



Town Council Meeting
June 26, 2025

A quorum being duly present, President Craig Tamash called the June 26, 2025, Town Council meeting to order at 6:00 P.M.

An announcement was made by President Tamash regarding the meeting being televised live and questioning if anyone was actively taping the session to please make their presence known. This session is recorded and broadcast on Channel 8 or Channel 1072.

PRESENT: Charles Bloom, Seth Burdick, Kristine Clark, John Crow, Betty Ludtke, Jeffrey Mendes, Paula Schnepf, Craig Tamash, Kristin Terkelsen
ZOOM: Felicia Penn, Gordon Starr **ABSENT:** Matthew Levesque, Paul Neary

Councilor Ludtke introduced and welcomed, veteran Tom Furey to lead the pledge of allegiance followed by President Tamash and Councilor Schnepf with a moment of silence in the memory of Rick Presbrey.

PUBLIC COMMENT:

Jane Ward spoke about the out of control sweeps of arresting immigrants, from a humanitarian perspective, we are all immigrants. We have 65,000 immigrants in the armed forces. This type of immigration sweep is a direct assault on our economy.

Eric Schwaab the zoning changes are ruining our town; how much destruction do you expect this village to endure. Take some action to slow down the destruction of Hyannis. Soften the edges, listen to the recommendations and take some action tonight.

Larry Morin spoke about public comment, the three-minute rule has its issues, debate being prohibited. If there are differences of opinion there should be a debate. The Charter states the purpose is for the benefit of the citizens, airing their concerns.

Nancy Ayotte is in support of the immigrant community and our immigrant workers. Restaurants don't have enough workers, there are help wanted signs everywhere. Please use your voice, we need the immigrant workers.

Carol Young-Kleinfeld understands that Barnstable is one of the only communities on Cape Cod that has not made a resolution to endorse the civil rights and due process for the safety of all workers living in Barnstable. She urged the Councilors to do so.

Lori Crawley regarding the development at 32 Pleasant Hill Lane, read a document that she had shared with the Conservation Commission to do a thorough review. She is concerned about the amount of development happening around Stewart's Creek.

Jeffrey DaLuz spoke about the development in Hyannis; specifically on Pleasant Hill Lane, two four story buildings are proposed to be built. Let's change the zoning laws and let commercial buildings be in the middle of the residential area. There will be no trees left; it will be a huge parking lot. Quality of life goes down.

Maria DaLuz spoke about the area that is proposed to be developed, contrary to belief, there is a pond she lives there. How would you feel if she camps in your backyard, you probably

wouldn't like that. We could make a lot of noise and commotion to make you feel uncomfortable.

Juliette Farrell spoke about immigration first, the people who hid Anne Frank broke the law, the people who turned her in, were following the law. The current state of immigration, we all need to do what is morally right. Stewart's Creek is a sensitive area, the only people who want it are the ones that are making money off it. We don't want it; our watershed doesn't want it; the sewer system doesn't want it.

Lynne Rhodes President of the National Association of Advancement of Colored People (NAACP) spoke about the need for housing. A two-income family of five was trying to rent an apartment and the price was \$5,100 per month. Do we really need more housing?

MaryAnne Barbosa said the matter before us is so important, this was our home, we had to work and take care of our families, we couldn't get on the boards. The people who were vacationers are on the boards and are changing everything. The wetlands are going to be destroyed. All of you on the board now you can make a change. Asking this board to please think we have a right to affordable housing.

Lisa DaLuz offered an invitation to the Council to come to Pleasant Hill Lane, how are you going to decide what not to do, if you don't have an idea of what this area looks like. It is your job as town Councilors of all of us. Come down and see this area, this is serious. Please come down and see it.

Betsy Young read a letter she submitted to the Town Council earlier today about per- and polyfluoroalkyl substances (PFAS). Direct involvement by the Town Council is necessary for adequate resources, control and remediation of the PFAS. Looking forward to continuing communication.

Bob Schulte thank you for scheduling tonight's zoning workshop, to discuss the ad hoc zoning before making its final recommendation. The committee was made up of a variety of people. The impacts and concerns were seriously discussed; seven of the eight members agreed upon the recommendation. Look forward to the discussion tonight and an eventual timeline for the priority items recommended by the ad hoc committee.

Councilor Bloom read three comments submitted directly to him as follows:

- Desiree Filkins (Exhibit A) Painted mural that honored Eugenia Fortes at the Hyannis Youth and Community Center. She wants to support in any way she can.
- Brian Meneses is supporting saving the Eugenia Fortes House in Hyannis (Exhibit B)
- Scott Blazis supports the Eugenia Fortes property and encourages the Council to make sure all rules and regulations were properly followed.

President Tamash stated letters sent to the Council, were shared with all Council members and will be posted on the Council website page, (Sue Hammel, Jen Ratcliffe, GL Hollands)

ZOOM:

No one

Close public comment

COUNCIL RESPONSE TO PUBLIC COMMENT:

(Schnepf) Regarding immigration as a Town Council, giving a statement, give us specific statements that we can respond to; went to the property at 23 Pleasant Hill Lane, would like the

staff to tell us where this development is at this time, so we can pause. (Mendes) long meeting, unless you are a native, we are all immigrants, everyone knows where I stand on building in Hyannis (Ludtke) we all should be doing what is morally right; stand up as a community, I would like to put it on our staff to come up with some language to be strong for our community. The highest concentration of PFAS of standing water is in Hyannis Creek. Regarding the zoning, there is nothing we can do, it is up to the Courts now. (Bloom) Thank you for the comments on PFAS, (Clark) Councilors do get timed on their comments, she has visited the property on 23 Pleasant Hill Lane, the PFAS meeting was videoed and can be accessed. (Terkelsen) Thank you for reminding us of the amount of time we spent on the zoning; we did due diligence. (Crow) Thanked the Daluz family, saw the river running at Pleasant Hill Lane. (Tamash) there is nothing coming before the Council about Pleasant Hill, the appeal has been made to the Conservation Commission.

TOWN MANAGER'S COMMUNICATIONS: (Pre-Recorded) The Town Manager's report has been pre-recorded and is available to the Town Council and the public. The report will be prepared in written form and posted on the Town Manager's website. The Town Manager and staff will be available to answer any questions regarding the report as presented. **(Exhibit D)**

- The Town Council will commence public hearings on the proposed Fiscal Year (FY) 2026 Operating Budget.
- Preliminary tax bills for Fiscal Year 2026 will be mailed out at the end of June.
- With tax title reform, one significant change is the issuance of demand bills. The Town's current demand fee is \$15 and is in line with many other communities.
- Initial payment from 3M Company for the per- and polyfluoroalkyl substances (PFAS) settlement has been received. These funds cannot be expended without appropriation.
- The Recreation Division has processed over twenty thousand Resident Parking Permits to date.
- On Saturday, June 21st, the Town of Barnstable beaches, ponds, and lakes are open for the season and will be operational 7 days a week.
- The quarterly meeting of the Cape & Islands Bridges Coalition was held on June 3, 2025.
- The Affordable Housing Growth and Development Trust Fund Board has a vacancy on the five-member committee.
- Kate Maldonado, Senior Planner, will provide an update on Flow Neutral and the Local Comprehensive Plan.
- Kelly Collopy, Department of Public Works Communications Manager, will provide an update on Water Resources including the Comprehensive Wastewater Management Plan (CWMP)

Discussion:

(Ludtke) The money from 3M should not be for Straightway, we need a process to get the right people involved. We need to do what is morally right. I want us to be active. Going to the website is not going to cut it. (Schnepp) a significant amount of quality work being done, about tax title reform, will the notice of demand be sent to all our residents (Ells) certainly if the Council wants to move forward in a different way for the PFAS, we can do that, we should engage the water board. (Milne) the insert will be going out to only those that have not paid their taxes (Schnepp) does the town have discretion on further action. (Milne) we have a period of time before we take the next step (Schnepp) how arbitrary is that time frame (Milne) within a three-year period if the taxes remain unpaid is the latest we can file a lien. We target at the end of a year (Schnepp) A lot of concern about the property of Pleasant Hill, we understand it is by right

or is there any way we can kill the project (Ells) will work with staff and give the information to Cynthia for the Council.

