Town Council Meeting
August 20, 2026

A quorum being duly present, Vice President Clark called the August 20, 2026, Town Council meeting to order at 6:02 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, William Crocker, Jr., Lisa DaLuz, Thomas Keane, Matthew Levesque, Betty Ludtke, Barry Sheingold.
**ABSENT**: John Crow, Craig Tamash

Councilor Ludtke introduced and welcomed, veteran Patrick Hill to lead the Pledge of Allegiance followed by Vice President Clark who asked all to remain standing for a Moment of Silence for the families of Mary Chasen, and Jean Berman. She added to keep in your thoughts and prayers those that have lost their lives in the service of our country and those that are near and dear to us.

**PUBLIC COMMENT:**
Vice President Clark asked all who would like to comment, to sign in, wait to be recognized by the presiding officer, and direct your three-minute comments to the Town Council. Written comments are always welcome please email at Council@barnstable.gov.

Rick Brigham spoke about the September 10th Meeting of the Voter to discuss the homeless shelter move. He felt there were better ways to help those in need with possible addition of Ad-Hoc Committee for people in need. He noted that the Town of Falmouth had a similar group called Belonging to Each Other.

Cathy LeDec had questions about agenda item 2027-011 regarding the easements and their effect on streams and wetlands. She added the Cape Cod Commission was working on a regional open space plan.

Diane Ramsey referred the April 30th presentation on Flocks and what it can do when misused. She urged Town Council to adopt an ordinance to not purchase more or limit the use of flock cameras.

Kim Pulstford opposed the flock cameras. She noted there was statistical evidence from Atlanta regarding ill use. She believed public safety mattered.

Deborah Cauthen spoke about tools of surveillance and how information was being tracked. She urged Town Council to take a stand against government surveillance and United States Immigration and Customs Enforcement (ICE) traffic stops.

Bob opposed the flock cameras and wanted to see/review the contract for the cameras.

Amy Masure questioned what type of community you wanted Barnstable to be. She understood the need for safety but wondered where the wisdom and compassion were.

Roberta Mauch spoke about several ideas: keeping the community safe, embracing others, and suggested opening little hospitals for mental health.

Gabby opposed the flock cameras in Barnstable.
Sara opposed the flock cameras.

Larry Morin explained he has concerns regarding several items on tonight's agenda. He questioned agenda items: 2027-001, 2027-014 and 2027-025.

Karen McQuire was delighted with the Riverview School taking over the Irish Village.

Barry Kennedy had issues with the mobile cell tower. He urged Town Council to slow down on approving items related to cell phones.

Laura Crorin as part of the Greater Hyannis Civic Association, supported the Great Street project.

Paul opposed the flock cameras and the licensed flock reader. He felt most public servants were honest people.

Eric Schwaab invited all Town Councilors to the September 10th Meeting of the Voters. He added he was a candidate for Cape Cod Commission and hoped all would vote on September 1, 2026. He hoped to slow down development in Hyannis, lower taxes and protect our water. Vote for Eric Scwaab.

Ken Barron said it has been two years since the Finance Committee urged the Town Council to curb its spending. Please start considering your spending. He questioned deliveries on Main Street once it was two way.

**ZOOM:**

Susan Gregory Davis opposed the use of flock cameras. She asked for a ban to protect people's rights.

Vice President Clark discussed that the Town Council had received 5 letters of viewpoints as well as email received.

Police Chief Challies discussed the concerns about sharing data. She noted there were security measures in place with the cameras.

**COUNCIL RESPONSE TO PUBLIC COMMENT:**
(Ludtke) felt the cameras needed to be banned. (Daluz) did not see the need for the two-way streets. She noted if the Town was so broke why have this expense. The streets are now perfectly fine this new stuff is just dumb. (Keane) said those that spoke against the flock cameras - thank you we need to hear you and keep limits. (Levesque) explained the cameras have not been fully decided- we have heard you.

