Town of Barnstable
Town Council
James H. Crocker Jr. Hearing Room
367 Main Street, 2nd floor,
Hyannis, MA 02601
Office 508.862.4738 • Fax 508.862.4770
E-mail : council@barnstable.gov

TOWN COUNCIL MEETING
November 19, 2026
6:00pm

Councilors:

Craig Tamash
President
Precinct 4

Kris Clark
Vice President
Precinct 11

Cindy Martin
Precinct 1

Thomas Keane
Precinct 2

Betty Ludtke
Precinct 3

VACANT
Precinct 5

William Crocker
Precinct 6

Seth Burdick
Precinct 7

Lisa DaLuz
Precinct 8

Charles Bloom
Precinct 9

Matthew P. Levesque
Precinct 10

Barry Sheingold
Precinct 12

Alan Feltham
Precinct 13

Administrator:
Cynthia A. Lovell
Cynthia.lovell@barnstable.gov

The November 19, 2026 Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2nd Floor James H. Crocker Jr. Hearing Room, Hyannis, MA. The public may attend in person or participate remotely in Public Comment or during a Public Hearing via the Zoom link listed below. **The elevator at Barnstable Town Hall is currently out of service through the end of December (timeline subject to change). If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the American with Disabilities Act or state law, please contact Tammy Cunningham, Deputy Director of Human Resources, at (508) 862-4692, or at Tammy.Cunningham@barnstable.gov**

1. The meeting will be televised live via Xfinity Channel 8 or 1070 or High-Definition Channel 1072 or may be accessed via the Government Access Channel live stream on the Town of Barnstable's website: https://barnstable.cablecast.tv/internetchannel/watch-now

2. Written Comments that will be distributed to the entire Town Council may be submitted to: council@barnstable.gov

3. Remote Participation: The public may participate in Public Comment or Public Hearings by utilizing the Zoom video link or telephone number and access meeting code:

Join Zoom Meeting https://townofbarnstable-us.zoom.us/j/86920374403 Meeting ID: 869 2037 4403
US Toll-free 888 475 4499

PUBLIC SESSION

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF SILENCE

4. PUBLIC COMMENT

5. COUNCIL RESPONSE TO PUBLIC COMMENT

6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded and available on Video on Demand on the Town website)

7. MINUTES

- **ACT ON PUBLIC SESSION MINUTES: November 5, 2026**

8. COMMUNICATIONS - from elected officials, boards, committees, and staff, commission reports, correspondence and announcement

- **Scott Horsley, Chair, Comprehensive Wastewater Management Plan (CWMP) Ad Hoc Committee Report**

- **Presentation on the Tax Levy Shifting Options for the Fiscal Year 2027 Tax Levy: Mark Milne, Director, Finance Department**

9. ORDERS OF THE DAY

A. Old Business
B. New Business

10. Approval of Town Council Calendar of Meetings for 2027

11. ADJOURNMENT

NEXT REGULAR MEETING: December 3, 2026

ITEM NO.	INDEX TITLE	PAGE

A. OLD BUSINESS

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2027-046 Reappointments to a Board/Committee/Commission: **Mid Cape Cultural Council:** Mary Bianco, as a regular member, to a term expiring 06/30/2029; **Planning Board:** Mary Barry, as a regular member to a term expiring 06/30/2029; **Waterways Committee:** Paul Everson, as a regular member, to a term expiring 06/30/2029 **(May be acted upon) (Majority Vote)** 7

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2027-050 Appropriation Order in the amount of **$578,681.75** to reimburse the Cape Cod Gateway Airport for monies expended on the Cape Air Hanger Fire Restoration Project **(Public Hearing) (Roll Call Majority Full Council)** 14-15

2027-051 Appropriation Order in the amount of **$1,135,000**, authorization to contract for and expend a Fiscal Year 2027-2028 Grant from the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs in the amount of **$2,765,000** for the Marstons Mills Cranberry Bog Wetland Restoration Project, and authorizing the Town Manager to take or acquire property interests necessary to implement the project **(Public Hearing) (Roll Call Majority Full Council)** 16-18

2027-052 Resolve declaring the land at 310 Main Street in Centerville available for disposition and directing the Town Manager to solicit proposals to dispose of the land **(May be acted upon) (Majority Vote)** 19-21

2027-054 Amending the Code of the Town of Barnstable, Part I General Ordinances, to insert a new Chapter 58 Cryptocurrency Kiosks **(Public Hearing) (Roll Call Majority)** 22-24

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B. NEW BUSINESS

Consent Agenda Proposed Vote: To refer Items 2027-057 through 2027-059, and 2027-061 as written, to individual public hearings to be held on each item at the Town Council meeting on December 3, 2026

2027-056 Authorization to contract for and expend a Fiscal Year 2027 Formula Grant in the amount of **$277,056** from the Commonwealth of Massachusetts, Executive Office of Elder Affairs to support staff salaries and programs of the Barnstable Council on Aging Division **(May be acted upon) (Majority Vote)** 27-28

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Please Note: The listed matters are those reasonably anticipated by the Council President which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed to the extent permitted by law. It is possible that if it votes, the Council may go into executive session. The Council may also act on items in an order other than as they appear on this agenda. Persons interested are advised that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be continued to a future meeting, and with proper notice.

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-036
INTRO: 10/01/2026, 11/19/2026

2027-036 AUTHORIZING AND DIRECTING THE TOWN MANAGER TO SUBMIT A WAIVER REQUEST TO THE MASSACHUSETTS CANNABIS CONTROL COMMISSION TO PROHIBIT THE DELIVERY OF MARIJUANA OR MARIJUANA PRODUCTS WITHIN THE TOWN OF BARNSTABLE FOR A PERIOD NOT TO EXCEED TWO YEARS

RESOLVED: That, in accordance with Section 4(b) of Chapter 94G of the General Laws, as amended by Section 25 of Chapter 65 of the Acts of 2026, the Town Council does hereby authorize and direct the Town Manager to submit on behalf of the Town of Barnstable a waiver request to the Massachusetts Cannabis Control Commission (the "Commission") to prohibit the delivery of adult-use marijuana or marijuana products within the Town of Barnstable for a period not to exceed two years; provided that such waiver may be renewed in two-year increments at the request of the Town at the discretion of the Commission.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
10/01/2026	Refer to Second Reading 11/19/2026

_____ _____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

SUMMARY

ITEM# 2027-036
INTRO: 10/01/2026, 11/19/2026

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: James Kupfer, Director, Planning & Development Department
DATE: October 1, 2026
SUBJECT: Authorizing and directing the Town Manager to submit a waiver request to the Massachusetts Cannabis Control Commission to prohibit the delivery of Marijuana or Marijuana products within the Town of Barnstable for a period not to exceed two years

BACKGROUND: Under M.G.L. c. 94G, Section 4(b), as amended by Section 25 of Chapter 65 of the Acts of 2026, delivery of marijuana or marijuana products is authorized statewide, including in municipalities that do not otherwise allow retail marijuana establishments. However, a municipality that does not authorize retail marijuana establishment licenses within its boundaries may request a waiver from the Massachusetts Cannabis Control Commission (Commission) to prohibit such delivery activity within the municipality, and such waiver request shall be granted by the Commission for a period not to exceed two years.

This waiver would allow the prohibition of delivery of adult-use marijuana or marijuana products to residents 21 years of age or older within the Town of Barnstable for a period not to exceed two (2) years. Waivers may be renewed in two (2) year increments upon request of the Town, at the discretion of the Commission. If the waiver expires and is not renewed, delivery of adult-use marijuana or marijuana products shall be permitted within the Town in accordance with applicable law. Delivery of medical marijuana and medical marijuana products to registered patients may not be prohibited.

To provide more process and notice to the residents, this item will be given two reads even though it is not a “measure”, as defined by the Town Charter, which would require two reads.