ACT ON PUBLIC SESSION MINUTES:

Upon a motion duly made and seconded, it was voted to accept the minutes of May 15, 2025, as presented.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

Upon a motion duly made and seconded, it was voted to accept the minutes of June 6, 2025, as presented.

VOTE: PASSES 10 YES, 1 ABSTENTION (BURDICK)

ROLL CALL: BLOOM, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

Jump to 2025-200

2025-200 RESOLVE AUTHORIZING MEACHAM-CRAWFORD SCHOLARSHIP AWARDS TO TOWN OF BARNSTABLE SENIORS FROM THE MEACHEM-CRAWFORD SCHOLARSHIP FUND FOR THE PURPOSE OF THEIR POST-SECONDARY EDUCATION INTRO 06/26/2025
--

Town Manager, Mark S. Ells, gave the rationale

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council does hereby authorize, in accordance with the last will and testament of Edward C. Crawford, four separate \$10,000 scholarship awards from the Meacham-Crawford Fund on behalf of four Town of Barnstable High School students, living in the Town at the time of their graduation, to help defray part of the cost of the tuition for their attendance at an accredited post-secondary educational institution, with each award being paid to such institution by the Town, on behalf of the recipient, as follows:

Paloma Savinon - \$10,000

Jack Bertling - \$10,000

Cole Raposo - \$10,000

Harry Clark - \$10,000

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-168 APPROPRIATION ORDER IN THE AMOUNT OF \$12,264,116 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 DEPARTMENT OF PUBLIC WORKS GENERAL FUND BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025
--

Open public hearing seeing no one, no one on zoom, close public hearing

Mark Milne, Finance Director, gave the rationale

Discussion:

(Ludtke) the salary is very low, (Milne) this is only 6 months full salary is about 100,000.

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$12,264,116** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Department of Public Works General Fund Budget, and to meet such

appropriation, that **\$11,353,069** be raised from current year revenue, that **\$125,000** be provided from the Embarkation Fee Special Revenue Fund, that **\$66,340** be provided from the Bismore Special Revenue Fund, and that **\$719,707** be provided from the General Fund Reserves, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-169 APPROPRIATION ORDER IN THE AMOUNT OF \$4,434,258 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 DEPARTMENT OF PUBLIC WORKS SOLID WASTE ENTERPRISE FUND BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale.

Discussion:

(Schnepp) the transfer station sticker went up again this year, what is the future increase (Santos) we have been offsetting the sticker price with our reserves. If we have cash reserves, we will continue offsetting the sticker price. The unknown is the non-recyclables, today we are paying 145 dollars a ton, we are writing an Request For Proposal (RFP) for the hauling and disposal with hopefully a better rate (Schnepp) has the recyclables market stabilized. (Santos) The only revenue is recycling metal. (Ludtke) has seen something about the recycling program at Joint Base Cape Cod, have we reached out (Santos) We will look into that (Clark) presentation from the County a very ambitious project (Tamash) has seen signs around town for a new trash pickup company.

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$4,434,258** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Department of Public Works Solid Waste Enterprise Fund Budget, and to meet such appropriation that **\$4,007,734** be raised from the Enterprise Fund Revenues, and that **\$426,524** be provided from the Solid Waste Enterprise Fund reserves, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025- 170 APPROPRIATION ORDER IN THE AMOUNT OF \$11,519,790 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 DEPARTMENT OF PUBLIC WORKS WATER POLLUTION CONTROL ENTERPRISE FUND BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$11,519,790** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Department of Public Works Water Pollution Control Enterprise Fund Budget, and to meet such appropriation that **\$5,575,940** be raised from the Enterprise Fund Revenues, and that **\$5,943,850** be provided from the Sewer Construction and Private Road Maintenance and Improvement Special Revenue Fund, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-171 APPROPRIATION ORDER IN THE AMOUNT OF \$9,553,729 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 DEPARTMENT OF PUBLIC WORKS WATER SUPPLY ENTERPRISE FUND BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$9,553,729** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Department of Public Works Water Supply Enterprise Fund Budget, and to meet such appropriation that **\$8,616,229** be raised from the Enterprise Fund Revenues, that **\$900,000** be provided from the Water Stabilization Fund, and that **\$37,500** be provided from the Capital Trust Fund, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-172 APPROPRIATION ORDER IN THE AMOUNT OF \$269,870 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 TOWN COUNCIL BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

President Tamash read a statement to invoke the Rule of Necessity, which allows the Councilors to participate in Item #2025-172, disclosing that all of the Councilors have a financial interest in Item #2025-172.

All the Councilors raised their hands. Rule of Necessity invoked.

Open public hearing seeing no one, no one on zoom, close public hearing

Discussion:

(Ludtke) really appreciate getting together with other towns and the Massachusetts Municipal Leaders (MMA) so many things we have learned, not looking for a salary increase.

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$269,870** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Town Council Budget and to meet such appropriation, that **\$269,870** be raised from current year revenue, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

10 minute break

2025-173 APPROPRIATION ORDER IN THE AMOUNT OF \$1,400,109 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 TOWN MANAGER BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing

Mark Milne, Finance Director, gave the rationale

Discussion:

(Schepp) translation services decrease is this reduction due to Artificial Intelligence (AI) (Ells) We haven't had to spend what we originally estimated, so we reduce that line item. (Ludtke) Why does the safety officer move to the Human Resources (HR) office (Ells) started with COVID and moved it to the Town Manager's office, it is town-wide, so it works very well with the HR department.

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$1,400,109** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Town Manager Budget and to meet such appropriation, that **\$1,363,032** be raised from current year revenues, and that **\$37,077** be provided from the General Fund Reserves, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-174 APPROPRIATION ORDER IN THE AMOUNT OF \$981,237 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 PUBLIC, EDUCATION & GOVERNMENT (PEG) ACCESS CHANNELS ENTERPRISE FUND BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Discussion:

(Terkelsen) Thanked the department for all you do (Tamash) second to none, great job (Poyant) shout out to my team (Clark) we have a prolific set of videos available.

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$981,237** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Public, Education & Government (PEG) Access Channels Enterprise Fund budget, and to meet such appropriation, that **\$864,430** be raised from the PEG Enterprise Fund revenues, and that **\$116,807** be provided from the PEG Enterprise Fund reserves, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-175 APPROPRIATION ORDER IN THE AMOUNT OF \$8,727,744 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 ADMINISTRATIVE SERVICES DEPARTMENT BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Discussion:

(Ludtke) Interest pays a large part of the salaries (Milne) General Fund and Enterprise funds we allocate the investment earnings, we are looking at about 4 million this year from better interest rates, 2nd priority is liquidity, and the 3rd priority is yield. (Clark) a shout out to the Information Technology Department (I.T.) for keeping us safe (Ludtke) the addition of the town emails and

town phones was a long time coming.

Upon a motion duly made and seconded it was

ORDERED:

That the sum of **\$8,727,744** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Administrative Services Department Budget, and to meet such appropriation, that **\$8,538,119** be raised from current year revenue, and that **\$189,625** be provided from the General Fund Reserves, as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-176 APPROPRIATION ORDER IN THE AMOUNT OF \$250,000 FOR THE PURPOSE OF FUNDING THE TOWN COUNCIL'S FISCAL YEAR 2026 RESERVE FUND INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Discussion:

If these monies are not used, do they roll back into the general fund (Milne) yes (Clark) can this reserve build to address big emergencies (Milne) no this has to be closed out each year

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$250,000** be appropriated for the purpose of funding the Town Council's Fiscal Year 2026 Reserve Fund and to meet such appropriation, that **\$250,000** be provided from the General Fund Reserves.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

Vice President Clark read a statement to invoke the Rule of Necessity, which allows the Councilors to participate in Item #2025-177, disclosing that Councilors Levesque, Tamash, Crow, Neary and Mendes have a financial interest in Item #2025-177.