**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 A)**

**Discussion:**
(Ludtke) questioned the Energy Facilities Siting Board appointment and why was Barnstable not involved int the reviewing the bidding process. She had concerns regarding decisions about wind cables at Dowses Beach. Due to the public outcry with wind projects will the Town Manager needs to recuse himself. (Ells) In matters related to Barnstable I would provide updates. I will file disclosure, if it becomes an issue I will not stay in that role. I will speak with the governor and explain the situation. (Clark) Asked Town Manager to address agenda item 2027-011. (Ells) We are managing within our budget; we will ask and continue to ask the Town Council for input regarding their direction.

**MINUTES:**
Upon a motion duly made and seconded, it was voted to accept the minutes of July 18, 2026, as presented.
**VOTE: PASSES UNANIMOUS**

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

Assistant Town Clerk Janet Murphy discussed the time, dates and location for In-Person Early (EV) voting for the September 1, 2026, Primary Election.

## Discussion:

- **The Riverview School Update Presentation – 35 Scudder, Hyannis**

**Discussion:**
Attorney Mike Ford, Executive Director of Friends Together David Sumner, Executive Director of Riverview Stuart Miller and Architect Jenn Huckerman discussed the property and gave an update on the project.

**Discussion:**
(Ludtke) questioned if the 130 living units were earmarked for faculty and students. (Bloom) said this was a fantastic opportunity and was grateful Hyannis was chosen as the place for this project. (Sheingold) felt this was a great opportunity. (Levesque) Grateful for the opportunity. (Clark) Open Space Committee will review the conservation restrictions.

Break 8:12 PM – 8:23 PM

**2027-001 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 07/16/2026, 08/20/2026**

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: **Board of Assessors:** James O'Neill, as a regular member to a term expiring 06/30/2029; **District Improvement Financing Program Advisory Committee (DIF):** Jen Villa, as a business representative member outside the Business Improvement District (BID); **Open Space Committee:** Sharon Harrison, as a regular member to a term expiring 06/30/2029; **Zoning Board of Appeals:** John Carey, as an associate member to a term expiring 06/30/2027
**VOTE: PASSES UNANIMOUS**

**2027-011 ORDER AUTHORIZING THE TAKING OF ROAD EASEMENTS BY EMINENT DOMAIN FOR SEWER AND WATER PURPOSES OVER CERTAIN PRIVATE ROADS IN CENTERVILLE VILLAGE IN CONNECTION WITH THE LONG POND AREA SEWER EXPANSION PROJECT INTRO: 07/16/2026, 08/20/2026**

Tom LaRosa First Assistant Attorney gave the rationale.
**Discussion:**
(Santos) explained the Town complies with the wetland's protection in filing with the Conservation Commission. (Ludtke) Are we exempted from the act. (Santos) we do not have to be, but the Town complies with the entire act.

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes the Town Manager, on behalf of the Town, to take by eminent domain under Chapter 79 of the Massachusetts General Laws or otherwise acquire for sewer and water purposes a perpetual easement through, under, across and on all or any portion of the following described private roads for the installation, operation, maintenance, repair, relocation, and replacement of sewer and water lines and infrastructure for the same and for all purposes for which such easements are commonly used in the Town of Barnstable:

CEDAR POINT CIRCLE
EVELYN CIRCLE
FERNBROOK LANE
40’ WIDE RIGHT OF WAY, OFF OLD POST ROAD
COTTAGE LANE
SCOTTSDALE ROAD
HORATIO LANE
HEADWATERS ROAD
HARVEST LANE
WILTON DRIVE
BLANTYRE AVENUE
DUNASKIN ROAD
ARGYLE AVENUE
HOLLY LANE
QUIET WAY
LONG POND CIRCLE
PARK AVENUE
ORCHARD ROAD

The above-referenced private roads and easement areas are shown on a 13-sheet plan set captioned “Long Pond Sewer Expansion Project – Private Roadway Sewer and Water Easement Taking Exhibit Plan”, dated July 7, 2026, prepared by the Town of Barnstable, Department of Public Works, and attached hereto as Exhibit A.

Any trees, buildings, and other structures located within said roads are not included in this Order, and the order of taking adopted by the Town Manager will provide that the owners of the same may have a period of up to sixty (60) days after the recording of the order of taking to remove the same.

