



The Town of Barnstable
Comprehensive Financial Advisory Committee (CFAC)
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CFAC Committee:

Chair:

Chris Lauzon

Members:

Vice Chair, Jim Sproul
Clerk, Jeremy Shea
Barry Conyers
Satchel Douglas
Chris King
Rimas Puskorius
John Virgona
Lillian Woo

Staff Liaison:

Mark Milne

Councilor Liaison:

Betty Ludtke

MEETING MINUTES

Comprehensive Financial Advisory Committee

06.08.2026

6:00 PM

Join Zoom Meeting: <https://townofbarnstable-us.zoom.us/j/88597115775>

PHONE: 877-853-5257

Meeting ID: 885 9711 5775

Roll Call:

Chair Chris Lauzon called the CFAC Zoom meeting to order at 6:00pm

CFAC Members Present: Barry Conyers, Satchel Douglas, Chirs King, Chris Lauzon, Rimas Puskorius, Jim Sproul, John Virgona, Lillian Woo, and Jeremy Shea

- Roll call and quorum verified by Jeremy Shea
- CFAC Members absent: None
- Councilors Present: Betty Ludtke
- Staff Present: Finance Director-Mark Milne
- Others Present: None
- Public Comment: None

Welcome and introduction of new member John Virgona
John shared background and interest in contributing to the community

Motion to approve the minutes of May 26, 2026, made by Lillian Woo, seconded by Chris King

Discussion: None

Roll call vote by Jeremy: Barry-yes, Satchel-yes, Chris K.-yes, Chris L-yes, Rimas-yes, Jim-yes, John-abstain
Lillian-abstain, and Jeremy-yes

Minutes approved as submitted

Updated Funding Model for the Comprehensive Wastewater Management Plan (CWMP)

Review provided by Mark Milne

- For the benefit of new members, Mark provided the reason for the creation of the model was to measure the solvency of the CWMP
 - * The model gives the user ability to change values within the cells, and see what happens to the funding for the program
 - * The plan includes the 5-year, FY27-FY31 Capital Improvement Plan (CIP) that was submitted
 - * The model is done in five (5) year increments and is updated annually as new CIP submissions are made
 - * Values in the cells can be changed showing the solvency of the fund, and includes future commitments which include staffing to implement and manage the CWMP
 - * Construction loans are the only way to finance the project, all loans to date have been financed through the State Revolving Loan Fund (SRLF); taking advantage of all principal subsidies the Town is eligible for, as well as the SRLF low borrowing rates
 - * The model also shows anticipated amount of outstanding debt as the program gets built out . Over the next several years new loans will be issued, and the SRLF has borrowing cap of \$50m annually
 - * This model incorporates current appropriations to date and is through FY27. The Town Council (TC) approved \$50,650,000.00 for FY27 projects.
 - * The program is currently solvent because there are enough available resources to meet the revolving loan payments in subsequent years
 - * By changing the data, it shows how when available resources are reduced there is nothing left; making commitments or appropriations to projects are not made if there are no available resources to pay for them
- Review and discussion on options included the approval of a Debt Exclusion Override (DEO) or the adoption of a municipal Water Infrastructure Investment Fund (WIIF)
 - * A DEO is adopted through a ballot initiative and would include funding all debt service of loans taken out for FY28-FY31 projects. All the debt service on those loans would be excluded from the Proposition 2 ½ property tax levy limitation increases. Those loan payments could be added onto and paid for through that funding mechanism
 - * A WIIF is also adopted through a ballot initiative asking the community to approve a 3% increase in real estate tax. It operates like the Community Preservation Act (CPA) where a 3% real estate tax increase and has an immediate impact only to residential tax bills, not personal property tax bills, which means entities such as Eversource, Vineyard Wind and National Grid are not subject to this additional tax, whereas a DEO applies to all taxpayers. If adopted, it would begin in the year it was implemented and would increase annually depending on the increase in the overall tax levy. The WIIF is not restricted to just sewer infrastructure, it can be directed to stormwater and / or drinking water improvements.
- The recommendation has been to fund the next four (4) years of CWMP projects through debt exclusion to keep the program solvent

Discussion / Comments:

- Should a DEO be approved in 2027, impact on tax bills would begin in 2033 as projects need to be bid, built out and finance; the tax bill impact would be @\$14 with a homeowner residential exemption, and @\$25 for homeowners with no residential exemption