So noted Tamash, Crow and Mendes raised their hands

2025-177 APPROPRIATION ORDER IN THE AMOUNT OF \$59,717,232 FOR THE PURPOSE OF FUNDING THE TOWN'S FISCAL YEAR 2026 OTHER REQUIREMENTS BUDGET INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Discussion:

(Schnepp) what is our current balance in our Other Post-Employment Benefits (OPEB) Trust Fund (Milne) in excess of 12 million

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$59,717,232** be appropriated for the purpose of funding the Town's Fiscal Year 2026 Other Requirements Budget, and to meet such appropriation, that **\$56,537,232** be raised from current year revenue, that **\$180,000** be provided from the Pension Reserve Trust Fund, and that **\$3,000,000** be provided from the General Fund Reserves, all for

the purpose of funding the Town's Fiscal Year 2026 General Fund Other Requirements Budget as presented to the Town Council by the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-178 APPROPRIATION ORDER IN THE AMOUNT OF \$5,299,662 COMMUNITY PRESERVATION FUND PROGRAM SET-ASIDES AND ADMINISTRATIVE EXPENSES
INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Discussion:

(Ludtke) Could this be voted out by the public (Milne) it would take a ballot initiative

Upon a motion duly made and seconded it was

ORDERED: That, pursuant to the provisions of General Law Chapter 44B Section 6, for the fiscal year beginning July 1, 2025, the following sums of the annual revenues of the Community Preservation Fund be set aside for further appropriation and expenditure for the following purposes: **\$532,335** for Open Space and Recreation; **\$532,335** for Historic Resources; **\$532,335** for Community Housing; **\$3,452,657** for a Budget Reserve, and that the sum of **\$250,000** be appropriated from the annual revenues of the Community Preservation Fund for the administrative expenses of the Community Preservation Committee, to be expended under the direction of the Town Manager or the Community Preservation Committee with the prior approval of the Town Manager.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-179 APPROPRIATION ORDER IN THE AMOUNT OF \$91,340 FOR THE PURPOSE OF PAYING THE FISCAL YEAR 2026 COMMUNITY PRESERVATION FUND DEBT SERVICE REQUIREMENTS
INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$91,340** be appropriated for the purpose of paying the Fiscal Year 2026 Community Preservation Fund Debt Service Requirements, and to meet such appropriation, that **\$23,690** be provided from current year revenues of the Community Preservation Fund and that **\$67,650** be provided from the reserves for the Historic Preservation Program within the Community Preservation Fund.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-180 FISCAL YEAR 2026 SPENDING LIMITATIONS
INTRO: 05/15/2025, 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Discussion:

(Ludtke) why is the Geographical Information Technology Fund (GIS) so low (Milne) we don't use that much for the maps, less requests (Terkelsen) the GIS Department have provided maps very quickly. Pretty amazing (Clark) perhaps I missed it but the consumer protection fund, is this front loaded and then they get reimbursed (Milne) have an intermunicipal agreement, fees charged for inspections and fines (Schnepp) the Asset Management Fund was brought forward to the Town Council, we had questions about how that money was spent, limitations, restrictions will not vote for this item, because of the Asset Management Fund.

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council hereby authorizes the following spending limitations for fiscal year 2026 revolving funds:

Senior Services Classroom Education Fund - **\$100,000**

Recreation Program Fund - **\$325,000**

Shellfish Propagation Fund - **\$200,000**

Consumer Protection Fund - **\$600,000**

Geographical Information Technology Fund - **\$10,000**

Arts and Culture Program Fund - **\$50,000**

Asset Management Fund - **\$500,000**

VOTE: PASSES 9 YES, 2 NO (MENDES, SCHNEPP)

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, PENN, STARR, TAMASH, TERKELSEN

2025-188 APPROPRIATION ORDER IN THE AMOUNT OF \$1,000,000 FOR THE SANDY NECK BEACH FACILITY COASTAL RESILIENCY PROJECT INTRO: 06/05/2025, 06/26/2025
--

Open public hearing seeing no one, no one on zoom, close public hearing
Mark Milne, Finance Director, gave the rationale

Discussion:

(Ludtke) This is one of the crown jewels of the Town of Barnstable, will support this item (Clark) actively looking for some grant funding sources, should they get the grants how is this handled (Milne) if we receive another grant for this project, that grant will further reduce the borrowing authorization.

Upon a motion duly made and seconded it was

ORDERED: That the amount of **\$1,000,000** be appropriated from the Sandy Neck Enterprise Fund reserves for the purpose of funding the Sandy Neck Beach Facility Coastal Resiliency Project, and that the amount authorized to borrow under Town Council order 2025-027 in the amount of **\$3,826,327** be reduced by **\$1,000,000** to **\$2,826,327**.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-190 APPROPRIATION ORDER IN THE AMOUNT OF \$583,241 AND REDUCTION IN BORROWING AUTHORIZATION FOR THE HYANNIS GOLF COURSE CLUB HOUSE RESTORATION PROJECT INTRO: 06/05/2025, 06/26/2025

Open public hearing seeing no one, no one on zoom, close public hearing

Mark Milne, Finance Director, gave the rationale

Discussion:

(Tamash) what is the status of the restoration (Anthony) the project is underway, the delay is going to push this out to October, however the numbers of golfers have been robust.

Upon a motion duly made and seconded it was

ORDERED: That the amount of **\$583,241** be appropriated from the General Fund Reserves for the purpose of funding the Hyannis Golf Course Club House Restoration Project, and that the borrowing authorization under Town Council Order 2024-138, approved on May 02, 2024, in the amount of **\$2,950,000** be reduced by **\$583,241** to **\$2,366,759**.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-192 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 06/05/2025, 06/26/2025
--

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Open Space Committee:** David Gorrill, as a regular member, to a term expiring 06/30/2027. **Youth Commission:** Jillian Boyle, as a student member, to a term expiring 06/30/2026; Amelia Stoots, as a student member to a term expiring 06/30/2026; Leo Wang, as a student member to a term expiring 06/30/2027

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

Consent agenda:

To refer Items **2025-193, through 2025-195, 2025-198, 2025-201 and 2025-202**, as written, to individual public hearings to be held on each item at the Town Council meeting on July 17, 2025.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-193 AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I GENERAL ORDINANCES, CHAPTER 184 SEWERS AND WATER BY ADDING A NEW ARTICLE V ESTABLISHING A LAND USE CONTROL FOR FLOW NEUTRAL WASTEWATER MANAGEMENT INTRO: 06/26/2025

Upon a motion duly made and seconded it was

ORDERED: That the Code of the Town of Barnstable, Part I General Ordinances, Chapter 184 Sewers and Water is hereby amended by adding after Article IV a new Article V as follows:

“Article V Land Use Control for Flow Neutral Wastewater Management

§ 184-15 Purpose.

The purpose of this Article **V** is to establish a Flow Neutral Land Use Control, as provided in 310 CMR 44.07(3), and to ensure that the overall wastewater flow in the Sewer Service Area (SSA), as defined herein, will be “flow neutral” for purposes of M.G.L. c. 29C, § 6, and 310 CMR 44.07.

The Town plans to implement sewer expansion within the SSA over three phases spanning a 30-year period, and wastewater flow projections for those phases have been defined within a comprehensive and deliberate study of the existing and projected wastewater needs of the Town, as reflected in the Comprehensive Wastewater Management Plan (CWMP), as defined herein. The Town intends under this Article V that growth based on the availability of sewer service and wastewater flows in the SSA shall be managed to the levels projected in the CWMP.

§ 184-16 Applicability.

Article V shall apply to all property located within the SSA which is, or shall in the future be, connected to a public sewer system.

§ 184-17 Definitions.

For purposes of this Article V, the following words shall be considered to have the following meanings:

COMPREHENSIVE WASTEWATER MANAGEMENT PLAN (CWMP)

The Town's November 2020 final Comprehensive Wastewater Management Plan (EEA File No. 16148), which was found to adequately and properly comply with MEPA by the Secretary of Energy and Environmental Affairs in a Certificate dated December 30, 2020, as it may be amended from time to time in accordance with MEPA and any other applicable law, and approved by the state Department of Environmental Protection.

MASSACHUSETTS ENVIRONMENTAL POLICY ACT (MEPA)

The Massachusetts Environmental Policy Act, G.L. c. 30, §§ 61- 62L, and the regulations promulgated thereunder at 301 CMR 11.00, as amended.

