

Select Board Minutes

March 04, 2025

Via Zoom Platform (Hybrid)

Select Board Members Present: Susan Areson-Chair; Nancy Medoff-Clerk; Susan Girard-Irwin-Member; Stephanie Rein-Member

Others Present: Kelly Clark-Assistant Town Manager; Jarrod Cabral (DPW Director); Katie Halvorsen (Housing Coordinator); Jon Nahas (Principal Assessor); Michael Forgione (Truro Resident)

Absent: Robert Weinstein-Vice Chair

Chair Areson opened the meeting at 12:00 pm and read aloud the information for members of the public to join the meeting.

EXECUTIVE SESSION MINUTES REPORT

PUBLIC COMMENT

Chair Areson read aloud the rules for the public to follow when making public comments.

Chair Areson recognized the following individuals who made public comments: Stephanie Rein who informed everyone that this evening they are holding the Bingo Party at Truro Central School and the Annual Pasta Party on Friday March 14; Michael Forgione who wanted to correct statements made prior to the new DPW Building site vote that he believed were incorrect, including conflating the site clean-up requirements at Town Hall Hill and the consideration of it as the building site, and felt there should be more accountability for the cost increases due to the delay in overall planning.

PUBLIC HEARINGS

None

INTRODUCTION TO NEW EMPLOYEES

None

BOARD/COMMITTEE/COMMISSION APPOINTMENTS

A. Nomination of Susan Areson for Reappointment as Voting Member to the Cape Cod National Seashore Advisory Commission

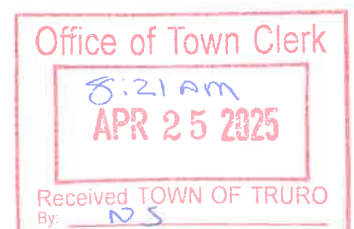
Chair Areson stated that the Cape Cod National Seashore Advisory Commission asked that they vote to appoint a Voting Member to the Commission prior to the expiration of Susan Areson's current appointment.

Clerk Medoff made a motion to nominate Susan Areson for reappointment to the Cape Cod National Seashore Advisory Commission as Truro's voting member.

Member Rein seconded the motion.

Roll Call Vote:

Member Rein - Aye



Clerk Medoff - Aye
Member Girard-Irwin - Aye
Chair Areson – Abstain
So voted, 3-0-1, motion carries.

STAFF/ COMMITTEE UPDATES

None

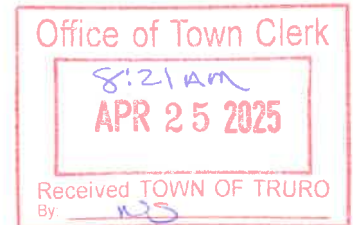
TABLED ITEMS

None

SELECT BOARD ACTION

B. Presentation on Senior Perks Pilot Program and Possible Vote

Presenter: Kelly Clark, Assistant Town Manager



A team of staff have been discussing the Senior Perks pilot program, meeting as a full group six times and working individually on specific tasks. Assistant Town Manager Clark requested that the Select Board select age criteria and the amounts for the discounts, which would then be considered by the Board of Health.

Jon Nahas, Principal Assessor, determined the maximum cost of the program at different ages and discount percentages. He found that approximately 832 households have at least one member who is 65 years or older. For other programs, the town recognizes seniors beginning at age 65, though the state recognizes seniors at age 70 for tax exemption. Principal Assessor Nahas calculated the potential lost revenue at ages (65, 67, 70, 73, and 75) and at different sticker discount amounts (25%, 50%, 75%, and 100%) for both beach stickers and transfer station stickers. Select Board Members noted the costs of running the transfer station and the seasonality of each permit sticker.

To apply, individuals will need to provide a government issued proof of age and a valid vehicle registration with an address in Truro. Clerk Medoff asked whether the program requires that your car is also garaged in Truro, since that address may be different than the residential address, and she and others believed that this should also be a requirement. Principal Assessor Nahas stated that the program is intended for individuals who call Truro their primary address.

As part of the application process, they will also collect information on each applicant's household income to gather data on who is using the program, though they recognize this will not completely indicate how many people are using it as a needs-based program. In response to a question about a single household wanting to use two separate vehicles for each permit, Assistant Town Manager Clark stated this may be possible if transactions are separate for each sticker, and they would have to check with their software vendor.