FINANCIAL IMPACT: Marijuana delivery operators remit sales tax to the municipality in which they have a host community agreement. As there are no retail recreational marijuana stores with host community agreements with the Town of Barnstable, prohibiting marijuana delivery would have no impact on Barnstable’s municipal finances.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends Town Council consideration of this item.

STAFF SUPPORT: Planning & Development Department

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-046
INTRO: 11/05/2026, 11/19/2026

2027-046 REAPPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council reappoints the following individuals to a multiple-member Board/Committee/Commission: **Mid Cape Cultural Council:** Mary Bianco, as a regular member, to a term expiring 06/30/2029; **Planning Board:** Mary Barry, as a regular member to a term expiring 06/30/2029; **Waterways Committee:** Paul Everson, as a regular member, to a term expiring 06/30/2029

SPONSOR: Appointments Committee Members: Councilor Seth Burdick, (Chair); Councilor Thomas Keane; Councilor Charles Bloom

DATE	ACTION TAKEN
11/05/2026	First Read Refer to Second Reading 11/19/2026
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

A. OLD BUSINESS (Public Hearing) (Roll Call 2/3 Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-047
INTRO: 11/05/2026, 11/19/2026

2027-047 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF $4,923,925 FOR FINAL DESIGN AND CONSTRUCTION FOR THE ROOF REPLACEMENT PROJECT AT BARNSTABLE INTERMEDIATE SCHOOL

ORDERED: That the amount of **$4,923,925**, which does not include the **$197,614** previously appropriated for feasibility study and schematic design costs on May 14, 2026, be appropriated for the purpose of paying final design and construction costs of the roof replacement project at the Barnstable Intermediate School, located at 895 Falmouth Road, Hyannis, MA, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the Town of Barnstable, through the Barnstable School Committee, has applied and may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Barnstable School Committee. To meet this appropriation the Town Treasurer is hereby authorized to borrow **$4,923,925** under and pursuant to M.G.L. Chapter 44, section 7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The Town of Barnstable acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town of Barnstable incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town of Barnstable; provided that any grant that the Town of Barnstable may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-five and twelve hundredths percent (55.12%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and, provided further, that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town of Barnstable, through the Barnstable School Committee, and the MSBA.

SPONSOR: Mark S. Ells, Town Manager at the request of the School Committee

DATE	ACTION TAKEN
11/05/2026	Refer to Public Hearing 11/19/2026

_____ _____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-047
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: School Committee
THROUGH: Town Manager Mark Ells and Superintendent Sara Ahern
DATE: November 5, 2026
SUBJECT: Appropriation and Loan Order in the amount of **$4,923,925** for final design and construction for the roof replacement project at Barnstable Intermediate School

BACKGROUND: The Town Council voted in May of 2026 to fund the Feasibility Study and Schematic Design of the roof replacement of the Barnstable Intermediate School. Since that time, our MSBA-assigned Owner's Project Manager (OPM) AECOM, and Architect, Habeeb & Associates have finalized the feasibility study and schematic design portion of this project.

We would like to proceed with the construction phase of the project and are seeking an appropriation of $4,923,925 to complete this project. Factoring in the MSBA's reimbursement rate of 55.12%, the total cost to the district for construction is $2,209,858.

The schematic design, construction budget and schedule, draft appropriation language, and MSBA check-list items were submitted, as required, to the MSBA on October 22, 2026. They will review the materials at their Board of Directors meeting on December 9, 2026, where we anticipate a favorable vote to advance the project to the final construction phase. Should the MSBA Board of Director's not advance the project, this appropriation and loan order request will be rescinded.

The roof on the Barnstable Intermediate school is over 20 years old and is showing signs of failure. Despite countless attempts to repair it, the roof continues to leak and cause damage to the interior of the building. Repairs have become costly and issues are disruptive to the learning environment.

FINANCIAL IMPACT: The Town's cost share of this project after MSBA reimbursement is expected to be $2,209,858 and will be financed by a General Obligation Bond. Future General Fund Operating Budgets will include the annual loan payments which are expected to last 20 years and average $151,000 per year.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF ASSISTANCE: Chris Dwelley, Deputy Finance Director for School Operations, Doug Boulanger, Director of School Facilities, Alex Petkova, School Facilities Project Manager

A. OLD BUSINESS (Public Hearing) (Roll Call Majority Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-048
INTRO: 11/05/2026, 11/19/2026

2027-048 APPROPRIATION ORDER IN THE AMOUNT OF $80,000 FOR THE PURPOSE OF REPLACING THE EXISTING GREASE TRAP TANK WITH A NEW 4,500 - GALLON TANK TO ACCOMMODATE THE REQUIRED CAPACITY FOR THE RESTAURANT AND BAR CONCESSION AT THE HYANNIS GOLF COURSE CLUBHOUSE

ORDERED: That the amount of **$80,000** be appropriated from the Golf Course Enterprise Fund reserves for the purpose of replacing the existing undersized grease trap tank at the Hyannis Golf Course Clubhouse with a new 4,500-gallon tank to accommodate the required capacity for the restaurant and bar concession; and for the payment of any costs incidental or related thereto, and that the Town Manager be authorized to contract for these services.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

11/05/2026 Refer to Public Hearing 11/19/2026

_____ _____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-048
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Chris Gonnella, Community Services Director
DATE: November 5, 2026
SUBJECT: Appropriation Order in the amount of **$80,000** for the purpose of replacing the existing grease trap tank with a new 4,500-gallon tank to accommodate the required capacity for the restaurant and bar concession at the Hyannis Golf Course Clubhouse

BACKGROUND: The current grease trap tank is undersized for the current 240 seating capacity that is licensed at the Hyannis Golf Course. The Town has contracted out concession services for the last 20 years and tenants previously obtained variances from the Board of Health, subject to additional inspections and pumping. With the completion of the restoration project to the clubhouse, increased growth in golf and use of the facility year-round, now is the time to upgrade the grease trap. Installation of the properly sized tank would make the facility compliant with the Board of Health. Additionally, the increased capacity will be a safeguard in preserving the current septic system and extending its useful life.

We are requesting these funds outside of the normal Capital Improvement Budget cycle to complete the project during the offseason to limit disruption of golfers.

FISCAL IMPACT: Funding for this appropriation is being provided from the Golf Course Enterprise Fund reserves. The Golf Course Enterprise Fund Reserves were recently certified by the state at $2,256,970.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation request.

STAFF ASSISTANCE: Chris Gonnella, Director of Community Services; Griffin Beaudoin, Town Engineer

A. OLD BUSINESS (Public Hearing) (Roll Call Majority Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-049
INTRO: 11/05/2026, 11/19/2026

2027-049 APPROPRIATION ORDER IN THE AMOUNT OF $72,000 FOR THE PURPOSE OF FUNDING UNUSED SICK TIME PAYOUTS FOR RETIRING GOLF COURSE ENTERPRISE FUND EMPLOYEES

ORDERED: That the amount of **$72,000** be appropriated from the Golf Course Enterprise Fund reserves for the purpose of paying unused sick leave to four retiring employees in accordance with the applicable collective bargaining agreement.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
11/05/2026	Refer to Public Hearing 11/19/2026

_____ _____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-049
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Chris Gonnella, Community Services Director
DATE: November 5, 2026
SUBJECT: Appropriation Order in the amount of **$72,000** for the purpose of funding unused sick time payouts for retiring Golf Course Enterprise Fund Employees

BACKGROUND: The Golf Division has three long-tenured employees who are retiring in fiscal year 2027. In addition, the Budget/Financial Manager for Community Services Department is retiring, and a portion of their sick time payout is the Golf Division's responsibility. At the time of the Fiscal Year 2027 budget development the retirements were unknown, and this cost was not included in the approved 2027 operating budget.