- Should a WIIF be approved, the impact would take effect in the year it was implemented and increase annually, and eventually exceed that DEO impact depending on how much real estate tax bills increase
- Given that a fund dedicated to drinking water, stormwater, and sewer improvements could protect the town long term. Drinking water issues, PFAS are a nationwide issue.
- It is important to remember that a WIIF's impact is heavier on residential taxpayers
- Currently the CWMP has been approved by the TC, the Cape Cod Commission (CCC) and the Department of Environmental Protection (DEP) and has a 30-year plan for implementation. This issue is known now, and if found both options could benefit the community, both options could be implemented.
- CFAC's prerogative can be to make its own recommendation
- As Phase I of the CWMP nears completion, a DEO is the recommended option as it addresses known needs and captures all property taxpayers and provides some relief to residential taxpayers
- The potential to implement a smaller WIIF and the process to change that percentage reviewed; changing a WIIF's percentage at any time requires going back to the voters.
- Members are encouraged to let Mark know if they would like to see different WIIF percentages in the model
- If a WIIF is approved and implemented, those funds would pay back loans received through the SRLF; continued loans from the SRLF are still an option
- The model is crafted in 5-year increments, and cannot feasibly include changes beyond that because those are unknown factors
- CFAC members could try and look beyond the five-year plan, and potentially create a document or method to communicate to the community what may be coming
- A WIIF must be in place for a minimum of three (3) years, and requires a ballot initiative to remove it
- Members discussed the benefits and drawbacks of both WIIF and Debt Exclusion, both of which are included in the model
- Fire departments and independent water departments cannot access any WIIF funds, each district can increase taxes independently
- CFAC's position over the past several years has included both DEO and WIIF, and recommendations were for a DEO
- It is clear other revenues will need to be generated
- A workshop for funding the CWMP will be held with the TC will be held in September, with a goal to bring forward the capital plan for FY28, so voters will know what the funding mechanism needs to be and put a question on a ballot by May 2027. Funding resources are all available for projects through FY27, and funding mechanism for FY28 is needed. It would be beneficial for CFAC to provide an updated funding model and recommendation prior to the workshop and Lillian has offered to work with Mark and create that draft and bring it back to the committee to review and approve to bring forward to the TC at that workshop
- Should the Wind project (noting that the name keeps changing) go forward; the agreement is that a \$16m payment would be made up front, it would need TC action, and is a potential variable for CWMP financing
- Also discussed were the prediction of future maintenance costs, funding project salaries, post-employment benefits, and principal subsidies
- The TOB is eligible for 0% loans through the SRLF; should loans be extended from 20 to 30 years then a small interest goes into effect; 30 years is the max term available
- The SRLF cannot fund design, it can only fund construction. The anticipated design cost is @\$18m over the next five (5) years is not being borrowed, it will be funded with cash, and includes funding from the General Fund as identified revenue was insufficient
- The June 11th TC agenda includes an item, where, if approved, the change to the ordinance on sewer assessments will become automatic to factor in inflation; it is currently discretionary and would become mandatory; this is based on a construction cost index for the Boston area.
- Massachusetts assessment laws, and the reasons for the varying assessments on each parcel reviewed
- Mark will speak with the TC President about CFAC's plans on producing an updated report and see if TC wants CFAC to present that at the September workshop.

Discussion on Meeting Format for FY27 – Remote vs. In-person

- Members discussed the benefits of both in-person and Zoom meetings, the potential to do both
- Request was made that all meetings continue to be recorded for the benefit of the public, as well as accommodating a member that cannot participate in person
- Mark will check with Communications Department on available space, and provide update at the next meeting

FY27 Election for Chair, Vice Chair and Clerk

Positions, past performance and desired participation of each reviewed and discussed

Term appointments process is reviewed by the Appointments Committee, and then referred to TC for a vote

• **Chair:**

* Nomination for Chris Lauzon to continue as Chair made by Rimas, seconded by Barry; Chris stated he is willing to serve another term, sharing his views of the committee's accomplishments, but encourages new members to consider taking on a role

* Nomination for Satchel Douglas made by Jim, seconded by Lillian; Satchel accepts the nomination and shares his desire to serve the community; and his participation in the Downtown Infrastructure Fund committee

* Lillian moves that the nominations be closed, seconded by Barry

Roll Call vote by Jeremy: Barry-Chris, Satchel-Satchel, Chris K.-Satchel, Chris L.-Chris, Rimas-Chris, Jim-Satchel, John-Chris, Lillian-Satchel, Jeremy-Satchel

With a vote of 5-4, Satchel will assume the position of Chair beginning in July

Vice Chair

* Nomination for Chris King as Vice Chair made by Lillian, seconded by Jeremy; Chris K. accepts nomination

* Lillian moves the nominations be closed

* Seeing no other nominations, Chris K. will assume role of Vice Chair beginning in July

Clerk

* Nomination for Jeremy to continue as Clerk made by Lillian, seconded by John, Jeremy accepts nomination

* Lillian moves the nominations be closed

* Seeing no other nominations, Jeremy will continue his role as Clerk

Correspondence from Committee Members:

- Request for who maintains history of committee members; Jim created one and will share that with members

Correspondence from staff: None

Matters not reasonably anticipated by the Chair: None

The next CFAC meeting is scheduled for June 22nd

Motion duly made by Lillian Woo, seconded by John to adjourn the meeting

Roll call vote by Jeremy: Barry-yes, Satchel-yes, Chris K.-yes, Chris L.-yes, Rimas-yes, Jim-yes, John-yes, Lillian-yes, and Jeremy-yes

Meeting adjourned at 7:24pm

Respectfully submitted

Theresa M. Santos

This meeting was recorded and is available at <https://townofbarnstable.us/boardscommittees/CFAC>