The Town Manager is authorized to negotiate, accept, adopt, sign, deliver and record any plans, documents or orders of taking, which may include, without limitation, the owner names, properties, interest holders, and awards of damages, if any, and may make minor modifications to the easement areas and plans for the purposes necessary to effectuate this Order and to secure the necessary easements in the above referenced private roads.

Betterments will be assessed for the associated sewer improvements made by the Town of Barnstable.
**VOTE: PASSES UNANIMOUS**

**2027-014 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND 91 LOUIS LLC FOR FOUR (4) NEW MARKET RATE RESIDENTIAL RENTAL UNITS LOCATED AT 91 LOUIS STREET IN HYANNIS INTRO: 07/16/2026, 08/20/2026**

Jim Kupfer, Director of Planning and Zoning, gave the rationale.

**Discussion:**

(Clark) Let us hear from the committee members. (Sheingold) This is the last agreement and moving forward the last with zero percent reduction. (Ludtke) reasonable speaks to all intents – this hits all the marks. (Dewey) Year-round is part of the project.

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes a Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and 91 Louis LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V, and the regulations promulgated thereunder at 760 CMR 66.00, for four (4) market rate residential units located at 91 Louis Street, Hyannis, substantially in the form presented to the Town Council at this meeting, and further authorizes the Town Manager to execute the TIE Agreement and submit it to the Massachusetts Executive Office of Housing and Livable Communities for approval.

**VOTE: PASSES UNANIMOUS**

**2027-017 AUTHORIZATION TO CONTRACT FOR AND EXPEND A GRANT FROM THE CAPE COD CONSERVATION DISTRICT IN THE AMOUNT OF $52,625 FOR CONSTRUCTION OF LITTLE RIVER LANDING STORMWATER IMPROVEMENTS INTRO: 08/20/2026**

Dan Santos, Director of Public Works, gave the rationale.

Upon a motion duly made and seconded it was

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a grant from the Cape Cod Conservation District in the amount of **$52,625** to fund on a reimbursement basis a portion of the costs incurred by the Town for the construction of the Little River Landing Stormwater Improvements Project.

**VOTE: PASSES 8 YES 1 NO (DALUZ)**

**CONSENT AGENDA:**

Proposed Vote: To refer Items 2027-018 through 2027-021 to a Second Reading to be held on each item at the Town Council meeting on September 3, 2026.

**VOTE: PASSES UNANIMOUS**

**2027-018 AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING TO MAXIMIZE FEDERAL FINANCIAL PARTICIPATION THROUGH TITLE IV-E OF THE SOCIAL SECURITY ACT INTRO: 08/20/2026**

Upon a motion duly made and seconded it was

**ORDERED:** That, pursuant to G.L. c. 44, sec. 70, the Town Council does hereby authorize the School Committee or its authorized designee to enter into a Memorandum of Understanding with the Commonwealth's Executive Office of Health and Human Services, Department of Elementary and Secondary Education and Department of Children of Families in the form attached hereto in order to seek allowable federal reimbursement for eligible transportation costs associated with foster student education transportation through Title IV-E of the Social Security Act.

**VOTE: REFER TO SECOND READING ON SEPTEMBER 3, 2026 - PASSES UNANIMOUS**

**2027-019 ORDER AUTHORIZING THE SCHOOL COMMITTEE TO ENTER INTO A CONTRACT WITH A TERM OF UP TO FIVE YEARS FOR A FOOD SERVICES MANAGEMENT COMPANY INTRO: 08/20/2026**

Upon a motion duly made and seconded it was
**ORDERED:** That, pursuant to M.G.L. c. 30B, § 12(b), the Town Council does hereby authorize the School Committee to solicit, award and execute a contract with a term of up to five years for a food services management company, commencing in the summer of 2027.
**VOTE: REFER TO SECOND READING ON SEPTEMBER 3, 2026 - PASSES UNANIMOUS**

**2027-020 ORDER AUTHORIZING THE SCHOOL COMMITTEE TO ENTER INTO A CONTRACT WITH A TERM OF UP TO TEN YEARS FOR REGULAR SCHOOL TRANSPORTATION INTRO: 08/20/2026**