PERSON

An individual, group of individuals, partnership, association whether incorporated or unincorporated, firm, company, trust, estate, corporation, business organization, agency, authority, department, or political subdivision of the Commonwealth of Massachusetts, public or quasi-public corporation or body, or any other legal entity or its legal representative, or the federal government, to the extent permitted by law, and any officer, employee, or agent of such person.

SEWER SERVICE AREA (SSA)

The Sewer Service Area, which shall be comprised of the geographic areas in the Town that are presently sewered or proposed for sewer expansion, as identified within the CWMP.

§ 184-18 Wastewater Flow Management; Regulations.

- A. The CWMP addresses the multiple wastewater needs of the Town within a single SSA. No property outside of the SSA may be connected to public sewer until authorized under the CWMP. The total average daily wastewater flows within the SSA connected or to be connected to public sewer systems shall not exceed the figure of 4,573,550 gallons per day or such other figure as identified in the CWMP. This figure will be adjusted if

additional flow is authorized or a modification to the SSA is made through (1) the approved CWMP, (2) an approved Notice of Project Change to the CWMP, or (3) approval from the state Department of Environmental Protection. No person shall be issued a permit or other approval for a sewer connection under Article I of this Chapter 184 if the anticipated wastewater flow to be generated under that permit or approval shall cause an exceedance in the total wastewater figure identified in this Section 184-18.

- B. The Town, through its Department of Public Works and any other departments as the Town Manager may require, shall periodically review new or projected growth in the SSA to confirm projections and compliance with the CWMP and determine whether any amendments to the CWMP are appropriate.
- C. The Town Manager may promulgate rules and regulations to effectuate the purposes of this Article V after conducting at least one public hearing to receive comments on any such proposed rules and regulations or revisions thereto. Failure to promulgate such rules and regulations shall not have the effect of suspending or invalidating this Article V."

VOTE: To individual public hearings on July 17, 2025 - PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-194 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$11,500,000 FOR THE PURPOSE OF FUNDING THE STRAIGHTWAY WATER TREATMENT FACILITY PROJECT INTRO: 06/26/2025

Upon a motion duly made and seconded it was

ORDERED: That the sum of **\$11,500,000** be appropriated for the purpose of funding the Straightway Water Treatment Facility Project, including the payment of costs incidental or related thereto; and that to meet this appropriation, that **\$763,379** be provided from the 3M Company PFAS Settlement Account, and that the Town Treasurer, with the approval of the Town Manager, is authorized to borrow **\$10,736,621** under and pursuant to M.G.L. c. 44, §§7 or 8, M.G.L. c. 29C, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Town is authorized to borrow all or any portion of this appropriation from the Massachusetts Clean Water Trust (the "Trust") and that the Town Manager or the Treasurer is authorized to sign any financing agreements or project regulatory agreements relating to such borrowing from the Trust; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes.

VOTE: To individual public hearings on July 17, 2025 - PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-195 AUTHORIZING THE TOWN MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT BY AND AMONG THE TOWN OF BARNSTABLE, SHOESTRING PROPERTIES, LLC, LOCATED AT 110 AND 115 SCHOOL STREET, MAIN STREET TIMES, LLC, LOCATED AT 319 AND 331 MAIN STREET, AND 259 NORTH STREET LLC, LOCATED AT 310 BARNSTABLE ROAD, HYANNIS INTRO: 06/26/2025

Upon a motion duly made and seconded it was

ORDERED: That the Town Council hereby authorizes the Town Manager pursuant to Section 9-6 of Chapter 9 and Chapter 168 of the Town Code of the Town of Barnstable (the "Code"), to enter into and execute a Development Agreement by and among the Town of Barnstable and three Applicants:

1. Shoestring Properties, LLC for the properties located at 110 & 115 School Street, Hyannis, MA 02601 ("Dockside"), as shown on Town of Barnstable Assessors Map 326, Parcels 121 and 125, and more particularly described in Book 10473, Page 204, and Book 642, Page 74.
2. Main Street Times LLC for properties located at 319 and 331 Main Street, Hyannis, MA 02601 ("Cape Cod Times"), as shown on the Town of Barnstable Assessors Map 327, Parcels 102 and 106 and more particularly described in Book 32746, Page 290.
3. 259 North Street LLC for property located at 310 Barnstable Road, Hyannis, MA 02601 ("310 Barnstable"), as shown on the Town of Barnstable Assessors Map 310, Parcel 143 and more particularly described in Barnstable County Land Registration Office of the Land Court Registry Certificate #137681, as shown on Land Court Plan 16462-A Lot C, 16462-E Lot 2.

Collectively the three properties are referred to as the "Applicants' Properties."

This Development Agreement grants the requested relief concerning the Applicants' requirements to dedicate a total of ten (10) residential housing units, in perpetuity, to the Town of Barnstable's Inclusionary Affordable Housing Inventory, as required for the development of the Applicants' Properties under Chapter 9, Article 1, of the Code and as part of their project permitting. The Town Council further authorizes the Town Manager, on behalf of the Town, to acquire, for no monetary consideration, from 259 North Street LLC a perpetual Affordable Housing Restriction, pursuant to G.L. c. 184, sections 31-32 and meeting the requirements for the Deed Restriction, as defined in the Development Agreement. It is hereby further ordered that the Town Manager is authorized to accept, negotiate, execute, receive, deliver and record any written instruments necessary to effectuate this Order.

VOTE: To individual public hearings on July 17, 2025 - PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

DEVELOPMENT AGREEMENT
BY AND AMONG
THE TOWN OF BARNSTABLE

AND

SHOESTRING PROPERTIES, LLC
MAIN STREET TIMES, LLC
259 NORTH STREET, LLC

This Development Agreement ("Agreement") is entered into by and among the applicants, **Shoestring Properties, LLC, Main Street Times LLC , and 259 North Street LLC** (collectively the "Developers" or "Applicants") and the **Town of Barnstable** (the "Town"), a Massachusetts municipal corporation with a mailing address of 367 Main Street, Hyannis, MA 02601, on this ____ day of _____, 2025, pursuant to Chapter 9, "Affordable Housing," of the Code of the Town of Barnstable ("Chapter 9") and Chapter 168 of the Code of the Town of Barnstable ("Chapter 168"). The Applicants are Massachusetts limited liability companies and share the mailing address of 297 North Street, Hyannis, MA 02601.

WITNESSETH:

WHEREAS, pursuant to Section 9-6 of Chapter 9 and Chapter 168 of the Town Code, the Town of Barnstable is authorized to enter this Agreement with the Developers.

WHEREAS, pursuant to Section 9-6 of Chapter 9 and Chapter 168 of the Town Code, the Town of Barnstable may enter into Development Agreements with qualified applicants in areas shown on the Regulatory Agreements District Map. Chapter 9 authorizes the Town to enter into Development Agreements "in accordance with Section 14 of the Cape Cod Commission Act ... which provides for the development of affordable housing in the Town and establishes the permitted uses, densities, location and other characteristics of the development." The subject properties are located within the area delineated for regulatory agreements.

WHEREAS, the Town of Barnstable has issued and approved building permits for the Developers' Properties at Shoestring Properties, LLC Project at 110 and 115 School Street, Hyannis, MA 02601 ("Dockside"); Main Street Times LLC Project at 319 and 331 Main Street, Hyannis, MA 02601 ("Cape Cod Times"); and 259 North Street LLC Project at 310 Barnstable Road, Hyannis, MA 02601 ("Barnstable Road") as described herein. Each Developer's project is referred to herein, as applicable, a "Property"; and the Developers' projects collectively referred to as the "Properties." The Properties are defined more specifically in "Exhibit A" attached hereto and incorporated herein.

WHEREAS, each such approval and building permit was subject to the Developers each designating a number of one-bedroom and two-bedroom units to the Town of Barnstable Inclusionary Affordable ("Inclusionary Affordable") rental or ownership inventory with Deed Restrictions in perpetuity as required by Chapter 9.

WHEREAS, there are ten (10) total units required to be so designated as Inclusionary Affordable Units by the Developers broken down as follows:

- | | | |
|---|------|------------------------------|
| • Dockside at 110 and 115 School Street | (5): | (3) 1BR Units; (2) 2BR Units |
| • Cape Cod Times at 319 and 331 Main Street 2 | (2): | (1) 1BR Unit; (1) 2BR Unit |
| • Barnstable Road at 310 Barnstable Road | (3): | (2) 1BR Units; (1) 2BR Unit |

WHEREAS, the Dockside is currently at the early stages of development with expected occupancy in 2026.