ANALYSIS: The collective bargaining agreement under which these employees fall provides for a payment to each employee, upon retirement, of $150 per day for any unused sick leave up to a maximum of $22,500. All four employees have accumulated 150 days of unused time. The $72,000 request includes $22,500 for each of three Golf Division retirees and an additional $4,500 to cover the Golf Division's share of the Budget/Financial Managers sick time payout where 20% of their salary is allocated.

FISCAL IMPACT: Funding for this appropriation is being provided from the Golf Course Enterprise Fund reserves. The Golf Course Enterprise Fund Reserves were recently certified by the state at $2,256,970.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation request.

STAFF ASSISTANCE: Chris Gonnella, Director of Community Services, Jesse Schechtman, Director of Golf, Brenda Evans, Budget/Financial Community Services

A. OLD BUSINESS (Public Hearing) (Roll Call Majority Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-050
INTRO: 11/05/2026, 11/19/2026

2027-050 APPROPRIATION ORDER IN THE AMOUNT OF $578,681.75 TO REIMBURSE THE CAPE COD GATEWAY AIRPORT FOR MONIES EXPENDED ON THE CAPE AIR HANGER FIRE RESTORATION PROJECT

ORDERED: That the insurance proceeds received by the Town in the amount of **$578,681.75** be appropriated for the purpose of reimbursing the Airport Commission for the monies expended by the Commission on the Cape Air Hanger Fire Restoration Project at the Cape Cod Gateway Airport which was damaged by a fire on February 24, 2026.

SPONSORS: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
11/05/2026	Refer to Public Hearing 11/19/2026

_____ _____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-050
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark Ells, Town Manager
DATE: November 5, 2026
SUBJECT: Appropriation Order in the amount of **$578,681.75** to reimburse the Cape Cod Gateway Airport for monies expended on the Cape Air Hanger Fire Restoration Project

BACKGROUND: On February 24, 2026 a fire broke out in a section of a leased aviation T Hanger owned by the Town and managed through its Airport Commission. The fire was contained, but excessive smoke and water damage impacted much of the structure. The Airport contracted for repairs under the insurance loss and is seeking to recover those funds through the town's property insurance policy and from the tenant's insurance policy.

As with any significant insurance loss, there is a slow and deliberate investigation and negotiation involving both insurance companies whenever a loss like this occurs. These deliberations center on which pays for certain elements of the loss, the depreciated value of the damaged assets and how that money gets spent. The Town through its Airport Commission will receive the settlement checks as reimbursement to the funds extended to repair and restore the building.

ANALYSIS: The town has received insurance payments totaling $578,681.75 for the loss incurred by a fire that damaged the Caper Air Hanger. In accordance with Massachusetts General Laws Chapter 44, section 53, insurance reimbursements of $150,000 and greater must be appropriated an additional, not yet negotiated, but much smaller amount is expected as a final settlement including the reimbursement of the deductible.

FINANCIAL IMPACT: The total loss is estimated to be approximately $600,0000

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this supplemental appropriation request.

STAFF ASSISTANCE: Mark A. Milne, Director of Finance, David Anthony, Director of Asset Management.

A. OLD BUSINESS (Public Hearing) (Roll Call Majority Full Council)

BARNSTABLE TOWN COUNCIL

ITEM#2027-051
INTRO: 11/05/26, 11/19/2026

2027-051 APPROPRIATION ORDER IN THE AMOUNT OF $1,135,000, AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027-2028 GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS IN THE AMOUNT OF $2,765,000 FOR THE MARSTONS MILLS CRANBERRY BOG WETLAND RESTORATION PROJECT, AND AUTHORIZING THE TOWN MANAGER TO TAKE OR ACQUIRE PROPERTY INTERESTS NECESSARY TO IMPLEMENT THE PROJECT

ORDERED: That the amount of **$1,135,000** be appropriated from the Sewer Construction/Private Way Maintenance and Improvement Fund for the purpose of funding the Marstons Mills Cranberry Bog Wetland Restoration Project, including payment of costs incidental or related thereto; and that the Town Manager is hereby authorized to contract for a Fiscal Year 2027-28 Grant from the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs in the amount of **$2,765,000**, and further, that the Town Manager is authorized to expend this appropriation and grant for the purpose of funding the Marstons Mills Cranberry Bod Wetland Restoration Project.

It is further **ORDERED** that the Town Council hereby authorizes the Town Manager, on behalf of the Town, for nominal or no monetary consideration or by gift, to acquire or take by eminent domain pursuant to Chapter 79 of the General Laws, as part of negotiated transactions, lands, permanent easements or other property interests on parcels of land on which the proposed project will be located or upon other nearby parcels shown on the project's plans, as needed for access, construction, operation, maintenance, repair, abandonment, relocation and replacement of the project or any portion thereof. The Town Manager is hereby further authorized, on behalf of the Town, to negotiate, accept, sign, deliver and record any instruments or plans as necessary to effectuate this Order and complete the transactions authorized herein.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

11/05/2026 Refer to Public Hearing 11/19/2026

_____ _____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM#2027-051
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: November 5, 2026
SUBJECT: Appropriation Order in the amount of **$1,135,000**, authorization to contract for and expend a Fiscal Year 2027-2028 Grant from the Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs in the amount of **$2,765,000** for the Marstons Mills Cranberry Bog Wetland Restoration Project, and authorizing the Town Manager to take or acquire property interests necessary to implement the project

BACKGROUND: The Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs administers the Municipal Vulnerability Preparedness (MVP) Action Grant to provide funding to designated MVP Communities for planning, design, and implementation of projects that utilize nature-based solutions to build resiliency and engage priority populations. The Town applied for and was awarded a Fiscal Year 2027-2028 Action Grant in the amount of $2,765,000 to implement the Marstons Mills Cranberry Bog Wetland Restoration Project, which is identified as a non-traditional solution in the Town's Comprehensive Wastewater Management Plan (CWMP).

The proposed project will use retired cranberry bogs to remove nitrogen from the Three Bays Watershed. It will do this by filling in the cranberry bog ditches, removing unnecessary berms and culverts, and creating a macrotopography with some small ponds across the roughly 50-acres of bogs.

ANALYSIS: By accepting this grant, the Town must commit to implementing the proposed project, which is estimated to cost $4,700,000. In addition to the MVP Grant, Barnstable Clean Water Coalition (BCWC) has secured a grant in the amount of $800,000 that will be gifted to the Town at a future date for the purposes of constructing this project, resulting in a $1,135,000 funding gap. This appropriation would cover the funding gap.

Further, project partners including BCWC, Massachusetts Division of Ecological Restoration, and Cape Cod Conservation District have also applied for two additional grants to further support this project. Award notices for these grants are anticipated during Winter 2026/27. The project is also listed in the Environmental Bond Bill, which if passed could provide additional funding to the project. If any of these grants are awarded, they would further reduce the Town's obligation to this project. The Town's implementation of the project will require that the Town secure property interests, including easement agreements, for the construction and operation of the project, as well as to ensure the long-term maintenance of the project, whether maintained by the Town or others. The vote would authorize the Town Manger to acquire or take by eminent domain such interests in land on behalf of the Town through negotiated agreements for nominal or no monetary consideration or by gift.

Construction of this project is anticipated to occur from July 2027 – Spring 2028.

FINANCIAL IMPACT: The funding for this appropriation is provided from the Sewer Construction/Private Way Maintenance and Improvement Fund, a fund created with special legislation

through the state legislative process. The town may appropriate monies in the fund for planning, designing and construction of sewers ***and other means of comprehensive wastewater management*** and maintenance and improvement of private ways. The current balance in the fund is $16,938,705. The grant associated with this project is a reimbursement grant. The Town must incur the project costs upfront and request reimbursement from the state.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation order.

