502(21) Definitions]

Non-synthetic (natural) materials - A substance that is derived from mineral, plant, or animal matter and does not undergo a synthetic process as defined in section 6502(21) of the Organic Foods Production Act. For the purposes of this part, 'non-synthetic' is used as a synonym for natural as the term is used in the regulations. [7 CFR 205.2 Terms defined.]

Pesticide - Any substance or mixture of substances intended for: (i) preventing, destroying, repelling, or mitigating any pest; (ii) use as a plant regulator, defoliant, or desiccant; or (iii) use as a spray adjuvant such as a wetting agent or adhesive. The term 'pesticide' includes insecticides, herbicides, fungicides, and rodenticides, but does not include cleaning products other than those that contain pesticidal agents.

Synthetic materials - A substance that is formulated or manufactured by a chemical process or by a process that chemically changes a substance extracted from naturally occurring plant, animal, or mineral sources, except that such term shall not apply to substances created by naturally occurring biological processes. [7 U.S.C. 6502(21) Definitions]

§5. Prohibitions.

The application of any Pesticide that is not on the Allowed Material List is prohibited, except as permitted in this bylaw.

§6. Exceptions.

A. The application of the following Pesticides is allowed:

1. Indoor pest sprays and insect baits (excluding rodent baits)
2. Insect repellants for personal and household use
3. Pet: Flea and tick sprays, powders, and pet collars
4. Kitchen, laundry, and bath disinfectants and sanitizer
5. Products labeled primarily to kill mold and mildew
6. Usage for commercial farming and nurseries.

B. Pesticides for the treatment of invasive plants for ecological restoration (see Massachusetts Invasive Plant Advisory Group current lists of Invasive, Likely Invasive, and Potentially Invasive

<https://www.massnrc.org/mipag/> may be used upon the grant of a waiver by the Town Manager or authorized designee.

C. If an emergency public health situation warrants the use of Pesticides, which would otherwise not be permitted under this bylaw, the Town Manager or authorized designee shall have the authority to grant a temporary waiver on a case-by-case basis after an evaluation of all alternative methods and materials.

§7. Enforcement.

The enforcement authority shall be the Town Administrator, or any town officials as designated by the Select Board to oversee and enforce the provisions of this bylaw.

§8. Penalties.

Any person who violates any provision of this bylaw shall be punished by a fine of one hundred dollars (\$100.00) for the first offense and three hundred dollars (\$300.00) for each offense thereafter. Each day or portion thereof during which a violation continues shall constitute a separate offense and a violation of each provision of the bylaw shall constitute a separate offense.

If the offender is a commercial applicator, the right to do business in Wellfleet may be revoked.

§9. Severability.

The provisions of this bylaw are hereby declared to be severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

Provided, that this bylaw is subject to the Town obtaining special legislation from the Great and the General Court of the Commonwealth of Massachusetts authorizing the Pesticide Reduction Bylaw as aforesaid; or to take any other action relative thereto.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

SUMMARY: The article authorizes the Select Board to file special legislation authorizing the adoption of the proposed bylaw as the application of pesticides in Wellfleet is currently primarily regulated by state and federal law. This article also proposes the adoption of a bylaw that seeks to reduce toxic pesticide use in and on public and private property in order to promote a healthy environment and to protect the public from the hazards of pesticide use. It does not prohibit businesses from selling products containing pesticides to anyone.

ARTICLE NO. 33 – HOME RULE PETITION – AUTHORIZE TOWN OF WELLFLEET TO ESTABLISH A REAL ESTATE TRANSFER FEE:

To see if the Town will vote to authorize the Selectboard to petition the General Court to enact a special act of the Town of Wellfleet, the text of which is set forth below, and that the General Court be authorized to make clerical or editorial changes of form only to the bill so submitted, unless the Selectboard approves amendments to the bill before enactment by the General Court; and further that the Selectboard is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE TOWN OF WELLFLEET TO ESTABLISH A REAL ESTATE TRANSFER FEE

Be it enacted by the Senate and House of Representatives in the General Court assembled, and by the authority of the same as follows:

SECTION 1. For purposes of this act, the words and phrases set forth in this section shall have the following meanings:

"Purchaser" shall refer to the transferee, grantee, or recipient of any real property interest.