WHEREAS, the Cape Cod Times currently has designated two (2) as Inclusionary Affordable Units;

WHEREAS, 310 Barnstable Road has been fully renovated and repurposed to residential housing and is ready for occupancy with three (3) Inclusionary Affordable Units to be designated.

WHEREAS, the Developers propose to redirect and dedicate the Inclusionary Affordable Units from Cape Cod Times and Dockside (a total of 7 units) to 310 Barnstable Road.

WHEREAS, the designation of the Inclusionary Affordable Units comply with Chapter 9 of the Town Code and by redirecting and dedicating seven (7) of the Inclusionary Affordable Units to 310 Barnstable Road, the Developers will fulfill their obligations to the Town under the Developers' project permitting and Chapter 9.

WHEREAS, the Town and Developers desire to enter into a Development Agreement and this Agreement reflects their respective understandings and agreements with regard to the proposed redirection and designation of seven of the Inclusionary Affordable units to 310 Barnstable Road.

WHEREAS, the Developers commit to designation of ten (10) Inclusionary Affordable units in accordance with this Agreement and shall provide that 70% of the units be designated for town residents.

WHEREAS, the Developers have agreed that of the two two-bedroom units to be relocated from Dockside to 310 Barnstable, the Developers will upgrade the units to three-bedroom units, which are in very high demand;

WHEREAS, the Developers have represented that the Developers' projects, individually or collectively, will not require regulatory review under the Massachusetts Environmental Policy Act (MEPA);

WHEREAS, the Agreement is not subject to review by the Cape Cod Commission as a Development of Regional Impact due to its location in the Growth Improvement Zone (GIZ) and due to the adoption of Barnstable County Ordinance 2006-06 establishing a cumulative development threshold within the GIZ, under which this Redevelopment may proceed.

WHEREAS, the redirecting and designation of seven of the Inclusionary Affordable Units to 310 Barnstable Road and the Town's release of the Inclusionary Affordable Units at Dockside and Cape Cod Times was reviewed and approved by the Barnstable Housing Committee on January 23, 2025, at which time the Committee voted 3:0 to recommend favorable action.

WHEREAS, the Agreement has undergone a public hearing, which was opened and closed on February 24, 2025, and received an affirmative 4:0 majority vote from the Planning Board on February 24, 2025; and,

WHEREAS, the Agreement has undergone a public hearing which opened on _____ and closed on _____ before the Barnstable Town Council and received a _____ vote on _____, 2025;

NOW, THEREFORE, for and in consideration of the rights and privileges set forth in this Agreement and in accordance with its terms, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developers, for themselves and their successors and assigns, hereby grant and jointly and severally agree that the Properties shall be subject to the following rights and restrictions which are hereby imposed for the benefit of, and enforceable by the Town.

1. Definitions.

In this "Agreement", in addition to the terms defined above, the following words and phrases shall have the following meanings:

Area means the Metropolitan Statistical Area which includes the Town.

Deed Restriction shall have the meaning set forth in Section 2(e) below.

Eligible Tenant means an individual or household earning no more than 100% of the Barnstable area median income (AMI), as most recently published by HUD. If HUD discontinues publication of median income statistics, then the Monitoring Agent shall designate another measure of eligible income.

HUD means the United States Department of Housing and Urban Development.

Monitoring Agent means the Town or any successor or designee appointed by the Town.

Inclusionary Affordable Unit means a dwelling unit that by deed restriction is and will

remain(a) available for sale and sold at a selling price that will result in an annual shelter cost of not more than 30% of the annual household income of a qualified affordable housing unit purchaser or (b) available for rental and rented at an annual rent that will result in an annual shelter cost of not more than 30% of the annual household income of a qualified affordable housing unit tenant, not including any unit rented to a tenant receiving rental assistance under 42 U.S.C. section 1437f or any similar rental assistance program

Term means in perpetuity.

2. Affordability

The Developers agree to construct the project in accordance with plans and specifications approved by the Town and shall comply with the following requirements:

- a. On or within ninety (90) days from the effective date of this Agreement, the Developers will redirect and designate the two inclusionary units (1-BR Unit and 2-BR unit) at Cape Cod Times to 310 Barnstable Road and will encumber the two units with a Deed Restriction as Inclusionary Affordable units in lieu of the two current units at Cape Cod Times.
- b. On or within ninety (90) days from the effective date of this Agreement, the Developers will redirect and designate the five (5) Affordable Inclusionary units (3-1BR units and 2-2 BR) at the Dockside project to 310 Barnstable Road and will upgrade the two two-bedroom units to two three-bedroom units, all of which will be encumbered with a Deed Restriction as Inclusionary Affordable units.
- c. The Developers will then have a total of ten (10) Inclusionary Affordable Units at 310 Barnstable Road immediately available for use and occupancy, rather than waiting several years for the Dockside at 110 and 115 School Street five (5) units to be built and occupied. The seven inclusionary units at 310 Barnstable Road will be immediately available for rent in lieu of the five units at the Dockside and the two units at Cape Cod Times at 319 and 331 Main Street. Of the 10 Units, 70% will be dedicated to Town residents.
- d. The Developers will be responsible for all costs associated with redesignation of the seven (7) Inclusionary Affordable units from Cape Cod Times and Dockside to 310 Barnstable Road, including the payment of all recording fees to record the Deed Restrictions and discharging the current deed restrictions on the Cape Cod Times and Dockside.
- e. “Deed Restriction” in this Agreement shall mean a perpetual Affordable Housing Restriction, which shall run with the land comprising the applicable 259 North Street LLC’s property at 310 Barnstable Road, as described in Exhibit A, to be granted by the

property owner, 259 North Street LLC, and accepted in writing by the Town pursuant to G.L. c. 184, §§ 31-32, and addressing, at a minimum, the requirements for the (10) Inclusionary Affordable Units and Sections 9-7 and 9-8 of Chapter 9 and Chapter 168 of the Town Code. The Parties understand and acknowledge that the Deed Restriction will require approval by the state Executive Office of Housing and Living Communities (EOHLC). If EOHLC withholds approval or fails to act on the Deed Restriction required under this Agreement, then the Town may rescind the Agreement and the Developers' obligations for Inclusionary Housing Units, including the location of the units, will be as existing prior to execution of the Agreement.

Prior to finalizing and executing the Deed Restriction, the Developers, at their sole cost, shall cause a licensed attorney in good standing in the Commonwealth to undertake a title examination and certify title to the 310 Barnstable Road properties, as described in Exhibit A, in writing to the Town of Barnstable. The title examination and certification shall be performed to specifications acceptable to the Town and shall include a detailed narrative of title.

Prior to recording the executed Deed Restriction, the Developers shall cause any lien, mortgage, easement, or other encumbrance or interest of record affecting the 310 Barnstable Road property, as described in Exhibit A, to be fully subordinated, with no conditions and subject to the consent of the Town, to the Deed Restriction. The Developers shall cause said subordination instruments to be recorded prior to recording the Deed Restriction. The Deed Restriction, subordination instruments and any other necessary documents shall be recorded at the expense of the Developers.

- f. The Developers agree not to apply for Certificates of Occupancy for the Properties until all conditions of this Agreement have been met, including finalizing and recording the Deed Restriction.
- g. This Agreement is transferable to a person or entity other than the Developers (hereafter, the "Transferees") with prior written notice to the Town Manager and contingent upon the Developers demonstrating in writing their compliance with all the requirements of this Agreement and subject to the written consent of the Town Manager. However, no such notice to the Town shall be effective unless it includes a written acknowledgment by the Transferees that they have read this Agreement, and any amendments thereto, and they agree to be bound by the terms and conditions set forth herein, in which event after such assignment the transferor shall be relieved of liability from and after the date of transfer. Upon receipt of such written notice of transfer, and subject to a determination by the Town Manager that the Developers are in compliance with all the then-applicable requirements of the Agreement, the Transferees and the Town Manager shall execute a minor amendment to this Agreement acknowledging: the Transferees are a signatory to this Agreement, the Transferees agree to be bound by the terms and conditions set forth herein and any subsequent amendments hereto, and that the Transferees assume all obligations under the Agreement. No Planning Board or Town Council approval is required for such a minor amendment acknowledging such a transfer in ownership.