STAFF ASSISTANCE: Daniel W. Santos, P.E., Director of Public Works

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-052
INTRO: 11/05/2026, 11/19/2026

2027-052 RESOLVE DECLARING THE LAND AT 310 MAIN STREET IN CENTERVILLE AVAILABLE FOR DISPOSITION AND DIRECTING THE TOWN MANAGER TO SOLICIT PROPOSALS TO DISPOSE OF THE LAND

RESOLVED: That the Town Council hereby declares that the Town-owned land at 310 Main Street in Centerville, and any improvements thereon, containing 14,270± sq. ft., and being Assessor Parcel 208-048 (the "Parcel") is available for disposition pursuant to M.G.L. c. 30B, §16(a), and directs the Town Manager to solicit proposals for the sale of the Parcel in accordance with M.G.L. c. 30B. The Request for Proposals (RFP) shall include an option for the Town to retain an easement for public drainage purposes along the northeast corner of the parcel, as recommended by the Department of Public Works, in a configuration determined by the Town Manager. Following the RFP process, and if an acceptable proposal is received, the Town Manager shall submit a recommendation to the Town Council. The sale and disposal of the Parcel shall be subject to the approval of the Town Council pursuant to M.G.L. c. 40, § 15.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
11/05/2026	Continue Item to 11/19/2026

_____ _____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-052
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THRU: David Anthony, Director of Asset Management
DATE: November 5, 2026
SUBJECT: Resolve declaring the land at 310 Main Street in Centerville available for disposition and directing the Town Manager to solicit proposals to dispose of the land

BACKGROUND: In December 2019, acting under the Town Council's authorization in Item No. 2020-025, passed September 19, 2019, the Town took by eminent domain the property located at 310 Main Street in Centerville, which contains 14,270± sq. ft., and is shown in Assessor records as Assessor Parcel 208-048 (the "Parcel"). The parcel is improved with a single-family dwelling. At that time, the Town paid $544,000 for the Parcel.

The Town took the property to construct and operate a sewer pump station to support sewer expansion in the area under the state-approved Comprehensive Wastewater Management Plan (CWMP). In response to concerns that were subsequently raised, the Department of Public Works (DPW) reviewed other locations to construct a sewer pump station. DPW identified and designed an alternative pump station on land which was, at that time, still part of Mother's Park. Following a Home Rule Petition approved by the Town Council, the Legislature authorized the Town to reconfigure Mother's Park. This action allowed the DPW to construct the pump station on a former portion of Mother's Park, to enlarge Mother's Park by adding more land to the park than was removed from the park for the pump station, and to reconfigure the associated intersection to improve roadway safety and provide safer public access to Mother's Park. With the construction of a new sewer pump station adjacent to Mother's Park, the Town believes the Parcel is no longer needed for the CWMP or any other public purpose. Accordingly, the Town believes the Parcel should be made available for disposition.

Chapter 30B of the General Laws generally governs the disposition and sale of Town-owned real property. Section 16 of Chapter 30B requires that the Town Council determine that the Parcel is available for disposition and specify the restrictions, if any, that it will place on the subsequent use of the Parcel. This vote would accomplish those requirements. Regarding a restriction on the subsequent use of the Parcel, DPW recommends retaining an easement for public drainage purposes along the northeast corner of the property by Wilton Drive and Main Street in connection with an existing subsurface drainage system adjacent to the Parcel. The drainage system needs to be upgraded, and DPW believes it would be better to put it in the proposed easement area on the Parcel instead of replacing it under the roadway and sidewalk. The vote addresses that the Town's RFP would include the Town retaining such a drainage easement.

The vote would direct the Town Manager to solicit proposals through the issuance of a Request for Proposals (RFP) for the sale of the Parcel in accordance with Chapter 30B. In accordance with Section 16 of Chapter 30B, the Town would prepare an appraisal of the Parcel and then issue an RFP to identify prospective purchasers. Following completion of the RFP process, and if an acceptable proposal is obtained that meets the requirements of the RFP, the Town Manager will submit a recommendation to the Town Council. This vote only authorizes the RFP process and does not authorize the sale of the

Parcel. Any sale and transfer of the Parcel would require the Town Council's authorization pursuant to Section 15 of Chapter 40 of the General Laws.

FISCAL IMPACT: The sale of this parcel is expected to generate approximately $800,000. In accordance with M.G.L. Ch. 44, §63, proceeds from the sale or other disposal of real estate, other than that acquired through tax title foreclosure, that exceed five hundred dollars shall be applied to the payment of indebtedness incurred in acquiring such real estate and, if no such indebtedness is outstanding, may be used for any purpose for which the Town is authorized to incur debt for a period of five years or more or may be applied to the payment of indebtedness to purchase land, or interests in land, or to construct or enlarge buildings, including the cost of original equipment and furnishings of the buildings or enlargements. The Town issued a General Obligation bond to acquire the Parcel, which has an outstanding balance of $432,406. The proceeds from the sale will first be used to pay off the bond and any excess remaining can be used for any purpose for which the Town could incur debt. The remaining proceeds cannot be used to cover operating expenses.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF ASSISTANCE: Thomas J. LaRosa, First Assistant Town Attorney; Amber Patterson, Chief Procurement Officer; David Anthony, Director of Asset Management

A. OLD BUSINESS (Public Hearing) (Roll Call Majority)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-054
INTRO: 11/05/2026, 11/19/2026

2027-054 AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I GENERAL ORDINANCES, TO INSERT A NEW CHAPTER 58 CRYPTOCURRENCY KIOSKS

ORDERED: That the Code of the Town of Barnstable, Part I General Ordinances, is hereby amended by inserting after Chapter 57 the following new Chapter 58 Cryptocurrency Kiosks:

"CHAPTER 58 CRYPTOCURRENCY KIOSKS

§ 58-1. Purpose and Intent.

The Town of Barnstable, acting upon reports of the Barnstable Police Department, finds that cryptocurrency kiosks pose risks to consumers, including financial fraud, money laundering, and lack of recourse for users. The Town further finds that existing federal and state consumer protections and regulatory oversight for such devices are insufficient to adequately address these risks, necessitating a municipal prohibition to safeguard residents and preserve public safety.

§ 58-2. Definitions.

For the purpose of this Chapter, the following words shall be considered to have the following meanings:

Cryptocurrency – A digital or virtual currency that uses cryptography for security, including but not limited to Bitcoin, Bitcoin Cash, Dash, Litecoin, Ripple, Zcash, Ethereum, and similar blockchain-based tokens.

Cryptocurrency Kiosk – Any self-service kiosk, machine, or device installed in a publicly accessible location that enables users to buy, sell, exchange, or transfer cryptocurrency through the machine using cash, debit card, credit card, or other means of payment.

§ 58-3. Prohibition.

No person, business, or entity shall install, operate, maintain, or permit the installation or operation of a cryptocurrency kiosk within the geographical boundaries of the Town of Barnstable.

§ 58-4. Enforcement and Penalties.

This Chapter shall be enforced by the Barnstable Police Department, the Inspectional Services Department, and any other authorized agent of the Town, as determined by the Town Manager.

Any person or entity found to be in violation of this Chapter shall be subject to a fine of three hundred dollars ($300.00) per day, per device. Violations of this Chapter may be enforced by noncriminal disposition pursuant to M.G.L. c. 40, § 21D.

Each day during which a violation continues shall constitute a separate offense.

§ 58-5. Severability.