For funding options, they are considering an increased fee for other users, which the team does not recommend, as well as a general override, which may be more desirable for a permanent program. They

recommend a free cash transfer as this is the best funding mechanism for a one-time expenditure such as a pilot program. Software for online permit sales would add an option for the program that requires verification by staff and ask for the income information. If buying the permit in person, income information would be requested on paper.

A warrant article detailing the Select Board recommendations and the Board of Health recommendations will be drafted, and Town Counsel would review regulation changes and fees would be set based on Town Meeting funding approval. The data gathered from the pilot program would inform a permanent program and funding recommendations. Currently, they need to know whether to keep a placeholder in the budget for a free cash article. The pilot will run from May 15, 2025, to May 14, 2026.

Chair Areson believed a good place to start the program would be at age 65 and a 50% discount for each permit. Member Rein agreed but believed it may be advantageous to offer a smaller discount at the transfer station. Clerk Medoff stated she would like there to be a 100% discount for the beach permit and a 50% discount at the transfer station. Member Girard-Irwin agreed with Clerk Medoff. Member Rein appreciated wanting to offer a full discount for the beach but recognized that there is a cost involved in processing the permit and suggested perhaps a 75% discount for the beach. All agreed it should use free cash as the funding mechanism.

Chair Areson made a motion to prepare a free cash article associated with the cost of implementing a one-year pilot program for seniors aged 65 and older at a reduced cost of 75% of the standard permit price for a beach sticker and to forward a recommendation of a 50% discount for a transfer station sticker to the Board of Health for its feedback.

Member Rein seconded the motion.

Roll Call Vote:

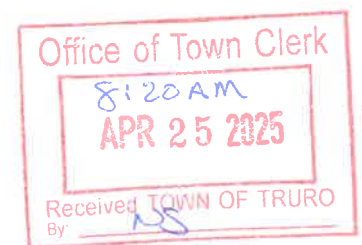
Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

So voted, 4-0-0, motion carries.



C. Review and Possible Approval of Rental Registration Fee

Presenter: Katie Halvorsen, Housing Coordinator

Housing Coordinator Halvorsen noted that the Rental Registration Fee had been increased for the previous year and recommended that the fee for 2025 remain \$450.

Member Rein made a motion to approve the 2025 Rental Registration Fee of \$450.

Member Girard-Irwin seconded the motion.

Discussion: Mike Forgione asked if there had been a comparison of the administrative cost to manage the program and the revenue that the program generates, inquiring whether the program is worth running at all if it is costing more to run than it is generating. Assistant Town Manager Clark stated that the fee helps enforce the general bylaw.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

So voted, 4-0-0, motion carries.

D. Review, Discussion and Possible Vote Related to Preliminary Draft List of Articles

Presenter: Kelly Clark, Assistant Town Manager

Assistant Town Manager Clark stated she had given the Select Board a list of preliminary articles and noted that they received four petitioned articles that are being verified to ensure they have appropriate citizen support. They also have articles coming from the Charter Review Committee. There are also three Zoning Articles that will need to be referred to the Planning Board for Public Hearing.

E. Discussion and Possible Vote on Town Meeting Warrant Articles

Presenter: Kelly Clark, Assistant Town Manager

Assistant Town Manager Clark prepared a document of the Warrant Articles the Select Board members may choose to recommend or not recommend.

Member Rein moved to recommend Article XX: the authorization to hear the report of multi-member bodies.

Chair Areson seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

So voted, 4-0-0, motion carries.

Chair Areson moved to recommend Article XX: the authorization to set the salary of the Select Board.

Clerk Medoff seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

So voted, 4-0-0, motion carries.

Member Rein moved to recommend Article XX: authorization to set the salary of the Moderator.

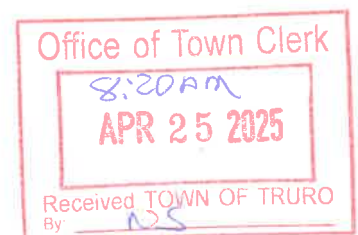
Clerk Medoff seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye



Chair Areson – Aye
So voted, 4-0-0, motion carries.

Chair Areson moved to recommend Article XX: revolving fund expenditure limits.
Member Rein seconded the motion.

Roll Call Vote:

Member Rein - Aye
Clerk Medoff - Aye
Member Girard-Irwin - Aye
Chair Areson – Aye
So voted, 4-0-0, motion carries.

Member Rein moved to recommend Article XX: authorization to expend funds in anticipation of reimbursement for state highway assistance aid.
Clerk Medoff seconded the motion.