- h. This Agreement may not be used to prevent the Town of Barnstable or other governmental agency from requiring qualified applicants to comply with the laws, rules and regulations and policies enacted after the date of this Agreement, if the Town of Barnstable or governmental agency determines that the imposition of and compliance with the newly effective laws and regulations are essential to ensure the public health, safety or welfare of the residents of all or part of the Town.

3. Non-discrimination.

The Developers shall not discriminate on the basis of race, creed, religion, color, sex, age, handicap, marital status, national origin, sexual orientation, familial status, genetic information, ancestry, children, receipt of public assistance, or any other basis prohibited by law in the selection of tenants; and the Developers shall not so discriminate in connection with the employment or application for employment of persons for the construction, operation or management of the Properties.

4. Inspection.

The Developers agree to comply and to cause the Properties to comply with the Agreement application as approved by the Barnstable Housing Committee at its meeting of January 23, 2025 and by the Planning Board at its meeting of February 24, 2025, and all other applicable laws, rules and regulations. The Town shall have access during normal business hours to all books and records of the Developers and the Properties upon reasonable prior written notice to the Developer in order to monitor the Developers' compliance with the terms of this Agreement but without any unreasonable interference with the operations at the Properties.

5. Recording.

Upon execution, the Developers shall immediately cause this Agreement and any amendments hereto to be recorded with the Barnstable County Registry of Deeds, or, if the Properties consist in whole or in part of registered land, file this Agreement and any amendments hereto with the Registry District of the Land Court for the County where the Properties are located (collectively hereinafter the "Registry of Deeds"), and the Developers shall pay all fees and charges incurred in connection therewith. Upon recording or filing, as applicable, the Developers shall as soon as possible transmit to the Town evidence of such recording or filing including the date and instrument, book and page or registration number of the Agreement.

6. Representations.

The Developers hereby represent and warrant as follows:

(a) The Developers (i) have the power and authority to own their properties and assets and to carry on its business as now being conducted, and (ii) have the full legal right, power and authority to execute, deliver and fully perform their obligations under this Agreement.

(b) The execution and performance of their obligations under this Agreement by the Developers

(i) will not violate or, as applicable, has not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body to which the Project or Properties are subject, and

(ii) will not violate or, as applicable, has not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Developers are parties or by which they or the Project or Properties are bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

(c) The Developers will, at the time of execution and delivery of this Agreement, have good and marketable title to the Properties free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Agreement, any loan documents relating to the Project or Properties, or other permitted encumbrances, including mortgages referred to in paragraph 12, below).

(d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Developers, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect their financial condition.

7. Transfer Restrictions.

Subject to demonstrating compliance in writing and the consent of the Town Manager as set forth in Section 2(g) above and prior to any approved transfer of ownership of the Project or Properties, the Developers agree to secure from the Transferee a written agreement stating that Transferee will assume in full the Developers' obligations and duties under this Agreement and provide a copy of said executed written agreement to the Town thirty (30) days prior to any such transfer.

8. Amendment.

Any Developer that is party to this Agreement may petition the Town of Barnstable to amend or rescind this Agreement pursuant to the terms of Chapter 168-10 of the Town Code.

9. Notices.

All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when delivered by hand or when mailed by certified or registered mail, postage prepaid, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate by written notice.

IN WITNESS WHEREOF, the Parties, each duly authorized, have hereunto caused this Agreement to be executed as a sealed instrument on the day and year first above written.

Applicants:
Town of Barnstable

By:

Shoestring Properties, LLC

By its sole manager:

Holly Management and Supply Corporation

Stuart A. Bornstein,
Mark S. Ells, Town Manager
President and Treasurer

Date: _____

Date: _____

Main Street Times LLC

By:

Aaron B. Bornstein, Manager

Date: _____

259 North Street LLC

By its sole manager:

Holly Management and Supply Corporation

Stuart A. Bornstein

Date: _____

EXHIBIT A
PROPERTY DESCRIPTION

Property address: 110 and 115 School Street, Hyannis, MA 02601(Dockside); Assessors Map 326, Parcels 121 and 125

The land together with the buildings thereon situated in the Town of Barnstable (Hyannis), Barnstable County Massachusetts described as follows:

Parcel I – being the same premises shown on a plan of land entitled “Plan of Land in Hyannis – Barnstable, Mass. belonging to Lewis Bay Lodge, Inc., Scale: 1” = 50’ dated December 20, 1961, John C. O’Toole, Surveyor” and recorded with said Deeds in Plan Book 167, Page 41 to which reference may be made for a more detailed description.

Together with all littoral rights appurtenant thereto and together with all rights over the streets and ways as shown on said plan in common with all others lawfully entitled to use the same for all purposed for which streets or ways are commonly used in the Town of Barnstable, Massachusetts.

Parcel II – being the land located in Barnstable (Hyannis) containing by calculation 24,819 square feet of

land, more or less and being delineated as PARCEL A on a plan entitled "Land in Hyannis, Massachusetts owned by Lewis Bay Motel, Restaurant & Marine, Inc." dated January 24, 1992 by Bouley Brother, Inc., Registered Land Surveyors, Worcester, MA" and recorded in Plan Book 485, Page 93.

Subject to and together with all rights, reservations, easement and restrictions of record insofar as the same are in force and applicable.

For title see Deed recorded in Book 10473, Page 204.

Property address: 331 Main Street, Hyannis, MA 02601 (Cape Cod Times); Assessors Map 327, Parcels 102 and 106

Parcel One – That certain parcel of land situated in the Town of Barnstable (Hyannis), Barnstable County, Massachusetts described as follows:

Beginning at the Northeast corner of the granted premises at a concrete bound in the Southerly line of Main Street and at the Northwest corner of a right of way hereinafter mentioned; and thence running South 15°09'East in the Westerly sideline of said hereinafter mentioned right of way through a concrete bound two hundred eight (280) feet, more or less to land of Claretta M. Stuart; and thence running South 60°52'10"West eight-four and 90/100 (84.90) feet, more or less by land of said Stuart to a stone bound and land of Hyannis Women's Club; and thence running North 16°24'20"West by land of Hyannis Women's Club, Georgie A. Kenney and Inter Cities Realty Corporation, two hundred sixty-nine and 40/100 (269.40) feet, more or less to a drill hole in a concrete bound at Main Street; and thence running North 73°44'East by said Main Street ninety and 36/100 (90.36) feet, more or less to a concrete bound at the point of beginning.

Together with a right of way in common with others entitled thereto over a twenty-five (25) foot right of way extending Southerly from Main Street to the Northerly line of land of said Claretta M. Stuart adjoining the Easterly line of the above-described premises. Said right of way is to be used only in any manner reasonably required for travel to and from Main Street in connection with the use of the premises.

Parcel Two - That certain parcel of land situated in the Town of Barnstable (Hyannis), Barnstable County, Massachusetts containing an area of 35,400 square feet, more or less and being shown on plan entitled "Plan of Land – Hyannis – Barnstable, Mass. as surveyed for Claretta Stuart, Scale: 1" = 40' dated December 1956, Whitney & Bassett, Architects & Engineers, Hyannis, Mass.," which plan is recorded in Plan Book 132, Page 35.

Excepting from the above land is that certain parcel of land being shown as Parcel A on plan recorded in Plan Book 215, Page 147 and more particularly described in a Deed from Ottaway Newspapers-Radio, Inc. to the Town of Barnstable dated October 26, 1967, and recorded in Book 1385, Page 439.

Together with rights of access as reserved in Deed recorded in Book 1385, Page 439.

Parcel Three - That certain parcel of land situated in the Town of Barnstable (Hyannis), Barnstable

County, Massachusetts bounded and described as follows:

On the West about eighty-eight and 5/10 (88.5) feet by Ocean Street; and On the North about ninety-five and 13/100 (95.13) feet by land now or formerly of the Investor's Security Trust; and On the East about eight-four and 38/100 (84.38) feet by land formerly of Hugh R. Ferguson; and on the South about ninety-nine and 5/10 (99.5) feet by land of the Hyannis Women's Club.