If any provision of this Chapter is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SPONSOR: Craig A. Tamash, Town Council President, Precinct 4

DATE	ACTION TAKEN
11/05/2026	Refer to Public Hearing 11/19/2026
_____	_____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-054
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: Craig A. Tamash, Town Council President
THROUGH: Jean Challies, Chief of Police
SUBJECT: Amending the Code of the Town of Barnstable, Part I General Ordinances, to insert a new Chapter 58 Cryptocurrency Kiosks
DATE: November 5, 2026

RATIONALE: This proposed ordinance will prohibit the installation and/or operation of Cryptocurrency Kiosks within the geographical boundaries of the Town of Barnstable. This municipal prohibition is based upon the fact that the unregulated Cryptocurrency Kiosks pose a risk to consumers, including financial fraud, money laundering, and lack of recourse for users. This proposed municipal prohibition will help safeguard residents and preserve public safety in the absence of sufficient federal and state consumer protections and regulatory oversight for such devices.

FISCAL IMPACT: There is no impact to the General Fund operating budget with the passage of this proposed ordinance.

STAFF SUPPORT: Jean Challies, Chief of Police

A. OLD BUSINESS (Public Hearing) (Roll Call Majority Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-055
INTRO: 11/05/2026, 11/19/2026

2027-055 APPROPRIATION ORDER IN THE AMOUNT OF $5,000 FOR THE COSTS OF AUDIO REQUIREMENTS FOR AN UPCOMING SPECIAL TOWN COUNCIL MEETING/OPEN MEETING OF THE VOTERS

ORDERED: That the amount of **$5,000** be appropriated from the General Fund Reserves for the purpose of funding the costs of audio requirements for an upcoming Special Town Council Meeting/Open Meeting of the Voters at the Barnstable High School Performing Arts Center, 744 West Main Street in Hyannis.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
11/05/2026	Refer to Public Hearing 11/19/2026
_____	_____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-055
INTRO: 11/05/2026, 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Lynne M. Poyant, Director of Communications
DATE: October 30, 2026
SUBJECT: Appropriation order in the amount of **$5,000** for the costs of audio requirements for an upcoming Special Town Council Meeting/Open Meeting of the Voters

BACKGROUND: The Barnstable Town Council has received a petition for a Special Town Council Meeting/Open Meeting of the Voters relating to the two-way Main Street project in Hyannis. Capacity issues require that these meetings be held outside of Barnstable Town Hall. The Barnstable High School Performing Arts Center's audio system does not meet the requirements of a meeting of this size. Due to the equipment specifications for this upcoming Special Town Council Meeting/Open Meeting of the Voters, we need to hire an audio services company.

This meeting will not air live. The meeting will be in person only with no remote participation.

FISCAL IMPACT: The Fiscal Year 2027 Operating Budget does not include funding for special Town Council meetings that require contracted audio services. The General Fund Reserves are the proposed funding source which were certified by the state at $27,868,653.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends this item.

STAFF ASSISTANCE: Lynne M. Poyant, Director of Communications; Sarah Beal-Fletcher, Barnstable Government Access Television Station Manager

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-056
INTRO: 11/19/2026

2027-056 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027 FORMULA GRANT IN THE AMOUNT OF $277,056 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ELDER AFFAIRS TO SUPPORT STAFF SALARIES AND PROGRAMS OF THE BARNSTABLE COUNCIL ON AGING DIVISION

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2027 formula grant from the Commonwealth of Massachusetts, Executive Office of Elder Affairs in the amount of **$277,056** to support staff salaries and programs of the Barnstable Council on Aging Division.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

_____ _____

___ Read Item
___ Rationale
___ Council Discussion
___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-056
INTRO: 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Chris Gonnella, Director of Community Services
DATE: November 19, 2026
SUBJECT: Authorization to contract for and expend a Fiscal Year 2027 Formula Grant in the amount of **$277,056.00** from the Commonwealth of Massachusetts Executive Office of Elder Affairs to support staff salaries and programs of the Barnstable Council on Aging Division.

BACKGROUND: The Executive Office of Elder Affairs awards municipalities in Massachusetts an annual formula grant based on the census of residents aged 60 and above in each town. Based on 2020 census data, there were 17,316 residents over the age of 60 in the Town of Barnstable. The Fiscal Year 2027 award is $16 per older adult, which results in a total award of $277,056.00.

Formula grant funding assists the Barnstable Council on Aging Division in maintaining adequate personnel to ensure sustained delivery of our programs and services. This year's grant will fully fund the Program Coordinator. Additionally, it will fund 25% of the Outreach/Support Services Coordinator's salary and 25% of the two part-tine van driver's salaries. Formula grant funds will also be used to offset other operating expenses including newsletter mailings, program supplies, repairs and maintenance of the Barnstable Adult Community Center facility, and repairs and maintenance to the shuttle vans.

We are extremely grateful to the Executive office of Elder Affairs and the Commonwealth of Massachusetts for their continued support of the needs of older adults in Barnstable.

FISCAL IMPACT: There is no immediate financial impact on the Town's operating budget as a result of accepting this grant. The funds awarded from this grant provide the opportunity to support these services. In the event we do not receive these grant funds in the future, the costs will need to be supported by the general fund to support the Council on Aging operating budget, or these services would have to be reduced, and, in some cases, eliminated.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends acceptance of this item.

STAFF ASSISTANCE: Chris Gonnella, Director of Community Services; Krissanne Caron, Assistant Director of Community Services; Kelly Howley, Council on Aging Director

B. NEW BUSINESS (Refer to a Public Hearing 12/03/2026)

BARNSTABLE TOWN COUNCIL

ITEM#2027-057
INTRO: 11/19/2026

2027-057 APPROPRIATION ORDER IN THE AMOUNT OF $1,470,000 FOR THE PURPOSE OF FUNDING THE DESIGN FOR THE CONSTRUCTION, RELOCATION AND EXTENSION OF TAXIWAY B AT THE CAPE COD GATEWAY AIRPORT

ORDERED: That the amount of **$1,470,000** be appropriated from the Airport Enterprise Fund reserves for the purpose of funding the design of the construction, relocation and extension of Taxiway Bravo and any costs incidental or related thereto, and that the Airport Commission is authorized to contract for and expend this appropriation.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

_____ _____

____Read Item
____Motion to Open Public Hearing
____Rationale
____Public Hearing
____Close Public Hearing
____Council Discussion
____Vote

BARNSTABLE TOWN COUNCIL

ITEM #2027-057
INTRO: 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Michael Nelson, Airport Manager
DATE: November 19, 2026
SUBJECT: Appropriation Order in the amount of **$1,470,000** for the purpose of funding the design for the construction, relocation and extension of the Taxiway Bravo project at the Cape Cod Gateway Airport

BACKGROUND: As part of the Federal Aviation Administration's (FAA) goals to improve and correct airport layout deficiencies, enhance aircraft safety, and ensure compliance with regulatory guidance, this project serves to correct major deterioration associated with taxiway Bravo (circa 1962) as well as realigning, reconstructing, shifting and extending the taxiway to ensure compliance with regulatory guidance.

ANALYSIS: This project is among the final steps in a multi-year process to modify and bring the airport runways and associated taxiways into compliance with FAA airport design criteria; and to meet the requirements of the FAA Airport Layout Plan and the Airport Master Plan. In June of 2013, the Massachusetts Department of Transportation's Aeronautics Division completed a statewide pavement management report that shows Taxiway Bravo as having a pavement condition index (PCI) of 34, with 0 being the worst condition, to 100 being the best condition. A PCI of 85 to 100 normally requires only preventative maintenance. A PCI of 55 to 70 requires major rehabilitation. The project is also subject to the Airport Master Plan Update and Environmental Assessment review and permitting which may identify the project to include realigning, reconstructing, shifting and extending the taxiway.

The project increased in scope in 2021 due to the results of the airport master plan and the length of pavement to be removed from 1,600ft x 50ft to be replaced by relocated pavement of 4,500ft x 50ft.

