



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

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	10
2	Prior Year Invoices	Selectboard	11
3	FY2025 Capital Budget	Selectboard	12
4	FY2025 Marina Enterprise Fund	Selectboard	14
5	FY2025 Water Enterprise Fund	Selectboard	15
6	Lease Purchase of Ambulance	Selectboard	15
7	Free Cash Transfers	Selectboard	16
SECTION II: ADDITIONAL FINANCIAL ARTICLES			
8	Outer Cape Opioid Remediation – Opioid Fund Transfer	Selectboard	16
9	Senior Work Off -Abatement Program	Selectboard	17
10	Shellfish Revolving Fund Spending Limit	Selectboard	17
11	Establish a Sewer Enterprise Fund	Selectboard	18
12	Public Educational, and Government (PEG) Access and Cable Related Fund	Selectboard	18
SECTION III: COMMUNITY PRESERVATION ARTICLES			
13	Administrative Expenses and Allocation of Reserves	Community Preservation Committee	19
14	Transfer of Emergency Housing Assistance Funds from a Grant of \$370,000.00	Community Preservation Committee	19

15	Affordable Housing Trust	Community Preservation Committee	20
16	Habitat For Humanity, Old King's Highway	Community Preservation Committee	20
17	Lower Cape Housing Institute	Community Preservation Committee	21
18	Spring Rock Village Affordable Housing	Community Preservation Committee	21
19	360 Blue Heron Road Conservation Project	Community Preservation Committee	22
20	Establishment of Land Conservation Fund	Community Preservation Committee	22
21	Historical Commission	Community Preservation Committee	23
22	Breuer House	Community Preservation Committee	23
23	AIM Thrift Shop	Community Preservation Committee	24
24	Henry Gray House	Community Preservation Committee	25
25	Historical Society and Museum	Community Preservation Committee	25

SECTION IV: UNCLASSIFIED ARTICLES			
26	License at Old Chequessett Neck Road to the USA for Access to Construct and Maintain a Herring River Restoration Project Water Control Structure	Selectboard	26
SECTION V: CHARTER, BYLWAS, INITIATIVE PETITIONS			
27	Wellfleet Scholarship Program	Selectboard/Citizen	26
28	In Support of Enduring a Ceasefire in Gaza	Selectboard	27
29	Medicare for all in Massachusetts, Law	Citizen Petition	29
30	Home Rule: Pesticide Reduction	Selectboard	30
SECTION VI: STANDARD ANNUAL ARTICLES			
31	Surplus Property Disposal	Selectboard	33
32	Collection of Taxes	Selectboard	34
33	Nauset Schools assessment Formula	Nauset regional School Committee	34
SECTION VII: STANDARD CLOSING ARTICLES			
34	Reports of Boards and Committees	Selectboard	34
35	Other Business	Selectboard	35
	Appendix A – Full Operating Budget		36

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 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

To the Voters from the Wellfleet Finance Committee:

The Finance Committee, whose role is defined by the Town Charter, is comprised of Wellfleet residents chosen by our Town Moderator to serve as volunteer advisors to the citizens of Wellfleet through Town Meeting. It meets monthly throughout the year with department heads, the Town Administrator (TA) and Selectboard on all of the financial matters affecting the town.

As in previous years, the Finance Committee (FinCom) held numerous meetings to vet the budgets of nearly every town department, along with some of the larger future projects that will impact on town finance in the coming years.

Once again, what struck us particularly is how so many issues affecting Wellfleet's financial health *cannot* be viewed simply on an annualized basis – but which require a multi-year perspective to understand their true cost and benefit to the town.

These include major capital and operational outlays for harbor dredging, water/wastewater management, public works, police/fire staffing and housing. Equally important, however, are the costs associated with initiatives whose value is less easily calculated like the modernization of the regional school system, investments in the economic vitality of the town for young families and quality-of-life services that all residents can share together year-round.

After several years of fiscal turmoil for the town, brought on principally by the transition of financial accounting systems and significant volatility in the staffing of key administrative positions, the FinCom is hopeful that the processes of budget development and accountability are stabilizing.