"Purchase price", all consideration paid or transferred by or on behalf of a purchaser to a seller or his nominee, or for his benefit, for the transfer of any real property interest, and shall include, but not be limited to, all cash or its equivalent so paid or transferred; all cash or other property paid or transferred by or on behalf of the purchaser to discharge or reduce any obligation of the seller; the principal amount of all notes or their equivalent, or other deferred payments, given or promised to be given by or on behalf of the purchaser to the seller or his nominee; the outstanding balance of all obligations of the seller which are assumed by the purchaser or to which the real property interest transferred remains subject after the transfer, determined at the time of transfer, but excluding real estate taxes and other municipal liens or assessments which are not overdue at the time of transfer; the fair market value, at the time of transfer, of any other consideration or thing of value paid or transferred by or on behalf of the purchaser, including, but not limited to, any property, goods or services paid, transferred or rendered in exchange for such real property interest.

"Real property interest", shall refer to any present or future legal or equitable interest in or to real property, and any beneficial interest therein, including the interest of any beneficiary in a trust which holds any legal or equitable interest in real property, the interest of a partner or member in a partnership or limited liability company, the interest of a stockholder in a corporation, the interest of a holder of an option to purchase real property, the interest of a buyer or seller under a contract for purchase and sale of real property, and the transferable development rights created under chapter 183A of the General Laws; but shall not include any interest which is limited to any of the following: the dominant estate in any easement or right of way; the right to enforce any restriction; any estate at will or at sufferance; any estate for years having a term of less than 30 years; any reversionary right, condition, or right of entry

for condition broken; and the interest of a mortgagee or other secured party in any mortgage or security agreement.

"Seller" shall refer to the transferor, grantor or immediate former owner of any real property interest.

"Seasonal" shall be defined as a period commencing April 1 of each calendar year and termination November 30 of the same calendar year.

"Time of transfer" of any real property interest shall mean the time at which such transfer is legally effective as between the parties thereto, and, in any event, with respect to a transfer evidenced by an instrument recorded with the appropriate registry of deeds or filed with the assistant recorder of the appropriate registry district, not later than the time of such recording or filing.

"Town" shall refer to the Town of Wellfleet acting by and through its Selectboard.

SECTION 2. There is hereby imposed a Real Estate Transfer Fee equal to (A.) fee in the amount of one (1) percent of said purchase price shall be due and payable by the seller; and (B.) a fee in the amount of one (1) percent of said purchase price shall be due and payable by the purchaser upon the transfer of any real property interest in any real property situated in the Town of Wellfleet. Said fee shall be the liability of the buyer and seller of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said fee shall not affect such liability of the purchaser. The fee shall be paid to the Town of Wellfleet. The first \$50,000 collected in each fiscal year shall be deposited in the Town's Capital Improvement Stabilization Fund. The remaining funds collected each fiscal year shall be deposited into the Wellfleet Affordable Housing Trust.

SECTION 3. The following transfers of real property interests shall be exempt from the Real Estate Transfer Fee:

- A. First-time homebuyers who live in the home for at least five (5) years. A lien shall accompany the deed stating that "There is running with the land a lien equal to the amount of fee exempted, plus accumulated interest and penalties until such time as all conditions of this sub-section are met."
- B. Transfers to the Government of the U.S., The Commonwealth, the Town of Wellfleet and any of their instrumentality's agencies or sub-divisions, such as the Wellfleet Housing Authority and The Wellfleet Housing Trust.
- C. Transfers made without additional consideration to confirm, correct, modify or supplement a transfer previously made.
- D. Transfers of convenience with consideration under \$100.00 which include: name change, into trusts, out of trust, etc.
- E. Transfers to any charitable organization as defined in Clause Third of Section Five of Chapter 59 of the General Laws or any religious organization providing that the real property interests so transferred will be held solely for public charitable or religious purposes.
- F. Transfers between immediate family members, marriage partners, parents and children, grandchildren, stepparents and stepchildren, brothers and sisters, or beneficiaries of an estate.
- G. 120% of the previous fiscal year's median single-family home assessed value as assessed by the Wellfleet Town Assessor. This exemption shall not apply to properties occupiable on a seasonal basis only. This exemption shall not apply to properties with a sale price above \$2,000,000.

SECTION 4.

- A. The fee imposed shall be due at the time of the transfer of real property interest.
- B. The buyer shall pay interest on any unpaid amount of the fee at the rate the Town collects on unpaid Real Estate Taxes.

C. The Town shall notify a buyer by Registered or Certified Mail of any failure to discharge the amount in full of fee due.

E. The fee shall be paid to the Wellfleet, or its designee, and shall be accompanied by a copy of the deed or other instrument evidencing such transfer, if any, and an affidavit signed under oath or under the pains and penalties of perjury by the purchaser or his legal representative and the seller or his legal representative, attesting to the true and complete purchase price and the basis, if any, upon which the transfer is claimed to be exempt in whole or in part from the fee imposed hereby. The Town, or its designee, shall promptly thereafter execute and issue a certificate indicating that the appropriate fee has been paid or that the transfer is exempt from the fee, stating the basis for the exemption. The register of deeds for Barnstable County, and the assistant recorder for the registry district of Barnstable County, shall neither record nor register, or receive or accept for recording or registration, any deed, except a mortgage deed, to which has not been affixed such a certificate executed by the Town or its designee. The Town is authorized to provide for the collection and secure a lien of any outstanding transfer fee. The Town shall have such remedies to collect said amount as provided by law with respect to the collection of real property taxes. Failure to comply with this requirement shall not affect the validity of any instrument.

SECTION 5. Annual Report. The Town shall prepare and issue an annual report that (i) identifies fee receipts by payer category and unit type; and (ii) quantifies housing programs funded, including type and purpose.

SECTION 6. Severance Clause. The determination or declaration that any provision of this act is beyond the authority of the General Court or is preempted by law or regulation shall not affect the validity or enforceability of any other provisions.

SECTION 7. This Act shall take effect on passage.

(Requested by the Selectboard)

Majority Vote Required.

Recommendations:

Selectboard:

Recommend Yes - 5, No - 0, Abstain - 0.

SUMMARY: This home rule petition establishes a real estate transfer fee within the Town of Wellfleet. The income generated by this fee will solely fund small capital projects and housing in the town. Wellfleet needs as many funding sources as possible to address our housing crisis. This fee is assessed on the sale of a property 120% over the median home value and excludes transfers between family members or beneficiaries of estates. Only the sale value over 120% of the median would be subject to the fee. This fee creates a modest but consistent source of revenue of approximately \$250,000 in a typical year and is sorely needed to start addressing Wellfleet's housing issues. The median sale price of a single-family home in Wellfleet was \$940,000 in 2022.

SECTION VI: STANDARD ANNUAL ARTICLES

Voted on together as part of a consent agenda.

ARTICLE NO. 34 – SURPLUS PROPERTY DISPOSAL:

To see if the town will vote to authorize the Town administrator or his/her designee to dispose of personal property by trad-in or sale, or to do or act anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

SUMMARY: This is an annual request that requires the Town Administrator to sell, trade in or dispose of surplus property on behalf of the town.