FINANCIAL IMPACT: This project is time sensitive and is being requested out of the Capital Improvement Project cycle to take advantage of grant opportunities discovered in September, that if not used, will expire in the Federal Fiscal Year 2027. Ninety-five percent (95%) of this project's cost is expected to be covered with grant funding from the Federal Aviation Administration (90%) and the Massachusetts Department of Transportation (5%). The local share of $73,500 will be provided from the airport enterprise fund's reserves which were last certified at $19,502,421. Any reimbursements from Federal and State Grants will replenish the reserves used for this appropriation.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF ASSISTANCE: Michael Nelson, Airport Manager

B. NEW BUSINESS (Refer to a Public Hearing 12/03/2026)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-058
INTRO: 11/19/2026

2027-058 APPROPRIATION ORDER IN THE AMOUNT OF $475,000 FOR THE PURPOSE OF FUNDING THE PURCHASE OF SNOW REMOVAL EQUIPMENT AT THE CAPE COD GATEWAY AIRPORT

ORDERED: That the amount of **$475,000** be appropriated from the Airport Enterprise Fund Reserves for the purpose of funding the purchase of snow removal equipment at the Cape Cod Gateway Airport, and further that the appropriation and loan order authorized under Town Council Order 2023-122 be rescinded.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

_____ _____

____Read Item
____Motion to Open Public Hearing
____Rationale
____Public Hearing
____Close Public Hearing
____Council Discussion
____Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-058
INTRO: 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Michael Nelson, Airport Manager
DATE: November 19, 2026
SUBJECT: Appropriation Order in the amount of **$475,000** for the purpose of funding the purchase of snow removal equipment at the Cape Cod Gateway Airport.

BACKGROUND: Cape Cod Gateway Airport (HYA) is requesting Appropriation Order in the amount of $475,000 for the purpose of funding the purchase of the Snow Removal Equipment (SRE) 10-wheeler. Due to a delay in purchasing the equipment, the estimated cost has risen from $383,000 to $475,000.

ANALYSIS: SRE must be maintained regularly and when certain FAA approved equipment is eligible for replacement with FAA grant assistance, SRE vehicles and equipment must be evaluated and replaced as necessary. This project is to replace SRE Equipment 10-wheeler - Airport #47 (Sterling Carrier Vehicle with plow and sander circa 2006). The "Replace SRE Equipment 10-WHEELER – Airport #47" was never acted upon. The original Replace SRE Equipment 10-WHEELER – Airport #47 project appropriation was approved at the Town Council meeting on May 4, 2023 (Town Council Item No. 2023-122). That order is being rescinded due to the increase in cost and replaced with this request.

FINANCIAL IMPACT: Ninety-five percent (95%) of this total project's cost is expected to be covered with grant funding from the Federal Aviation Administration (90%) and the Massachusetts Department of Transportation (5%). The local share of $23,750 will be provided from the airport enterprise fund's reserves which were last certified at $19,502,421. Any reimbursements from Federal and State Grants will replenish the reserves used for this appropriation.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF ASSISTANCE: Michael Nelson, Airport Manager

B. NEW BUSINESS (Refer to a Public Hearing 12/03/2026)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-059
INTRO: 11/19/2026

2027-059 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF $1,000,000 FOR THE PURPOSE OF FINANCING SEWER CONNECTIONS

ORDERED: That the amount of **$1,000,000** be appropriated for the purpose of financing sewer connection costs for private property owners pursuant to § 184-9.7 of the Town Code, including the payment of costs incidental or related thereto; and that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **$1,000,000** under and pursuant to M.G.L. c. 44, § 7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes, and that betterments will be assessed for the associated sewer connections financed by the Town of Barnstable.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

_____ _____

____Read Item
____Motion to Open Public Hearing
____Rationale
____Public Hearing
____Close Public Hearing
____Council Discussion
____Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-059
INTRO: 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
DATE: November 19, 2026
SUBJECT: Appropriation and Loan Order in the amount of **$1,000,000** for the purpose of financing sewer connections for private property owners

BACKGROUND: The Town has been approached by a commercial property owner seeking the opportunity to potentially finance their sewer connection cost with the Town. As part of the development of the Town's sewer assessment ordinance, the Town Council at that time requested that the town include a provision offering property owners the option to finance their sewer connection costs by entering into an agreement with the Town under which the Town will pay the connection costs upon completion and then finance and assess 100% of the costs plus interest back to the property owner as an additional and separate sewer assessment. This provision is included under §184-9.7 of the Town's ordinance. This option may reduce the borrowing costs for a private property owner who otherwise may need to seek private financing for their connection cost.

ANALYSIS: Sewer connection costs are the financial responsibility of a property owner. Every property owner is responsible for determining how they will finance the cost. The county's AquiFund program was created to offer betterment loans to eligible property owners. New sewer connections are eligible for 0% and 2% loans. Sewer connections for rental and seasonal properties are eligible for 4% and 5% loans. Betterment loans are only available to residential properties. Commercial properties are not eligible for the county's program. The Town has been directing residential property owners to this program for financing their sewer connection costs as it is their best option. Financing through the Town would cost more.

To finance sewer connections, the town will need to conduct a borrowing to create the capital necessary to pay for sewer connections. This would be done with the issuance of a General Obligation Bond. Since the bond proceeds would be used to finance a private activity (the sewer connection), it would be considered a taxable bond which carries a higher interest rate than a tax-exempt bond. Current estimates on the rate the town would pay on a taxable bond are more than 5%. In accordance with the Town's ordinance, an additional 2% over the town's borrowing rate would be added to the interest rate applied to a sewer connection betterment financed through the Town.

FINANCIAL IMPACT: When the town issues a General Obligation Bond it pledges its property tax revenue for the repayment of the bond. This keeps interest rates as low as possible. In this case, betterments would be assessed to property owners who finance their sewer connection cost with the town and the revenue received annually would be used to make the annual loan payment on the bond. The annual loan payment on the bond will be included in future operating budgets. This is similar to the way the town finances private road improvements and assesses the cost of the improvements back to property abutters. The risk for the town in either situation is that if the property owners do not make their property tax payments which include the betterment assessment, the town still needs to make annual loan payment on the bond.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation and loan order.

STAFF ASSISTANCE: Mark A. Milne, Director of Finance

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-060
INTRO: 11/19/2026

2027-060 RESOLVE SELECTING DECEMBER 16, 2026 FOR A SPECIAL TOWN COUNCIL MEETING/OPEN MEETING OF THE VOTERS

RESOLVED: That the Town Council does hereby select December 16, 2026 as the date for a Special Town Council Meeting/Open Meeting of the Voters, which was requested in accordance with Section 8-9 of the Town Charter by petition of the voters received by the Town Clerk on October 1, 2026, and does hereby delegate to the Town Council President the authority to designate a moderator to preside over and regulate the proceedings of said meeting.

SPONSOR: Craig A. Tamash, Town Council President, Precinct 4

DATE ACTION TAKEN

_____ _____

_____ _____

____Read Item
____Rationale
____Council Discussion
____Vote

BARNSTABLE TOWN COUNCIL

SUMMARY

ITEM# 2027-060
INTRO: 11/19/2026

TO: Town Council
FROM: Town Council President Craig A. Tamash
DATE: November 19, 2026
SUBJECT: Resolve selecting December 16, 2026 for an Open Meeting of the Voters

RATIONALE: Section 8-9 of the Town Charter provides that the Town Council shall call a meeting of the voters upon the request in writing of three hundred voters setting forth the specific purposes of the meeting. Section 8-9 further provides that the President of the Council shall cause the attendance of town officials and employees necessary to respond to the issues and concerns raised by the petitioners.

On October 1, 2026, the Town Clerk received a petition requesting an Open Meeting of the Voters to discuss the topics listed in said petition, a copy of which is attached. The Town Clerk has certified the required number of signatures.

This item seeks a vote of the Council to select a date for the Open Meeting of the Voters.