However, the Committee continues to have significant concerns about the lack of long-term planning and prioritization for several key large-scale projects that will challenge the stability of the town's finances in the next 3-5 years. It is in that area that we hope to provide useful financial guidance, in addition to maintaining our annual reviews and recommendations.

Finance Committee meetings are recorded on video and broadcast on local cable access as well as being available on demand through the Town website. All members of the public are encouraged to attend our meetings in person or view them online. We pledge to continue working to keep budgets transparent and understandable for the citizens of Wellfleet.

Respectfully submitted; Kathy Granlund, Chair

Jenn Rhodes, Vice Chair; Francis Conroy; Fred Magee; Stephen Polowczyk; Jeff Tash; Bob Wallace; Ira Wood

ANNUAL TOWN MEETING WARRANT

Monday May 20, 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 in the Wellfleet Elementary School, 100 Lawrence Road in Wellfleet on the 20th day of May 2024, at six o'clock in the evening, then and there to vote upon the following Articles:

Barbara Carboni, Chair

John Wolf, Vice Chair

Michael DeVasto, Member

Ryan Curley, Member

Timothy Sayre

SECTION I: 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 \$31,287,611:

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%
Indirect 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 – 5, No – 0

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
	Miracle Recreation Equipment			\$29.08
	TOTAL:			\$55,500.97

Or to do or act on anything thereon.

(Requested by the Selectboard)

Four-Fifths Vote Required

Recommendations:

Selectboard:

Recommends: Yes – 5, No - 0

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 2025 CAPITAL BUDGET:

To see if the town will vote to raise and appropriate or transfer from available funds the sum of \$2,606,500 to fund the Fiscal Year 2025 Capital Budget for the purposes, and from the sources, as listed below:

Line	Function/Deptment	Amount	Funding Source
1	Administration & Finance Department		
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
d	Beach Wi-Fi Project	\$55,000	Free Cash
2	Police & Dispatch		
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 Progra	\$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	\$35,000	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 Restoration 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	\$40,000	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	\$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		
a	Boat Engine Replacement Program	\$22,000	Retained Earnings
b	Treatment Facilities Maintenance & Upgrades	\$44,500	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	\$2,606,500	

SUMMARY OF FUNDING SOURCES	
Free Cash	\$1,444,000
Ambulance Fund	\$163,000
Shellfish Fund	\$40,000
Beach Fund	\$19,000
Reappropriated Articles	\$33,500
Marina Enterprise Fund Retained Earnings	\$66,500
Water Enterprise Fund Retained Earnings	\$73,500
Tax Levy	\$767,000
Total Funding	\$2,606,500

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend: Yes – 5, No – 0

Finance Committee:

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

ARTICLE NO. 4 – 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 fiscal year 2025, or take any other action thereon:

<u>Budget Element</u>	<u>FY 2024</u>	<u>FY 2025</u>
Amounts Appropriated:		
Salaries & Wages	259,125	284,003
Expenses	226,375	260,625
Debt Service	<u>110,500</u>	<u>339,939</u>
Total Marina Fund appropriations	596,000	884,567
Indirect Costs appropriated in General Fund	45,000	45,000
Total Appropriations Funded	641,000	929,567
Funding Sources:		
Marina Revenue	641,000	731,265
Marina Enterprise Fund Retained Earnings		181,302
Other Available Funds	<u>-</u>	<u>17,000</u>
Total Funding Sources	641,000	929,567

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. 5 – 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:

<u>Budget Element</u>	<u>FY 2024*</u>	<u>FY 2025</u>
Amounts Appropriated		
Salaries & Wages	\$150,582	\$159,000
Expenses	\$228,125	\$233,278
Debt Service	<u>\$205,566</u>	<u>\$106,212</u>

	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: Yes – 5, No – 0

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. 6 – AUTHORIZE LEASE PURCHASE OF AMBULANCE:

To see if the Town will authorize, under General Laws Chapter 44, Section 21C, upon the recommendation of the Selectboard, a lease purchase financing agreement for the acquisition of an ambulance for the Fire Department, equipment that may be acquired through the issuance of debt under G.L. c. 44, for a term of up to the useful life of said equipment, as determined by the Selectboard, who shall be authorized to enter into such agreement on behalf of the Town, and further to appropriate and transfer from the Ambulance Fund the sum of \$125,000 for the first year payment of the lease.