Upon a motion duly made and seconded it was
**ORDERED:** That, pursuant to M.G.L. c. 30B, § 12(b), the Town Council does hereby authorize the School Committee to solicit, award and execute a contract with a term of up to ten years for regular school bus transportation, commencing in the summer of 2027.
**VOTE: REFER TO SECOND READING ON SEPTEMBER 3, 2026 - PASSES UNANIMOUS**

**2027-021 ORDER AUTHORIZING THE SCHOOL COMMITTEE TO ENTER INTO A LEASE WITH A TERM OF UP TO TEN YEARS FOR SCHOOL BUS PARKING INTRO: 08/20/2026**

Upon a motion duly made and seconded it was
**ORDERED:** That, pursuant to M.G.L. c. 7C, § 38, and c. 30B, § 16, the Town Council does hereby authorize the School Committee or their designee to solicit proposals, award and execute a lease agreement with a term of up to ten years for school bus parking, commencing in the summer of 2027.
**VOTE: REFER TO SECOND READING ON SEPTEMBER 3, 2026 - PASSES UNANIMOUS**

**2027-022 RESOLVE TO FILL A SECOND VACANCY ON THE TOWN COUNCIL AT THE SPECIAL ELECTION SCHEDULED TO BE HELD ON OCTOBER 13, 2026 INTRO: 08/20/2026**

gave the rationale.
Upon a motion duly made and seconded it was
**RESOLVED:** That the Town Council hereby declares that a vacancy currently exists in the office of Town Councilor, Precinct 1, and that said seat shall be filled for the balance of the unexpired term at the special election to be held on October 13, 2026.
**VOTE: PASSES UNANIMOUS**

**2027-023 AUTHORIZATION TO CONTRACT FOR AND EXPEND A STATE FISCAL YEAR 2027 STATE 911 DEPARTMENT PSAP LEADERSHIP SCHOLARSHIP GRANT IN THE AMOUNT OF $13,000 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY INTRO: 08/20/2026**

Police Chief Challies gave the rationale.
Upon a motion duly made and seconded it was
**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a State Fiscal Year 2027 State 911 Department Public Safety Answering Point (PSAP) Leadership Scholarship Grant in the amount of **$13,000** from the Commonwealth of Massachusetts, Executive Office of Public Safety for the purpose of advanced 911 Communications Center Manager Training.
**VOTE: PASSES 8 YES 1 NO (DALUZ)**

**2027-024 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FEDERAL FISCAL YEAR 2025 EDWARD J. BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF $23,886.68 FROM THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS INTRO: 08/20/2026**

Police Chief Challies gave the rationale.
Upon a motion duly made and seconded it was
**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Federal Fiscal Year 2025 Edward J. Byrne Memorial Justice Assistance Grant in the amount

of **$23,886.68** from the U.S. Department of Justice, Office of Justice Programs for the purpose of purchasing training and firearms equipment.
**VOTE: PASSES UNANIMOUS**

**2027-025 RESOLVE DELEGATING TO THE TOWN COUNCIL PRESIDENT THE AUTHORITY TO DESIGNATE A MODERATOR TO PRESIDE OVER AND REGULATE THE SPECIAL TOWN COUNCIL MEETING/OPEN MEETING OF THE VOTERS SCHEDULED FOR SEPTEMBER 10, 2026**
**INTRO: 08/20/2026**

**Discussion:**
(Sheingold) is the monitor hired and at what cost. (Nober) Monitor is a volunteer position. Mike Ford will be the monitor.

Upon a motion duly made and seconded it was
**RESOLVED:** That the Town Council does hereby delegate to the Town Council President the authority to designate a moderator to preside over and regulate the proceedings of the Special Town Council Meeting/Open Meeting of the Voters to be held on September 10, 2026, pursuant to Section 8-9 of the Town Charter.
**VOTE: PASSES UNANIMOUS**

**VOTED TO ADJOURN:**
**VOTE: PASSES UNANIMOUS**
**Adjourn at 9:00 PM**
Respectfully submitted,

Janet E. Murphy
Assistant Town Clerk

**NEXT MEETING: September 4, 2026**

**Exhibits:**

A Town Manager Update