FISCAL IMPACT: An audio technician and audio equipment will be needed for the meeting at an estimated cost of $5,000. Funding for those costs are the subject of a separate appropriation request (Order 2027-055), which is before the Council for consideration at the November 19, 2026 Town Council meeting.

STAFF SUPPORT: Karen L. Nober, Town Attorney

The Commonwealth of Massachusetts

DATE and TIME this paper received by Registrars.

2026 OCT 1 PM 12:40

BARNSTABLE TOWN CLERK

PETITION

TOWN OF BARNSTABLE

SUBJECT OR SUBJECTS REQUESTED
(To be filled in by petitioners. If space is insufficient, attach additional page of description to each petition form before signatures are gathered.)

Pursuant to Section 8-9 of the Barnstable Town Charter, we, the undersigned citizens of the Town of Barnstable, including Main Street Hyannis merchants and Barnstable residents, petition the Barnstable Town Council to convene an Open Meeting of the Voters at the earliest opportunity to review the Town's plan to convert Main Street and South Street in Hyannis from one-way to two-way traffic, consider alternatives, and recommend changes to the Town Council. We further request that the Town suspend implementation of the proposed conversion until this meeting has been held and the Town Council has considered its recommendations.

We request an in-person meeting, with remote participation if feasible, and the attendance of Town Council members, the Town Manager, the directors of Planning & Development and Public Works, and other appropriate Town personnel. The purposes of the meeting shall include:

1. Discussing whether to suspend, modify, or reconsider the proposed two-way conversion of Main Street and South Street. 2. Reviewing alternatives, including improvements to the existing one-way street system, and comparing their benefits and drawbacks with the proposed two-way conversion. 3. Providing residents and Main Street Hyannis merchants an opportunity to review the traffic studies, supporting data, and assumptions underlying the proposed conversion and to question Town officials about access, parking, deliveries, pedestrian safety, peak summer congestion, and the proposed Rotary redesign. 4. Developing recommendations for the Town Council's consideration before implementation proceeds. 5. We request that relevant traffic studies and supporting materials be made publicly available sufficiently in advance of the meeting to allow meaningful review.

B. NEW BUSINESS (Refer to a Public Hearing on 12/03/2026)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-061
INTRO: 11/19/2026

2027-061 ALLOCATION OF TAX LEVY FISCAL YEAR 2027 – MINIMUM RESIDENTIAL FACTOR

RESOLVED: That the Town Council of the Town of Barnstable, in accordance with Massachusetts General Laws Chapter 40, Section 56, hereby adopts a Minimum Residential Factor of 1 (one) for Fiscal Year 2027.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

____ Read Item
____ Motion to Open Public Hearing
____ Rationale
____ Public Hearing
____ Close Public Hearing
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-061
INTRO: 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Mark A. Milne, Finance Director
DATE: November 19, 2026
SUBJECT: Allocation of Tax Levy Fiscal Year 2027 – Minimum Residential Factor

BACKGROUND: Under Massachusetts General Laws, c. 40, § 56, the Town Council is annually charged with determining the Allocation of Local Property Taxes by the adoption of a Minimum Residential Factor. This tax levy-shifting tool will not change the overall amount of the tax levy to be raised in Fiscal Year 2027; rather it allows the town to shift a portion of the tax levy between classes of property. The residential factor, commonly referred to as the "Split Tax Rate", allows the Town Council to create separate tax rates; one for residential property owners and a separate one for commercial, industrial, and personal property (CIP) owners. Under a Residential Factor of 1, all property owners would pay taxes at the same rate per $1,000 of valuation. For Fiscal Year 2027 the single tax rate is $5.88 (tax levy of $161,252,459 divided by total valuation of $27,419,830,323 x $1,000). The maximum permissible shift would increase the CIP tax rate by 150%, which would result in a CIP tax rate of $8.82. At this point, the Minimum Residential Factor would be set to 0.9431. The Town Council has adopted a Residential Factor of 1 since 2007.

ANALYSIS: The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law (M.G.L. c. 58, § 1A). Residential taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy.

FISCAL IMPACT: Every 5% shift would result in about $824,000 being shifted from the Residential class to the CIP classes: with a tax rate reduction of $0.03 to $0.04 in the residential rate and an increase of about $0.30 in the CIP tax rate. The tax rates and tax levies for each class of property are illustrated in the table below using 5% shifts. At a shift of 1.5 the Minimum Residential Factor would be 0.9431.

		Levy Amounts					Esimated Tax Rates			
CIP Shift	Res Factor	Residential	Commercial	Industrial	Personal	Total	Residential	Commercial	Industrial	Personal
1.0000	1.0000	144,775,483	11,995,120	681,675	3,800,182	161,252,459	5.88	5.88	5.88	5.88
1.0500	0.9943	143,951,634	12,594,876	715,758	3,990,191	161,252,459	5.85	6.17	6.17	6.17
1.1000	0.9886	143,127,785	13,194,632	749,842	4,180,200	161,252,459	5.81	6.47	6.47	6.47
1.1500	0.9829	142,303,936	13,794,388	783,926	4,370,209	161,252,459	5.78	6.76	6.76	6.76
1.2000	0.9772	141,480,087	14,394,144	818,009	4,560,218	161,252,459	5.75	7.06	7.06	7.06
1.2500	0.9715	140,656,239	14,993,900	852,093	4,750,227	161,252,459	5.71	7.35	7.35	7.35
1.3000	0.9659	139,832,390	15,593,656	886,177	4,940,236	161,252,459	5.68	7.65	7.65	7.65
1.3500	0.9602	139,008,541	16,193,412	920,261	5,130,246	161,252,459	5.65	7.94	7.94	7.94
1.4000	0.9545	138,184,692	16,793,168	954,344	5,320,255	161,252,459	5.61	8.23	8.23	8.23
1.4500	0.9488	137,360,843	17,392,924	988,428	5,510,264	161,252,459	5.58	8.53	8.53	8.53
1.5000	0.9431	136,536,994	17,992,680	1,022,512	5,700,273	161,252,459	5.55	8.82	8.82	8.82

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends Council consideration of this item.

STAFF ASSISTANCE: Mark A. Milne, Finance Director

B. NEW BUSINESS (First Reading) (Refer to Second Reading 12/3/2026)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-062
INTRO: 11/19/2026

2027-062 ALLOCATION OF TAX LEVY FISCAL YEAR 2027 – RESIDENTIAL EXEMPTION

RESOLVED: That the Town Council hereby adopts a Residential Exemption of thirty percent (30%) for Fiscal Year 2027.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-062
INTRO: 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Mark A. Milne, Finance Director
DATE: November 10, 2026
SUBJECT: Allocation of Tax Levy Fiscal Year 2027 – Residential Exemption

BACKGROUND: Under Massachusetts General Laws, Chapter 59, Section 5C, the Town Council may adopt a Residential Exemption as part of determining the allocation of the tax levy between residential property owners. This option will not change the overall amount of property taxes raised through the residential class of property. It allows communities to shift a portion of the residential property tax levy between residential property owners based on statutory criteria. The maximum exemption allowed is 35 percent of the average assessed value of all Class One (Residential) parcels. This exemption would be applied to all residential parcels which are qualified by the Town Assessor as the principal residence of the taxpayer. Principal residence is a taxpayer's domicile, that is, the taxpayer's fixed place of habitation, permanent home, and legal residence, as used for federal and state income tax purposes. This option shifts property taxes between residential taxpayers and does not affect the Commercial, Industrial and Personal Property class of taxpayers.

ANALYSIS: The exemption is calculated on the average residential parcel value, which is $956,821 in Fiscal Year 2027. Using a 30% exemption (amount voted in FY26) the value of the exemption in FY27 would be $287,046. The assessed property value is then reduced by the value of the exemption before the tax rate is applied to determine the tax bill amount. Since the exemption at this level removes $2,846,922,228 in taxable residential property value, and the residential tax levy stays the same, the tax rate for this class of property increases. The lower the property value the greater the tax savings for a qualifying property. All non-qualifying properties pay more. This is illustrated in the table below.