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommend: Yes – 5, No - 0

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 7. – FREE CASH TRANSFERS:

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	\$442,500	Free Cash
3	Affordable Housing Trust	\$500,000	Free Cash
4	Open Gov Maintenance Contract	\$57,500	Free Cash

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends: Yes – 5, No – 0

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. 8 – 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 \$5125.76, 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 see if the Town will vote in accordance with the provisions of Chapter 77 of the Acts of 2023 to rescind the vote taken under Article 22 of the May 2023 Annual Town Meeting creating a Special Opioid Settlement Stabilization Fund and dedicating 100% of the opioid litigation settlement funds received by the Town to such fund pursuant to G.L. c. 40, §5B, such funds henceforth to be placed in a special revenue fund to be expended without further appropriation for all of the purposes allowed by law, including those outlined in applicable opioid litigation settlement documents; or take any other action related thereto.

ARTICLE NO. 9 – 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 \$20,000 in a given tax year, with a maximum \$2,000 per qualifying recipient 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: Yes – 5, No – 0

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 per household 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. 10 – SHELLFISH REVOLVING FUND SPENDING LIMIT:

To see if the town will vote to establish a spending limit for FY 2025 of \$76,000.00 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: Yes – 4, No – 0, Recused - 1

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.

ARTICLE NO. 11 – ESTABLISH A SEWER ENTERPRISE FUND:

To see if the Town of Wellfleet will accept the provisions of Chapter 44, § 53F½ of the Massachusetts General Laws establishing a Sewer Enterprise Fund effective July 1, 2024, and to establish such accounts that may be necessary for the receipt and expenditure of funds or take any action in relation thereto.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends: Yes-5, No – 0

Finance Committee:

Recommends:

SUMMARY: As the town moves to undertake wastewater treatment for domestic and commercial wastewater, the ability to apply for funding through the state is paramount. The establishment of this enterprise fund will allow the town to be more competitive as it seeks grant funding and state revolving fund, reduced interest financing. There is no provision for expenses currently. The town continues to move forward with wastewater environmental planning.

ARTICLE NO 12. - PUBLIC, EDUCATIONAL AND GOVERNMENT (PEG) ACCESS AND CABLE RELATED FUND:

To see if the Town will vote to appropriate the sum of \$140,000, or any other sum, from the PEG Access and Cable Related Fund, created pursuant to the provisions of M.G.L. Chapter 44, Section 53F3/4 for the purpose of funding the Town’s public access studio and cable-related expenditures, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends: Yes – 5, No - 0

Finance Committee:

SUMMARY: Included within each Comcast customer’s cable bill is a line item to provide for the costs of local cable television services. These monies are retained in a special revenue account and are used to enhance local cable programming for the town’s public, education, and government channels. These funds will be used to continue these informational and educational services, and may include, but not limited to, equipment purchases, contracted services, construction services, and labor expenses.

SECTION III: COMMUNITY PRESERVATION ARTICLES

(Consent Agenda)

ARTICLE NO. 13 – 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: Yes – 5, No – 0

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

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. 14: COMMUNITY PRESERVATION – RETURN OF \$200,000 IN EMERGENCY HOUSING ASSISTANCE FUNDS FROM A GRANT OF \$370,000 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: Yes – 5, No - 0

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

Wellfleet Housing Authority: Yes – 5, No – 0

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. 15 – 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: Yes – 5, No – 0

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

Wellfleet Housing Authority: Yes – 4, No – 0

Wellfleet Affordable Housing Trust: Yes – 7, No – 0

Housing Partnership: Yes – 5, No – 0

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. 16 – 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:

Selectboard: Yes – 5, No – 0

Finance Committee:

Community Preservation Committee: Yes 6 – 0, No – 0

Housing Authority: Yes – 4, No – 0

Local Housing Partnership: Yes – 5, No - 0

Wellfleet Affordable Housing Trust: Yes – 7, No – 0

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. 17 – 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: Yes – 5, No – 0

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

Housing Authority: Yes – 4, No – 0

Local Housing Partnership: Yes – 5, No-0

Wellfleet Affordable Housing Trust: Yes – 7, No – 0

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. 18 – 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: Yes - 6, No – 0