Parcel Four - That certain parcel of land situated in the Town of Barnstable (Hyannis), Barnstable County, Massachusetts shown on a land of "Hyannis Women's Club" on a plan entitled "Plan of Land in Hyannis, Barnstable, Mass. for E. Anthony & Sons, Inc." Scale: 1' = 40' and dated December 1962, David H. Greene, Surveyor, Hyannis, Mass. and recorded in Plan Book 242, Page 157.

For title see Deed recorded in Book 32746, Page 290.

Property address: 319 Main Street, Hyannis, MA 02601 (Cape Cod Times)

The land together with any buildings thereon located at 331 Main Street Hyannis, Barnstable County, Massachusetts situated at the corner of Main Street and Ocean Street in Hyannis, Barnstable County, Massachusetts being shown as LOTS A and B1 on a plan entitled "Subdivision of Land of Inter Cities Realty Corporation in Hyannis, Barnstable, Mass.," dated March 1935, prepared by Sumner Shein, CE and recorded in Plan Book 50, Page 111, to which reference may be made for a more detailed description. See also plan recorded in Plan Book 597, Page 70.

Excepting from the above-referenced parcel the Southwesterly corner thereof shown on plan recorded in Plan Book 53, Page 47 and bounded and described on Exhibit B of deed recorded in Book 32746, Page 290.

Subject to and with the benefit of all rights, reservations, easements and restrictions of record insofar as the same are in force and applicable.

For title see Deed recorded at Book 32746, Page 290.

Property address: 310 Barnstable Road, Hyannis, MA 02601 (Barnstable Road); Assessors Map 310, Parcel 143

The land situated in the Town of Barnstable (Hyannis), Barnstable County, Massachusetts being shown as **LOT C** on Land Court Plan No. 16462-A; and **LOT 1** on Land Court Plan No. 16462-E.

Subject to and with the benefit of all rights, reservations, easements and restrictions of record insofar as the same are in force and applicable.

For title see Deed registered as Document No. 643,051 filed with Certificate of Title No. 137681.

2025-196 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 06/26/2025

Mendes recused himself and left the dais

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Council on Aging:** Christine Beer from an associate position to a full member position to a term expiring 06/30/2028, Stephanie Parish, as a regular member to a term expiring 06/30/2028; **Comprehensive Financial Advisory Committee:** Frank Ward, as a regular member to a term expiring 06/30/2027; **Historical Commission:** Barbara Cuggino DeBiase as the Historical Commission Representative member to the Community Preservation Committee to a term expiring 06/30/2028.

VOTE: To A 2ND Reading on 7-17-2025 - PASSES 10 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

Councilor Mendes returned to the dais

2025-197 REAPPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 06/26/2025

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council reappoints the following individuals to a multiple-member Board/Committee/Commission: **Airport Commission:** Bradley Bailey, as a regular member term expiring 06/30/2028; Mark Guiod, as a regular member, to a term expiring 06/30/2028; **Board of Health:** Donald Guadagnoli, MD, as a regular member to a term expiring 06/30/2028; Steven Waller, MD, as a regular member to a term expiring 06/30/2028; **Community Preservation Committee:** Steven Robichaud, as a Planning Board representative member, to a term expiring 06/30/2028; Farley Lewis, as a regular member to a term expiring 06/30/2028; **Comprehensive Financial Advisory Board:** Lillian Woo, as a regular member to a term expiring 06/30/2028; Charistopher Lauzon, as a regular member to a term expiring 06/30/2028; **Disability Commission:** Patricia Ericson-Taylor, as a regular member to a term expiring 06/30/2028; **Golf Committee:** Mark Bushway, as a regular member to a term expiring 06/30/2028; Susanne Conley, as a regular member to a term expiring 06/30/2028; Geoffrey Converse, as a regular member to a term expiring 06/30/2028; William Sylva, as a regular member to a term expiring 06/30/2028; **Historical Commission:** Jack Kay, as a regular member to a term expiring 06/30/2028; **Housing Committee:** Eileen Elias, as an alternate member to a term expiring 06/30/2028; Chris Beach, as a regular member to a term expiring 06/30/2028; **Infrastructure and Energy Committee:** Jane Ward, as a regular member to a term expiring 06/30/2028; Barry Sheingold, as a regular member to a term expiring 06/30/2028; **John F. Kennedy Memorial Trust Fund Committee:** William Murphy, as a Recreation Commission Representative member to a term expiring 06/30/2028; Wendy Northcross, as a regular member to a term expiring 06/30/2028; **Licensing Authority:** John Flores, as a regular member to a term expiring 06/30/2028; Jessica Sylver, as an associate member to a term expiring 06/30/2028; **Recreation Commission:** James O'Leary, as a regular member to a term expiring 06/30/2028; **Sandy Neck Board:** William Monroe, as a member at large, to a term expiring 06/30/2028; William Carey, as a member at large to a term expiring 06/30/2028; **Shellfish Committee:** William Cherepon, as a member at large to a term expiring 06/30/2028; Gloriann Hurwitz, as a member holding a family permit to a term expiring 06/30/2028; **Waterways Committee:** Jacob Angelo, as a regular member to a term expiring 06/30/2028; Todd Walantis, as a regular member to a term expiring 06/30/2028; **Zoning Board of Appeals:** Larry Hurwitz, as an associate member to a term expiring 06/30/2028; Paul Pinard, as a regular

member to a term expiring 06/30/2028.

VOTE: To a 2ND READING on July 17, 2025 - PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-198 APPROPRIATION AND TRANSFER ORDER IN THE AMOUNT OF \$2,500,000 IN COMMUNITY PRESERVATION ACT FUNDS FOR THE PURPOSE OF INCREASING THE NUMBER AND AVAILABILITY OF COMMUNITY HOUSING UNITS IN THE TOWN OF BARNSTABLE INTRO: 06/26/2025

Upon a motion duly made and seconded it was

ORDERED: That pursuant to the provisions of the Community Preservation Act, G.L. c. 44B, the amount of **\$2,500,000** be appropriated and transferred from the funds set aside for Community Housing Funds within the Community Preservation Fund and secondly from the Community Preservation Undesignated Fund for the purpose of the Affordable Housing/Growth & Development Trust Fund, and that the Affordable Housing/Growth & Development Trust Fund Board is authorized to contract for and expend the total appropriation of Two Million Five Hundred Thousand Dollars (**\$2,500,000**) to increase the number and availability of community housing units within the Town of Barnstable by both funding and initiating projects and programs for that purpose, subject to the oversight by the Community Preservation Committee.

VOTE: To individual public hearings on July 17, 2025 - PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-199 ACQUISITION OF AN AFFORDABLE HOUSING RESTRICTION ON LAND LOCATED AT 78 NORTH STREET IN HYANNIS INTRO: 06-26-2025

Jim Kupfer, Director of Planning and Development, gave the rationale

Discussion:

(Schnepp) Department of Mental Health (DMH) leases are not perpetual, will they have to comply with affirmative marketing (Kupfer) Yes, (Ludtke) did they stay within the footprint of the existing building (Kupfer) Yes

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council hereby authorizes the Town Manager, on behalf of the Town, as part of a negotiated transaction and for no monetary consideration, to acquire a perpetual Affordable Housing Restriction, pursuant to M.G.L. c. 184, §§ 31-32, and for creating a permanently deed restricted Affordable Housing Unit in accordance with Chapter 9, Article 1, of the Town Code, from Bayridge Realty, LLC on the land located at 78 North Street in Hyannis, described in a deed recorded at the Barnstable County Registry of Deeds in Book 35448, Page 282, and being shown in Town Assessor records as Parcel No. 309-192. The Town Manager is authorized to negotiate, accept, sign, deliver and record any documents necessary to effectuate this Resolve and complete the transaction.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-201 ORDER WAIVING FEES FOR CONSTRUCTION WORK BY THE BARNSTABLE FIRE DISTRICT FOR A NEW FIRE STATION AT 1841 PHINNEY'S LANE INTRO: 06/26/2025

Upon a motion duly made and seconded it was

ORDERED: Notwithstanding the provisions of any ordinance of the Town regarding schedules of fees, the construction project for the construction of a new Fire Station at 1841 Phinney's

Lane in Barnstable by the Barnstable Fire District (the "Project") shall hereby be exempt from payment of such fees; provided that if the Town is required to hire outside inspectors with special expertise to inspect any aspect of the Project, the Barnstable Fire District will pay those costs; and provided further, that this Order shall not become effective until a Memorandum of Agreement between the Town of Barnstable and the Barnstable Fire District substantially in the form attached hereto is executed and filed with the Barnstable Town Clerk in which the Barnstable Fire District agrees to pay any such costs for outside inspectors.

