

Select Board Meeting Minutes

April 25, 2024, Meeting (Hybrid via Zoom)

Via Zoom Platform

Select Board Members Present: Kristen Reed-Chair, Susan Areson-Vice Chair, John Dundas-Clerk, Stephanie Rein-Member, Robert Weinstein-Member

Select Board Members Absent:

Others Present: Darrin Tangeman-Town Manager; Jarrod Cabral-DPW Director; Katie Riconda-Communications and Marketing Coordinator; Michael Cohen (Truro Voter and Ad Hoc DPW Building Committee-Chair); Bob Higgins-Steele (Truro Voter and Ad Hoc DPW Building Committee-Chair); Christopher Clark (Town Resident); Stephanie Costigan-Truro Elementary School Superintendent

Chair Reed called the meeting to order at 5:00 pm and read the information for the public to access the meeting by telephone and participate. Chair Reed introduced the Members and Town staff present.

PUBLIC COMMENT

Prior to recognizing any individual for public comment, Chair Reed read aloud the ground rules regarding public comment.

Chair Reed asked if any member of the public wished to provide public comment and Chair Reed recognized the following individual: DPW Director Cabral

PUBLIC HEARINGS

None

INTRODUCTION TO NEW EMPLOYEES/OTHER

None

BOARD COMMITTEE/COMMISSION APPOINTMENTS

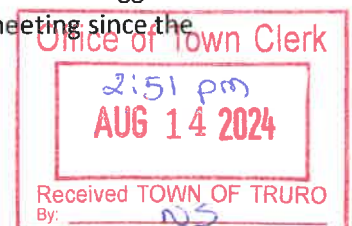
None

STAFF/COMMITTEE UPDATES

A. Ad Hoc DPW Building Committee – For the Future Public Works Facility Update and Possible Recommendations

Presenters: Ad Hoc DPW Building Committee Co-Chairs Michael Cohen and Bob Higgins-Steele

Ad Hoc DPW Building Committee-Chair Cohen and Ad Hoc DPW Building Committee-Chair Higgins-Steele reported that the Ad Hoc DPW Building Committee had just completed its eighth meeting since the inception of the group on April 1, 2024. The meetings last 90 minutes to 3½ hours.



Prior to the AHBC's update, DPW Director Cabral gave an overview as to what the Ad Hoc DPW Building Committee examined to develop the committee's recommendations. The overview included the following:

- the modified anticipated costs of a new hybrid facility

Note: At video timestamp 18m 28s, the audio was lost, and the meeting went into recess at timestamp 21m 58s. At timestamp 24m 53s, Chair Reed announced that a disruptive individual was the reason for the recess. Chair Reed then reviewed the process for individuals to participate in this meeting. DPW Director Cabral then continued.

- the review of the layout
- the reductions from the square footage (vehicle storage, maintenance bay, and custodial storage)

Ad Hoc DPW Building Committee Co-Chair Cohen provided a summary of the committee's makeup of talent; an overview of Phoenix-based construction company Strata International Group (SIG) and the environmentally sound building product (EPS foam and polymer concrete mix) that the company offers; the Ad Hoc DPW Building Committee's next meeting on Tuesday, April 30, 2024 and the agenda items to include public comment and a vote on the Ad Hoc DPW Building Committee's meeting minutes; potential next steps with SIG to include a site visit (travel and lodging expenses paid by SIG and in order to vetting SIG) Arizona, Colorado, or Utah with selected Town staff, selected Ad Hoc DPW Building Committee members, and Weston & Sampson representatives to examine ongoing SIG construction projects and then report back to the Select Board.

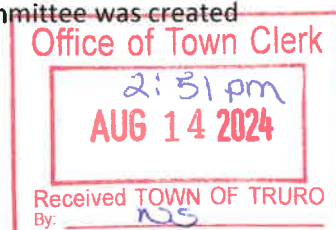
Note: At video timestamp 40m 02s, Co-Chair Cohen stated the Ad Hoc DPW Building Committee's recommendation pertaining to Article 3.

Co-Chair Cohen announced that Ad Hoc DPW Building Committee's recommendation that a reduction in square footage of no less than 20,150 square feet and a maximum borrowing authorization of \$28,310,000.

DPW Director Cabral added that pertaining to Article 4 for Special Town Meeting the cost would be 10% of the recommended maximum borrowing authorization of \$28,310,000 resulting in \$2,800,000.