Housing Authority: Yes – 4, No – 0

Local Housing Partnership: Yes – 5, No- 0

Wellfleet Affordable Housing Trust: Yes – 7, No – 0

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. 19 – 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: Yes – 6, No – 0

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. 20 – 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: Yes – 2, No – 2, Abstain – 1

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

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. 21 – 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: Yes – 5, No – 0

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

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. 22 – COMMUNITY PRESERVATION – BREUER 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: Yes – 4; No – 0, Recuse - 1

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

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 a most important modern house, as the owner and architects are 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. 23 – 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 Yes – 6, No – 0

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. 24 – 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 restore and preserve 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: Yes – 5, No – 0

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

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, needs 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. 25 – 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: Yes – 5, No – 0

Finance Committee:

Community Preservation Committee: Yes – 6, No – 0

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. 26 – 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: Yes – 4, No – 0, Recuse – 1

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. 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 the 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.

SECTION V: CHARTER, BYLAWS, INITIATIVE PETITIONS

ARTICLE NO. 27 – 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 the 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) live in Wellfleet:
2. Applicants must demonstrate a financial need by submitting a completed 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 Cape 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: Yes – 0, No – 4, Recused – 1

Finance Committee:

SUMMARY:

**ARTICLE NO. 28 – PETITIONED ARTICLE – 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 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 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: Yes – 4, No – 0, Abstain - 1

SUMMARY: Since the horrific Hamas attacks of October 7, 2023, and the Israeli bombardment of Gaza, more than 32,000 Palestinians in Gaza have been killed, over 13,000 of these being children. The death toll continues to be over one hundred people daily, nearly half of them children. More than 1.8 million people have lost their homes and are now displaced and living in tents in Rafah, an area about 70 percent the size of Wellfleet. Starvation and disease are rampant. According to Oxfam, the people in Gaza are facing mass starvation on an unprecedented scale. Convoys of vehicles laden with humanitarian aid are waiting just across the border in Egypt, but their entry has been severely restricted by Israel. The Ceasefire Resolution joins other municipalities across Massachusetts in calling for an immediate and enduring ceasefire that would stop the killing and facilitate the safe passage of critical humanitarian aid, thereby averting death by bombing, starvation, and disease on a massive scale. For more information related to the Ceasefire Resolution please see <http://tiny.cc/CeasefireOnePager>.

ARTICLE NO. 29 – 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: Yes – 5, No – 0

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. 30 – 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 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, except for 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 Administrator 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 Administrator 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: Yes – 2, No – 2, Abstain - 1

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 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.

<p>SECTION VI: STANDARD ANNUAL ARTICLES</p>
--

Voted on together as part of a consent agenda.

ARTICLE NO. 31 – 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 trade-in or sale, or to do or act anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Recommends: Yes – 5, No – 0

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. 32 – 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: Yes – 5, No – 0

ARTICLE NO. 33 – NAUSET SCHOOLS ASSESSMENT FORMULA:

To see if the Town will vote to accept the provisions of General Law Chapter 71, Section 16B, which would reallocate the sum of member towns’ contributions to the Nauset Regional School District in accordance with the Regional Agreement rather than the Education Reform Formula, so called for fiscal year 2025; or take any action relative thereto.

(Nauset regional School Committee)

Majority Vote Required

Recommendations:

Selectboard:

Recommends: Yes – 5, No – 0

SUMMARY: This article will apportion the Nauset Regional School Assessments for FY 2025 to the four member towns based on their proportionate enrollment within the school district instead of using the state formula contained within Massachusetts General Law (the Statutory Method). This alternative method is provided for by the Regional School Agreement entered and approved by the four members of the district and is the method used for many years by the member towns to apportion school district costs.

