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
December 3, 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 December 3, 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/86769660299 Meeting ID: 867 6966 0299
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 19, 2026**

8. DELEGATION OF OPEN MEETING LAW COMPLAINT

Proposed Vote: To delegate to the Town Attorney responsibility for responding to the Open Meeting Law complaint submitted to the Town Council President and Town Clerk by Maria and Greg Gerdy on November 23, 2026.

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

- **Update from Rene King, Chair, Recreation Commission**

10. REFERRAL TO COMMITTEE

Proposed vote:

That the Town Council does hereby direct, through the Town Manager, that staff prepare a draft zoning amendment that would allow Marijuana Establishments, as defined by Chapter 94G of the General Laws, in certain zoning districts of the Town and submit said draft to the standing Town Council Zoning and Regulatory Committee for its consideration and recommendation to the Town Council.

EXECUTIVE SESSION

The Town Council will enter executive session pursuant to G.L. c. 30A, sec. 21(a)(3) to discuss strategy with respect to litigation since a discussion in open session may have a detrimental effect on the litigating position of the Town and Town Council. Specifically, the Council will discuss litigation strategy with respect to Park City Wind LLC's (PCW) failure to make payments to the Town required under the 2024 Side Agreement between PCW and the Town.

The Town Council will also enter executive session pursuant to G.L. c. 30A, sec. 21(a)(6) to consider the purchase, exchange, lease or value of real property since a discussion in open session may have a detrimental effect on the negotiating position of the Town and Town Council. Specifically, the Council will consider Park City Wind's request to negotiate with the Town an extension of the two easements granted by the Town in June 2024 to allow the project cables to be installed under Craigville Beach and certain Town roads to reach the project's proposed substation, which easements will terminate on December 15, 2026, if project construction has not commenced as of that date.

PUBLIC SESSION

11. ORDERS OF THE DAY

A. Old Business
B. New Business

12. TOWN COUNCIL NOMINATIONS OF 2027 OFFICERS

- **President**
- **Vice President**

Potential Vote:

To suspend Rule 1 of the Town Council Rules of Procedure to move the Town Council organizational meeting to January 7, 2027, to allow the nominations of a President and Vice President to be made at the January 7, 2027 Town Council meeting, with elections of said officers to take place at the January 28, 2027 Town Council meeting.

13. ADJOURNMENT

NEXT REGULAR MEETING: December 17, 2026

ITEM NO.	INDEX TITLE	PAGE

A. OLD BUSINESS

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 the Taxiway Bravo project at the Cape Cod Gateway Airport **(Public Hearing) (Roll Call Majority Vote Full Council)** 5-6

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 **(Public Hearing) (Roll Call Majority Vote Full Council)** 7-8

2027-059 Appropriation and Loan Order in the amount of **$1,000,000** for the purpose of financing sewer connections for private property owners **(Public Hearing) (Roll Call 2/3 Full Council)** 9-10

2027-061 Allocation of Tax Levy Fiscal Year 2027 – Minimum Residential Factor **(Public Hearing) (Majority Vote)** 11-12

2027-062 Allocation of Tax Levy Fiscal Year 2027 – Residential Exemption **(May be acted upon) (Majority Vote)** 13-15

2027-063 Allocation of Tax Levy Fiscal Year 2027 – Small Commercial Exemption **(May be acted upon) (Majority Vote)** 16-18

2027-065 Appointments to a Board/Committee/Commission: **Elderly & Disabled Taxation:** Jeanne O'Connor as a regular member to a term expiring 06/30/2028; **Mid Cape Cultural Council:** Robert Livingston as a regular member to a term expiring 6/30/2029; **Infrastructure and Energy Committee:** Franklin Haskell as a regular member to a term expiring 6/30/2028 **(May be acted upon) (Majority Vote)** 19

B. NEW BUSINESS

2027-067 Authorization to contract for and expend a Fiscal Year 2027 Housing Choice Grant from the Commonwealth of Massachusetts, Executive Office of Housing and Livable Communities in the amount of **$140,000** for the purpose of funding an Independence Park Master Plan **(May be acted upon) (Majority Vote)** 20-21

2027-068 Appointments to a Board/Committee/Commission: **Comprehensive Financial Advisory Committee:** Kate Sharry, as a regular member to a term expiring 06/30/2029; **Council on Aging:** Natalie Peters, as an associate member to a term expiring 06/30/2029; Larry Morin, from an associate position to a full member position to a term expiring 06/30/2029; **Zoning Board of Appeals:** Larry Hurwitz, from an associate position to a full member position to a term expiring 06/30/2029 **(First Reading) (Refer to Second Reading 12/17/2026)** 22

2027-069 Resolve to approve the appointment of James O'Neill as the Director of Assessing for the Town of Barnstable **(May be acted upon) (Majority Vote)** 23-24

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 (Public Hearing) (Roll Call Majority Full Council)

BARNSTABLE TOWN COUNCIL

ITEM#2027-057
INTRO: 11/19/2026, 12/3/2026

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
11/19/2026	Refer to Public Hearing 12/3/2026

_____ _____

____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, 12/3/2026

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

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-058
INTRO: 11/19/2026, 12/3/2026

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
11/19/2026	Refer to Public Hearing 12/3/2026
_____	_____

____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, 12/3/2026

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

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-059
INTRO: 11/19/2026, 12/3/2026

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
11/19/2026	Refer to Public Hearing 12/3/2026
_____	_____

____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, 12/3/2026

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

A. OLD BUSINESS (Public Hearing) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2027-061
INTRO: 11/19/2026, 12/3/2026

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
11/19/2026	Refer to Public Hearing 12/3/2026
_____	_____

____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, 12/3/2026

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

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-062
INTRO: 11/19/2026, 12/3/2026

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
11/19/2026	Refer to Second Reading 12/3/2026
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-062
INTRO: 11/19/2026, 12/3/2026

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.