Roll Call Vote:

Member Rein - Aye
Clerk Medoff - Aye
Member Girard-Irwin - Aye
Chair Areson – Aye
So voted, 4-0-0, motion carries.

Clerk Medoff moved to recommend Article XX: transfer of funds from affordable housing stabilization fund to the affordable housing trust fund.
Member Girard-Irwin seconded the motion.

Roll Call Vote:

Member Rein - Aye
Clerk Medoff - Aye
Member Girard-Irwin - Aye
Chair Areson – Aye
So voted, 4-0-0, motion carries.

F. Discussion and Possible Vote on Dedication for Annual Town Report

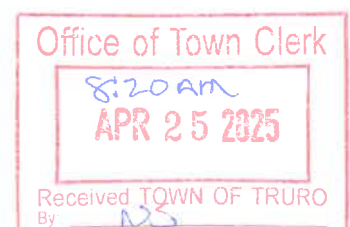
Presenter: Kelly Clark, Assistant Town Manager

Assistant Town Manager Clark stated that Chair Areson suggested the dedication could be to volunteers and organizations that care for pets and animals in the town, such as rescuing cold stunned turtles and other marine animals. They would like to write three or four paragraphs and include photographs.

Clerk Medoff made a motion to dedicate the 2024 Annual Town Report to the volunteers and organizations that care for pets and animals in our area.
Member Rein seconded the motion.

Roll Call Vote:

Member Rein - Aye
Clerk Medoff - Aye
Member Girard-Irwin - Aye



Chair Areson – Aye

So voted, 4-0-0, motion carries.

G. Discussion and Possible Vote on Environmental Remediation Plan for Town Hall Hill Site

Presenter: Jarrod Cabral, DPW Director

DPW Director Cabral has had conversations with consultants about the remediation needed and DPW developing the site. All agreed they should begin remediation as soon as possible, prior to development of the DPW. The estimate is \$3 million, including design, bid document development, construction, and construction oversight. They estimate it will take 10 months to complete, including about five months of planning. The cost and time estimates cover the passive barrier wall and capping the land. Not included are POET systems for homes that are impacted, which could be as many as twenty or as little as three. They have five years to complete this process as determined by the DEP and waiting may increase costs. They are looking into grant opportunities, but they are still exploring that possibility.

Clerk Medoff made a motion to direct the Assistant Town Manager to prepare a \$3 million borrowing authorization article for Town Hall environmental remediation for the 2025 Annual Town Meeting Warrant.

Member Girard-Irwin seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

So voted, 4-0-0, motion carries.

SELECT BOARD REPORTS/COMMENTS

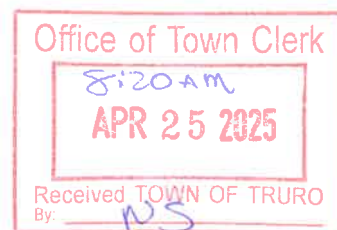
A. Select Board Reports

Member Rein promoted the Bingo Party at the Truro Central School that night and the Annual TCS Pasta Party on March 14. She attended a Walsh Committee meeting, discussing the overlay district and other aspects. They had their first meeting of the Ad Hoc Seal Committee, where they elected officers - Holly Ballard Gardner is the chair, Peter Cook is vice chair, and Chris Nagle is the clerk.

Clerk Medoff reminded anyone with questions about water and waste water, they have a page dedicated to water on the Health Department on the Town of Truro website that includes recent meetings, reports, and other information. Visitors are also able to ask a question on the website to ensure that they are answered.

Member Girard-Irwin has Select Board Hours at the Community Center 10-11:30 next Thursday, March 13. She also stated that Community Day at the school is on April 3 and Truro Community Kitchen will be cooking.

Chair Areson stated she and staff began their Town Meeting planning sessions, and they have procured the tent, audio, visual, etc. for the meeting on May 3. The Pre-Town Meeting is scheduled for April 17,



5:30 pm at the Community Center and will be run by the Moderator and the Finance Committee will run the budget hearing. The Moderator and the Select Board will also be present to answer any questions. Last night there was a meeting of the Part Time Resident Advisory Committee, and they are working on various initiatives. They raised the question about whether there should be a specific time frame within which emails to town staff or the Select Board should have a response. She has office hours on Thursday 11:30am - 1:00pm at the Community Center.