SECTION VII: STANDARD CLOSING ARTICLES

ARTICLE NO 34 – 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: Yes – 5, No – 0

ARTICLE NO. 35 – 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:

Recommends: Yes – 5, No – 0

APPENDIX A
TOWN OF WELFLEET, MASSACHUSETTS
FY 25 OPERATING BUDGET

Line #	Function/Department/Item	FY 24 Final Budget	FY 25 Selectboard Budget	\$ Increase (Decrease)	% Change
	Elected & General				
1	Elected Official's Salary	\$27,325	\$27,325	-	0.00%
2	Elected & General Expenses	\$51,345	\$51,345	-	0.00%
3	Reserve Fund	\$91,5000	\$100,000	\$8,500	9.29%
	Subtotal Elected & General	\$170,170	\$178,670	\$8,500	5.00%
	Town Administration				
4	Town Administration Salary	\$507,576	\$546,906	\$39,330	7.75%
5	Town Administration Expenses	\$64,000	\$64,000	-	0.00%
6	Legal Services	\$175,000	\$265,000	\$90,000	51.43%
7	Central Purchasing Supply & Service	\$56,180	\$61,300	\$5,120	9.11%
8	Parking Clerk Expenses	\$6,300	\$5,500	(\$800)	-12.70%
	Subtotal Town Administration	\$809,056	\$942,706	133,650	16.52%
	Municipal Administration & Finance				
9	Municipal Administration & Finance Salaries	\$823,977	\$787,964	(\$36,013)	-4.37%
10	Town Accountant Expense	\$44,750	\$52,900	\$8,150	18.21%
11	Treasurer/Collector Expense	\$42,700	\$51,350	\$8,650	20.26%
12	Assessors Expense	\$56,595	\$59,300	\$2,705	4.78%
13	Human Resources Expense	\$3,750	\$4,750	\$1,000	26.67%
14	Technology Service Expense	\$102,000	\$168,000	\$66,000	64.71%
15	Media Services Expense	\$140,000	\$100,000	(\$40,000)	-28.57%
	Subtotal Municipal Finance	\$1,213,772	\$1,224,264	\$10,492	0.86%
	Town Clerk & Elections				
16	Town Clerk & Election Salary	\$120,246	\$133,958	\$13,712	11.40%
17	Town Clerk & Elections Expense	\$25,200	\$26,340	\$1,140	4.52%
	Subtotal Town Clerk & Elections	\$145,446	\$160,298	\$14,852	10.21%
	Inspectional Services				
18	Inspectional Services Salary	\$500,447	\$504,916	\$4,469	0.89%
19	Health & Conservation Expense	\$70,012	\$70,555	\$543	0.78%
20	Building Inspector Expense	\$16,800	\$14,050	(\$2,750)	-16.37%
	Subtotal Inspectional Services	\$587,259	\$589,521	\$2,262	0.39%
	Community Development				
21	Community Development Salary	\$127,400	\$228,238	\$100,838	79.15%
22	Community Development Expense	\$3,000	\$3,000	-	0.00%
23	Planning Expense	\$1,250	\$1,250	-	0.00%
24	Committee Support Expense	\$24,830	\$24,830	-	0.00%
	Subtotal Community Development	\$156,480	\$257,318	\$100,838	64.44%

APPENDIX A – CONTINUED

Line #	Function/Department/item	FY 24 Final Budget	FY 25 Selectboard Budget	\$ Increase (Decrease)	% Change
	Public Safety				
25	Police Salary	\$2,063,065	\$2,141,880	\$78,815	3.82%
26	Police Expense	\$225,700	\$240,927	\$15,227	6.75%
27	Emergency Management Expense	\$5,000	\$5,000	-	0.00%
28	Fire Salary	\$2,486,549	\$2,689,200	\$202,651	8.15%
29	Fire Expense	\$394,647	\$401,984	\$7,337	1.86%
30	Dispatch Salary	\$461,581	\$482,254	\$20,673	4.48%
31	Dispatch Expense	\$48,788	\$55,989	\$7,201	14.76%
	Subtotal Public Safety	\$5,685,330	\$6,017,234	\$331,904	5.84%
	Educational Services				
32	Wellfleet Elementary School Operations	\$2,891,002	\$2,981,693	\$90,691	3.14%
33	Nauset Regional School District Assessment	\$3,440,154	\$4,194,658	\$754,504	21.93%
34	Cape Cod Regional Technical School Assessment	\$376,102	\$316,513	(\$59,589)	-15.84%
35	School Breakfast/Lunch Funding	\$100,500	\$100,500	-	0.00%
	Subtotal Educational Services	\$6,807,758	\$7,593,364	\$785,606	11.54%
	Public Works				
36	Public Works Salaries	\$1,335,415	\$1,435,812	\$80,397	5.93%
37	General Maintenance Expense	\$180,700	\$151,900	(\$28,800)	-15.94%
38	Municipal Buildings Expense	\$380,300	\$415,300	\$35,000	9.20%
39	Snow & Ice Expense	\$131,380	\$131,380	-	0.00%
40	Street Lighting Expense	\$10,600	\$10,600	-	0.00%
41	Waste Collection & Disposal Expense	\$467,550	\$456,050	(\$11,500)	-2.46%
42	Recycling Committee Expense	\$1,500	\$1,500	-	0.00%
43	Highway Expense	\$96,200	\$96,200	-	0.00%
	Subtotal Public Works	\$2,623,645	\$2,698,742	\$75,097	2.86%
	Shellfish Department				
44	Shellfish Department Salary	\$315,579	\$344,277	\$28,698	9.09%
45	Shellfish Department Expense	\$37,860	\$37,860	-	0.00%
	Subtotal Shellfish Department	\$353,439	\$382,137	\$28,698	8.12%