ARTICLE NO. 35 – COLLECTION OF TAXES:

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

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

SECTION VII: STANDARD CLOSING ARTICLES

ARTICLE NO 36 – REPORTS OF BOARDS AND COMMITTEES:

To hear reports of the Selectboard, Town Officers, and all other Committees and to act thereon, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard

Recommends:

ARTICLE NO. 37- OTHER BUSINESS:

To act on any other business that may be legally come before the meeting.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend:

ANNUAL TOWN ELECTION WARRANT

Monday April 29, 2024

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 ADULT COMMUNITY CENTER, 715 OLD KING'S HIGHWAY in Wellfleet on Monday the 29th day of April 2024, between twelve o'clock noon and seven o'clock pm.** then and there to vote for the election of the following town officers: One Town Moderator for one year; Two for Selectboard for three years; One for the Wellfleet Elementary School Committee for three years; Two for the Board of Library Trustees for three years; one for the Board of Library Trustees for one year; on for the Cemetery Commission one for three years; One for the Housing Authority for five years. Also, to vote on the following questions:

Question 1:

2024 ANNUAL TOWN ELECTION WARRANT

And you are hereby directed to serve these warrants by posting attested copies thereof, one in the Post Office in Wellfleet and one in the Post Office in South Wellfleet, fourteen (14) days at least before the date of said meetings.

Hereof fail not and make do return of these warrants with your doings thereon, to the Town Clerk, at the time and place of said meetings.

Given under our hands this ___rd day of _____2024.

Wellfleet Selectboard

Barbara Caboni, Chair

John A. Wolf, Vice Chair & Clerk

Ryan Curley, Member

Timothy Sayre, Member

Michael F. DeVasto, Member

Constable's Return of Service

I have served the foregoing warrant by posting attested copies thereof in the Post Office in Wellfleet and the Post Office in Sout Wellfleet in the town on: _____, which is at least fourteen (14) days before the date of said meeting, as within directed.

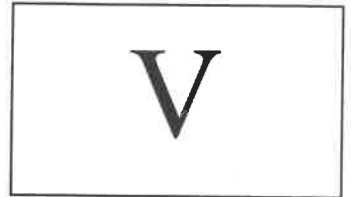
Date: _____

Constable: _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024



BUSINESS

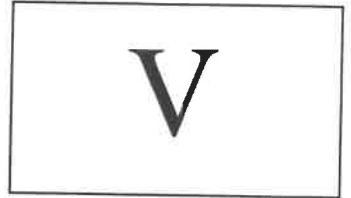
~ A ~

REQUESTED BY:	Selectboard Chair Barbara Carboni
DESIRED ACTION:	To receive an update on Bound Brook construction
PROPOSED MOTION: SUMMARY:	If a motion is needed one will be made at the time of the meeting.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024



BUSINESS

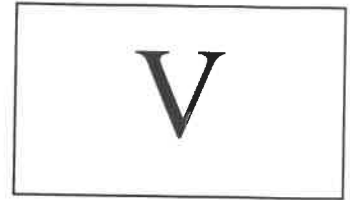
~ B ~

REQUESTED BY:	Selectboard/Executive Assistant
DESIRED ACTION:	To review and vote to release the Executive Session Minutes of January 2, 2024 & January 16, 2024, as printed in draft.
PROPOSED MOTION:	I move to approve the meeting minutes of January 2 nd and January 16 th , 2024, as printed.
SUMMARY:	
Project	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024



BUSINESS

~ C ~

REQUESTED BY:	John Wolf, Selectboard Member
DESIRED ACTION:	To discuss and approve John Wolf to reach out to the town's congressional delegates, regarding dredging.
PROPOSED MOTION: Summary:	I move to approve John Wolf reaching out to the Congressional Delegates to discuss dredging and the options for the town of Wellfleet
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024

VI

TOPICS FOR FUTURE DISCUSSION

- **The board will bring up topics that they wish to be on future agendas.**



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: March 21, 2024

VII

ADJOURNEMENT

REQUESTED BY:	Selectboard Chair Barbara Carboni
DESIRED ACTION:	To Adjourn the meeting
PROPOSED MOTION:	I move to adjourn
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____