B. Town Manager Report

Currently Assistant Town Manager Clark is working on negotiations to refine the budget, writing the Town Meeting Warrant, and public records requests they have received. She and the Moderator will be at the Community Lunch at the Council on Aging on April 10 to do a Q&A session on the Town Meeting process. She also noted that April 11 is the date of the Cloverleaf groundbreaking. She also stated they have a statement on the investigation of possible criminal activity at 296 Route 6, the Truro Motor Inn on the town website, which is being conducted by the Massachusetts State Police.

CONSENT AGENDA

- A. Review/Approve and Authorize Signature: None
- B. Review and Approve Appointment Renewals: Appointment to Board of Registrars - Nicole Tudor, Town Clerk
- C. Review and Declare Fire Department Vehicles as Surplus
- D. Review and Approve Select Board Meeting Minutes: None

Chair Areson moved to approve the consent agenda as printed in the packet.

Clerk Medoff seconded the motion.

Roll Call Vote:

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

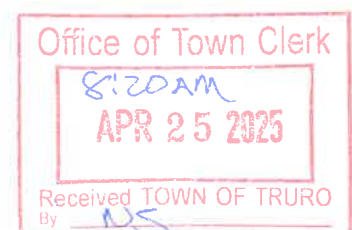
Chair Areson – Aye

So voted, 4-0-0, motion carries.

NEXT MEETING AGENDA

Regular Meeting: March 11, 2025

Notes about coming discussions included a change of manager at Montano's, Zoning Article referrals, petitioned warrant articles, draft warrant articles, and a water communications plan discussion.



WORK SESSION AND SPECIAL MEETING

Assistant Town Manager Clark reported that they are currently looking at staff workload in an attempt to be realistic about the goals and objectives for FY2025. One objective details working with town staff and the Cultural Council about applying to establish an identified Cultural District in Truro. The deadline has passed.

She also stated that she is concerned that the IMA for water is a priority and will inform the Strategic Land Use and Infrastructure Plan. She stated they had a placeholder of \$125,000 for consulting on the plan, but she would like to determine how much funding they should actually allocate. She would like to be realistic the amount of work staff is able to undertake and how much the town can afford to do. They are still identifying the needs of an infrastructure plan. Clerk Medoff is concerned about releasing that funding because that funding will likely be needed for some project in the near future.

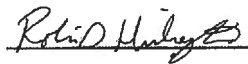
Chair Areson noted that many committees' charges are interrelated, and it is difficult to see what initiatives should have funding attached to them. Assistant Town Manager Clark stated they have \$150,000 in the CIP fund for the water master planning and evaluation, which would help inform an infrastructure plan but recognizes funding may need to be allocated elsewhere. They also have a placeholder for the Senior Needs Assessment and COA Focus Group though they could rely on grant funding. The plans and funding for the Truro Motor Inn could be approached more incrementally. She also mentioned digitization plans have been a challenge due to lack of staff availability to take it on. She would like the Select Board to consider all of these areas to ensure they are budgeting and using free cash responsibly. The CIP and the use of free cash are on a future agenda.

Clerk Medoff made a motion to adjourn at 1:53 pm.

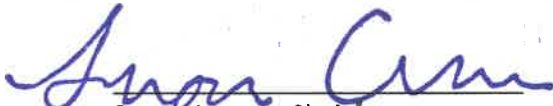
Member Girard-Irwin seconded the motion.

By unanimous consent, the meeting was adjourned.

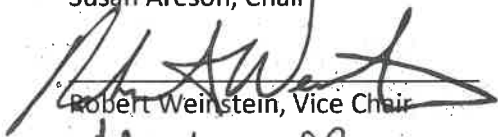
Respectfully submitted,



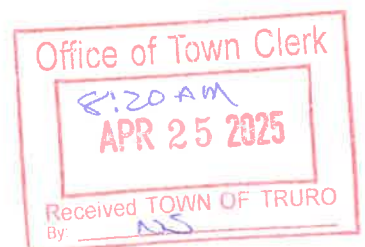
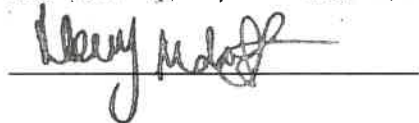
Robin D. Huibregtse
Board Support/CPC Coordinator



Susan Areson, Chair



Robert Weinstein, Vice Chair



Nancy Medoff, Clerk



Stephanie Rein, Member



Susan Girard-Irwin, Member

Public Records Material Attachments

Special Town Meeting - Article 8

Annual Town Meeting Article 41

Draft 2025 Annual Town Meeting Warrant Article List

Draft Town Meeting Warrant Articles

MGL Chapter 51, Sections 15 and 18