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-063
INTRO: 11/19/2026, 12/3/2026

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
11/19/2026	Refer to Second Reading 12/3/2026
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-063
INTRO: 11/19/2026, 12/3/2026

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.

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-065
INTRO: 11/19/2026, 12/3/2026

2027-065 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Elderly & Disabled Taxation:** Jeanne O'Connor as a regular member to a term expiring 06/30/2028; **Mid Cape Cultural Council:** Robert Livingston as a regular member to a term expiring 6/30/2029; **Infrastructure and Energy Committee:** Franklin Haskell as a regular member to a term expiring 6/30/2028

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

DATE	ACTION TAKEN
11/19/2026	Refer to Second Reading 12/3/2026
_____	_____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-067
INTRO: 12/03/2026

2027-067 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2027 HOUSING CHOICE GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES IN THE AMOUNT OF $140,000 FOR THE PURPOSE OF FUNDING AN INDEPENDENCE PARK MASTER PLAN

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2027 Housing Choice grant in the amount of **$140,000** from the Commonwealth of Massachusetts, Executive Office of Housing and Livable Communities to fund an Independence Park Master Plan.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

_____ _____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-067
INTRO: 12/3/2026

SUMMARY

TO: Town Council
FROM: Jim Kupfer, Director of Planning and Development
THROUGH: Mark S. Ells, Town Manager
DATE: December 3, 2026
SUBJECT: Authorization to contract for and expend a Fiscal Year 2027 Housing Choice Grant from the Commonwealth of Massachusetts, Executive Office of Housing and Livable Communities in the amount of **$140,000** for the purpose of funding an Independence Park Master Plan

BACKGROUND: The Commonwealth of Massachusetts Executive Office of Housing and Livable Communities Housing Choice grant program is a Community One Stop grant program that provides designated Housing Choice Communities funding to meet community planning needs.

ANALYSIS: The Town of Barnstable was awarded a grant in the amount of $140,000.00 from the Commonwealth's Housing Choice grant program. The grant funding will be used to develop a Master Plan study of Independence Park with stakeholder engagement and land use recommendations for transportation, economic development and open space needs.

FINANCIAL IMPACT: This is a reimbursable grant. The Town must expend the funds first and submit for reimbursement from the state. No funding match is required.

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

STAFF ASSISTANCE: Jim Kupfer, Director of Planning & Development; Kyle Pedicini Assistant Director, Planning and Development; and Alice Marcus Krieg, Open Space/Grants Coordinator, Planning and Development

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-068
INTRO: 11/19/2026, 12/3/2026

2027-068 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION

RESOLVED: That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Comprehensive Financial Advisory Committee:** Kate Sharry, as a regular member to a term expiring **06/30/2029; Council on Aging:** Natalie Peters, as an associate member to a term expiring 06/30/2029; Larry Morin, from an associate position to a full member position to a term expiring 06/30/2029; **Zoning Board of Appeals:** Larry Hurwitz, from an associate position to a full member position to a term expiring 06/30/2029

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

DATE ACTION TAKEN

_____ _____

_____ _____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

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

BARNSTABLE TOWN COUNCIL

ITEM# 2027-069
INTRO: 12/3/2026

2027-069 RESOLVE TO APPROVE THE APPOINTMENT OF JAMES O'NEILL AS THE DIRECTOR OF ASSESSING FOR THE TOWN OF BARNSTABLE

RESOLVED: That the Town Council hereby approves the appointment by the Town Manager of James O'Neill as the Director of Assessing.

SPONSOR: Mark S. Ells, Town Manager

DATE ACTION TAKEN

_____ _____

_____ _____

____ Read Item
____ Rationale
____ Council Discussion
____ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2027-069
INTRO: 12/3/2026

SUMMARY

TO: Town Council
FROM: Mark Ells, Town Manager
THROUGH: Mark Milne, Director of Finance
DATE: December 3, 2026
SUBJECT: Resolve to approve the appointment of James O'Neill as the Director of Assessing for the Town of Barnstable

BACKGROUND: An interview team comprised of the Assistant Director of Finance, Deputy Human Resources Director, Director of Planning and Development and Building Commissioner conducted the interviews. Mr. O'Neill was unanimously recommended for the position by the interview team and after consultation with the Chair of the Board of Assessors.

ANALYSIS: Mr. O'Neill brings several years of municipal government experience, including service in the Town of Barnstable's Assessing Division and his current position as Assistant Assessor for the Town of Falmouth. His experience includes residential and commercial property valuation, exemptions, abatements, assessment administration, and taxpayer assistance. He also currently serves on the Town of Barnstable Board of Assessors, providing additional familiarity with the Town's assessing operations and procedures.

Mr. O'Neill has demonstrated a commitment to professional development through completion of the MMA-Suffolk Certificate in Local Government Leadership and Management and additional municipal leadership training. He possesses a Bachelor of Science degree in Geography from Bridgewater State College and has extensive experience with municipal assessing software and financial systems. His prior service with the Town provides valuable institutional knowledge and established working relationships across departments.

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

STAFF SUPPORT: Mark Milne, Director of Finance