					Qualifying Property				
Assessed Value	Exemption Value at 30%	Taxable Value	Tax Rate no Exemption	Tax Rate 30% Exemption	Tax Bill No Exemption	Tax Bill 30% Exemption	Savings (Cost)	Tax Bill Non-Qualifying Property	Additional Tax
$500,000	$287,046	$212,954	$5.88	$6.65	$2,940	$1,416	$1,524	$3,325	$385
$750,000	$287,046	$462,954	$5.88	$6.65	$4,410	$3,079	$1,331	$4,988	$578
$1,000,000	$287,046	$712,954	$5.88	$6.65	$5,880	$4,741	$1,139	$6,650	$770
$1,250,000	$287,046	$962,954	$5.88	$6.65	$7,350	$6,404	$946	$8,313	$963
$1,500,000	$287,046	$1,212,954	$5.88	$6.65	$8,820	$8,066	$754	$9,975	$1,155
$1,750,000	$287,046	$1,462,954	$5.88	$6.65	$10,290	$9,729	$561	$11,638	$1,348
$2,000,000	$287,046	$1,712,954	$5.88	$6.65	$11,760	$11,391	$369	$13,300	$1,540
$2,250,000	$287,046	$1,962,954	$5.88	$6.65	$13,230	$13,054	$176	$14,963	$1,733
$2,500,000	$287,046	$2,212,954	$5.88	$6.65	$14,700	$14,716	($16)	$16,625	$1,925
$2,750,000	$287,046	$2,462,954	$5.88	$6.65	$16,170	$16,379	($209)	$18,288	$2,118

If the Residential Exemption were to be increased the table below illustrates the annual additional tax savings and cost for qualifying and non-qualifying properties.

Residential Exemption Percentage		30%	31%	32%	33%	34%	35%
Residential Tax Rate		$ 6.65	$ 6.68	$ 6.71	$ 6.74	$ 6.77	$ 6.80
	Assessed Value	Tax Bill - Qualifying Property					
	$500,000	$ 1,416	$ 1,358	$ 1,300	$ 1,241	$ 1,182	$ 1,122
	$682,500	$ 2,630	$ 2,577	$ 2,525	$ 2,471	$ 2,417	$ 2,363
	$1,000,000	$ 4,741	$ 4,698	$ 4,654	$ 4,611	$ 4,566	$ 4,522
	$1,500,000	$ 8,066	$ 8,038	$ 8,009	$ 7,980	$ 7,950	$ 7,921
	$2,000,000	$ 11,391	$ 11,377	$ 11,363	$ 11,349	$ 11,334	$ 11,320
	$2,482,157	$ 14,597	$ 14,597	$ 14,597	$ 14,597	$ 14,597	$ 14,597
	$3,000,000	$ 18,041	$ 18,056	$ 18,071	$ 18,087	$ 18,102	$ 18,118
	$3,500,000	$ 21,366	$ 21,396	$ 21,426	$ 21,456	$ 21,486	$ 21,517
	$4,000,000	$ 24,691	$ 24,735	$ 24,780	$ 24,825	$ 24,870	$ 24,916
	Assessed Value	Tax Bill - Non- Qualifying Property					
	$500,000	$ 3,325	$ 3,340	$ 3,354	$ 3,369	$ 3,384	$ 3,399
	$682,500	$ 4,539	$ 4,558	$ 4,579	$ 4,599	$ 4,619	$ 4,640
	$1,000,000	$ 6,650	$ 6,679	$ 6,708	$ 6,738	$ 6,768	$ 6,798
	$1,500,000	$ 9,975	$ 10,019	$ 10,063	$ 10,107	$ 10,152	$ 10,197
	$2,000,000	$ 13,300	$ 13,358	$ 13,417	$ 13,476	$ 13,536	$ 13,596
	$2,482,157	$ 16,506	$ 16,579	$ 16,652	$ 16,725	$ 16,799	$ 16,874
	$3,000,000	$ 19,950	$ 20,037	$ 20,125	$ 20,214	$ 20,304	$ 20,394
	$3,500,000	$ 23,275	$ 23,377	$ 23,480	$ 23,583	$ 23,688	$ 23,794
	$4,000,000	$ 26,600	$ 26,716	$ 26,834	$ 26,952	$ 27,072	$ 27,193

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends Council consideration of this item.

B. NEW BUSINESS (First Reading) (Refer to Second Reading 12/3/2026)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-063
INTRO: 11/19/2026

2027-063 ALLOCATION OF TAX LEVY FISCAL YEAR 2027 – SMALL COMMERCIAL EXEMPTION

RESOLVED: That the Town Council hereby adopts a Small Commercial Exemption of ten percent (10%) for Fiscal Year 2027.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-063
INTRO: 11/19/2026

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Mark A. Milne, Finance Director
DATE: November 19, 2026
SUBJECT: Allocation of Tax Levy Fiscal Year 2027 – Small Commercial Exemption

BACKGROUND: Under Massachusetts General Laws, Chapter 59, Section 51, the Town Council may adopt an exemption of any percentage up to 10 that may be applied to Class Three, Commercial, parcels that are (1) occupied as of January 1, 2026 by a business with an average annual employment of no more than ten during calendar year 2024 and (2) have a valuation of less than one million dollars.

Businesses certified by the Director of the Department of Workforce Development as having had an average annual employment of ten or fewer people at all locations during calendar year 2024 qualify for the exemption. The assessors must rely exclusively on the Director's certification in determining whether a business qualifies for the exemption.

The Director will provide the assessors with a list of businesses that met the employment criterion for calendar year 2024 by July 1, 2026. The list of eligible businesses is not a public record. It may be used by the assessors and their staff only to administer the small commercial exemption. If any of the assessors or their staff uses the list for other purposes or discloses any of the listed businesses to people outside the assessors' office, they may be fined one hundred dollars.

The commercial parcel does not have to be owned by the occupying business or any other eligible business. If a parcel has multiple commercial occupants or tenants, all occupants must be eligible businesses. If a parcel is multiple use, such as a residential and commercial property, all occupants of the commercial portion must be eligible businesses. The parcel must have a valuation of less than one million dollars before the application of any small commercial exemption. The exemption applies to a specific parcel occupied by an eligible business, not to the eligible business itself. Therefore, if any particular eligible business occupies more than one parcel, each under one million dollars in value, each parcel would qualify for the exemption.

ANALYSIS: Based on the list of businesses provided by the Director of the Department of Workforce Development and a review of the property values where the businesses reside, the Assessor has identified 246 eligible business and parcels with a total valuation of $123,483,600. Exempting this amount of value from the commercial and industrial classes raises the commercial and industrial tax rate from $5.88 to $5.91. The personal property class is not impacted. The tax bill impact at various assessment levels are illustrated on the following table.

Assessed Value	Tax Rate No Exemption	Tax Rate 10% Exemption	Tax Bill No Exemption	Tax Bill 10% Exemption	Savings (Cost)
$250,000	$5.88	$5.91	$1,470	$1,330	$140
$500,000	$5.88	$5.91	$2,940	$2,660	$281
$750,000	$5.88	$5.91	$4,410	$3,989	$421
$900,000	$5.88	$5.91	$5,292	$4,787	$505
$1,000,000	$5.88	$5.91	$5,880	$5,910	($30)
$3,000,000	$5.88	$5.91	$17,640	$17,730	($90)
$5,000,000	$5.88	$5.91	$29,400	$29,550	($150)
$7,000,000	$5.88	$5.91	$41,160	$41,370	($210)
$9,000,000	$5.88	$5.91	$52,920	$53,190	($270)

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends Council consideration of this item.