APPENDIX A – CONTINUED

Line #	Function/Department/Item	FY 24 Final Budget	FY 25 Selectboard Budget	\$ Increase (Decrease)	% Change
	Community Services				
46	Community Services Salary	\$112,880	\$119,853	\$6,973	6.18%
47	Community Services Expense	\$75,750	\$151,550	\$75,800	100.07%
48	Council on Aging Salaries	\$320,145	\$341,658	\$21,513	6.72%
49	Council on Aging Expense	\$59,875	\$57,700	(\$2,175)	-3.63%
50	Library Salaries	\$420,526	\$454,626	\$34,100	8.11%
51	Library Expense	\$154,550	\$162,050	\$7,500	4.85%
52	Beach Department Salary	\$386,558	\$441,872	\$55,314	14.31%
53	Beach Department Expense	\$71,100	\$84,900	\$13,800	19.41%
54	Recreation Department Salary	\$338,551	\$363,670	\$25,119	7.42%
55	Recreation Department Expense	\$98,406	\$118,892	\$20,486	20.82%
56	Veteran Services Expense & Benefits	\$34,540	\$37,710	\$3,170	9.18%
57	Human Service Contracts	\$490,000	\$514,000	\$24,000	4.90%
	Subtotal Community Services	\$2,562,881	\$2,848,481	\$285,600	11.14%
	Unallocated Expenditures				
58	Tax Work-off Salaries	\$12,500	\$12,500	-	0.00%
59	General Liability Insurance	\$575,000	\$618,125	\$43,125	7.0%
60	Employee Pension	\$1,747,350	\$1,906,892	\$159,542	9.13%
61	Employee & Retiree Insurance	\$2,129,144	\$2,187,680	\$58,536	2.75%
62	Employment Costs Expense	\$65,000	\$65,000	-	0.00%
	Subtotal Unallocated Expenses	\$4,529,994	\$4,790,197	\$261,203	5.77%
	Debt Service				
63	Exempt Debt – Debt service	\$3,469,072	\$3,524,632	\$55,560	1.60%
64	Non-Exempt Debt Debt-Service	-	\$120,547	\$120,547	-
65	Borrowing Costs & Charges	\$28,500	\$28,500	-	0.00%
66	Capital Lease Payments	-	-	-	-
	Subtotal Debt Service	\$3,497,572	\$3,673,679	\$176,107	5.04%
	Grand Total Budget	\$29,141,802	\$31,356,611	\$2,214,809	7.60%
	Town Salary Budget	\$10,367,820	\$11,044,409	\$676,589	6.53%
	Town Expense	\$8,468,652	\$9,045,159	\$576,507	6.81%
	Educational Services, Less School District Debt Service	\$6,661,113	\$6,653,562	(\$7,551)	-0.11%
	Debt Service -Town	\$3,497,572	\$3,673,679	\$176,107	5.04%
	Debt Service – School Districts	\$146,645	\$939,802	\$793,157	540.87%
	Grand Total Budget	\$29,141,802	\$31,356,611	\$2,214,809	7.60%
				Increase excluding Debt	4.88%