VOTE: To individual public hearings on July 17, 2025 - PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2025-202 RESOLVE APPROVING AND ADOPTING THE TOWN OF BARNSTABLE 2025 LOCAL COMPREHENSIVE PLAN DATED JUNE 9, 2025, INTRO: 06/26/2025

Upon a motion duly made and seconded it was

WHEREAS, in accordance with the Cape Cod Commission Act (Chapter 716 of the Acts of 1989, as amended) and the Local Comprehensive Plan Regulations promulgated thereunder, the Town of Barnstable 2025 Local Comprehensive Plan contains a comprehensive existing conditions report, community vision statement, topic and location specific goals and actions and implementation strategies to achieve the Plan's goals over the next 10 or so years in the Town of Barnstable; and

WHEREAS, the Town of Barnstable 2025 Local Comprehensive Plan was presented in draft form to the Town Planning Board at a duly noticed public meeting held on June 9, 2025; and

WHEREAS, at its June 9, 2025 meeting, the Planning Board unanimously voted to recommend approval of the Local Comprehensive Plan to the Town Council;

NOW, THEREFORE, BE IT RESOLVED: That the Town Council hereby approves and adopts the Town of Barnstable 2025 Local Comprehensive Plan dated June 9, 2025, in the form as provided to the Town Council and presented at this meeting, and directs and authorizes the Town Clerk to submit the Local Comprehensive Plan to the Cape Cod Commission for certification that it is in compliance with the regional policy plan prepared by the Cape Cod Commission.

VOTE: To individual public hearings on July 17, 2025 - PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

COMMUNICATIONS - from elected officials, boards, committees and staff, commission reports, correspondence and announcements:

(Ludtke) fond memories of Rick Presbrey, always gave, never thought of himself (Clark) if you would like to honor Rick you can contribute a donation to Homeless Not Helpless (found on the website).

Committee to Review and Assess Zoning and Review the Town's Use of Regulatory Agreements

(Kupfer) seeking guidance from the Council, would like to discuss a standing subcommittee to work with Planning and Development on the priorities (Penn) strongly recommends immediate action on the Parking Minimum, and the Building Standards. They should be the easiest to work on as soon as possible. (Mendes) believes the zoning enforcement issues' highest impact right now (Tamash) that is under discussion for an additional enforcement person under

Inspectional Services. Bob Schulte, former chair of this committee, introduced other members present, Ken Allsman and Kathy Ledec.

(Ludtke) four bullet items under immediate, in favor of three stories in place of four stories, look at a grant on how to change the zoning need a comprehensive look at this (Terkelsen) at the district boundaries so we can soften the edges, our inclusionary affordable housing percentage, parking study, one lot owned by 13 people, parking at the apartment buildings, one parking space may not be enough (Bloom) Lewis St in Hyannis, (Kupfer) I believe it is downtown village, which would be four stories (Bloom) There is not an extra place for parking on Lewis St, it would be crazy to keep that zoning. We must look at all the recommendations. (Schnepp) the immediate priority actions, seems to be a desire for a healthy debate. Needs to be clarification about what would be under housing choice, other zoning related, includes inclusionary housing affordability, deserves priority. We should move as quickly as possible, zoning enforcement issues is a hot button. Industrial in Independence Park, forming a committee, to really focus on some of these issues. (Tamash) that is what I was hoping to hear, it is up to the council to have their priorities. A Standing Committee of the Council, after we work through this process, if there are issues, they could work on it and bring it back to the full Council. (Clark) Could you explain the inclusionary affordable housing ordinance grant (Kupfer) we have applied it is before the state, hope to have it by the fall, it would give us the logical increase in percentages, if you want to move quicker we can write the rationale to bring it before the Council (Clark) If I understand this correctly by going with the economic analysis it might be a better success to improve what we have. (Kupfer) right now we have 10% and if they build only 9 units, there is no unit under inclusionary. (Tamash) Cambridge tried to change that and the building dried up (Crow) Immediate actions for downtown Hyannis, it is a dollars and cents issue, one of the things that was brought up was the Short Term Rentals (STR). (Ludtke) Subsidized housing inventory (SHI), what is possible to work with 100-120 affordable. West Main Street is out of control, it could be beautiful, everything you want for a small village center. Would like to see this part immediate (Terkelsen) if we were to appropriate now for inclusionary money and you received a grant could we put that back to general fund (Kupfer) a grant is not reimbursable, would not cover what we have already studied (Ledec) All of the things we discussed, we tried to come up with something you could pick and choose. It is just a case of what is most important to you. There is more research needed on some of the items (New guy) glad I stuck around, ten years ago I moved here full time. Yes, we have a housing need, we have a neighborhood need, foster them and make them better. Hyannis needs more charm; it has gotten worn. (Schulte) concerns about the amount of building a glut of market rate housing, in addition to the heights, the softening of the edges. Inclusionary affordable housing is important, hoping that we use a tiered approach to have a few more units. Zoning enforcement is an important issue, looking for updates needs to be looked at. We need a plan and a timeline. (Tamash) on a scale of one to ten, how messed up is our zoning, it is so complex (Kupfer) our zoning is complex and not user friendly and could use some modernization. Every little tweak to zoning is a heavy lift. This is a good starting point. (Penn) suggested that Jim take immediate action about our zoning in general, make up a plan over two year or three year plan. Immediate and high priority would like to know if he could come up with a plan and bring it before the Council. (Kupfer) based on the conversation tonight, downtown Hyannis is something the Council wants worked on first, as an immediate priority. We can immediately start to work on the Downtown Hyannis zoning, for consideration and a roadmap of the other recommendations (Tamash) you have heard the priorities, (Mendes) working around town the contractors find it very frustrating working with our town, we must streamline and put teeth in our enforcement, which we are lacking. (Bloom) Thanked Councilor Penn for putting forth the Ad hoc committees, zoning is a hot button issue, we must compromise (Ludtke) this is a great blueprint as we head

into our strategic planning, we need enforcement. (Terkelsen) thanked the work done by the committee and the explanations given to us by Jim Kupfer.

Councilor Mendes left the dais at 10:00 PM

Committee to Assess and Recommend Strategies for Housing Creation Within the Town

First priority home rule petition to create a transfer fee of high value home sales an amount to be determined to then deposit money into Affordable Housing Growth & Development (Ludtke) agrees with this and we should get going on it. (Tamash) we can move this forward (Terkelsen) legally do we have to put it into housing growth and development trust fund, is that where it must go, can we put it into other segments? We are missing that higher percentage (Ells) yes, we can and will ask Mark to put it together to present it to the Council. We need an economic policy and formal action from the Council. (Crow) we need to be careful with this, would there be a limit to the percentage, at some point it discourages people from staying here. (Tamash) Town assets for affordable housing, recommendation that the Town Council hire a staff person, the county is going to have a staff person to keep track for the towns. Need to look at the short term rentals. Move forward on the four recommendations via the Town Manager and staff. (Ells) the town should have an inventory of our assets; at any point we can bring that forward and have those discussions. We are ready when you are, to see how you would like to proceed. We are looking at what would fall under Inspectional Services, and the extra people that would require to do the job.

Planning an executive session for the next meeting.

VOTED TO ADJOURN:
VOTE: PASSES UNANIMOUS
Adjourned at 10:15 PM

Respectfully submitted,

Ann M Quirk
Town Clerk

NEXT MEETING: July 17, 2025

Exhibits:

- A. Email from Desiree Filkins
- B. Email from Brian Meneses
- C. Email from Scott Blazis
- D. Town Manager Update