Pertaining to Article 13 for Annual Town Meeting, DPW Director Cabral said that the recommended borrowing authorization would remain at \$28,310,000.

The Members, Town Manager Tangeman, DPW Director Cabral, and Ad Hoc DPW Building Committee Co-Chair Cohen commented on or discussed the following highlighted topics: SIG's declaration that it could train a construction crew in as little as 3 days with their construct methods and products as SIG does not have a current presence in New England; the talent serving on the Ad Hoc DPW Building Committee; SIG's construction of a car dealership in the Philippines that is similar in construction considerations of the proposed DPW facility; a potential verbal presentation conducted during Annual Town Meeting with the appropriate number of handouts or similar visual aids to accommodate and educate the Town's voters; and an overview of when the Ad Hoc DPW Building Committee was created and why.



Chair Reed then recognized Mr. Clark who commented on this agenda item and there were no others who also wanted to comment on this agenda item.

B. Update Transfer Station Operations
Presenter: Jarrod Cabral, Public Works Director

DPW Director Cabral provided an update on Transfer Station operations and noted that due to four staff shortages there would be no 7-day a week operations but 5-day a week operations. DPW Director Cabral then presented the plan for the seasonal operations at the Transfer Station. DPW Director Cabral briefed the marketing plan for the recruitment of the Transfer Station staff vacancies, the notification to the public and commercial haulers of the reduced days of operations, and the creative recruitment solutions to fill the current vacancies so to minimize any disruption of Transfer Station operations during the upcoming season.

Town Manager Tangeman also commented on the recruitment solutions to fill the vacancies and noted the significant gap in pay in the private sector for Commercial Driver License (CDL) drivers compared to CDL driver pay in the public sector. Communications and Marketing Coordinator Riconda also noted different social media platforms which could be utilized to increase outreach to attract talent.

C. Updates on Beach Closures
Presenter: Jarrod Cabral, Public Works Director

DPW Director Cabral provided an update on beach closures impacted by erosion. DPW Director Cabral noted the deteriorating conditions at Longnook Beach and efforts to improve the conditions. Other beaches affected include Cold Storage Beach and Noons' Landing.

TABLED ITEMS

None

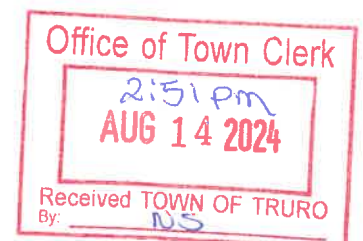
SELECT BOARD ACTION

A. Discussion and Possible Vote on Use of Dennis Family Gift Fund Monies for the Possible Eminent Domain Taking of Truro Motor Inn
Presenter: Darrin Tangeman, Town Manager

Town Manager Tangeman presented the Town staff's recommendation regarding the Select Board prepared Article 11 and how to pay for the eminent domain taking of Truro Motor Inn. The Members and Town Manager Tangeman discussed requesting Town Counsel be present at the Town Meeting to answer questions regarding eminent domain.

Member Weinstein made a motion to allocate \$1,600,000 of Dennis Family Funds for the acquisition of Truro Motor Inn, contingent on approval of Article 11 at Town Meeting.
Member Dundas seconded the motion.

Roll Call Vote:
Vice Chair Areson – Aye
Member Dundas - Aye



Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

So voted, 5-0-0, motion carries.

B. Discussion and Approval of Special Town Meeting and Annual Town Meeting Motions

Presenter: Darrin Tangeman, Town Manager

Town Manager Tangeman reviewed selected motions from the Motion Book which needed to be amended after review by Town Counsel. The motions affected are:

- Special Town Meeting (STM) Article 3: Borrowing Authorization for the Engineering and Construction of the Public Works Facility, STM Article 4: Borrowing Authorization for the Engineering of the Public Works Facility, STM Article 5: Adoption of Walsh Property Community Planning Committee Recommendations, and STM Article 7: Adoption of Local Comprehensive Plan.
- Annual Town Meeting (ATM) Article 11: Acquisition of Truro Motor Inn and ATM Article 13: Borrowing Authorization for the Engineering and Construction of Public Works Facility.

Member Weinstein objected to the language of the motion contained in STM Article 2: Authorization of Use of 340 Route 6 for Public Works Facility and noted that in 1990 Town Meeting voters approved the purchase of 340 Route 6 (and the voters approved in favor at the ballot box) and the language of that 1990 motion contained the language of “for any lawful municipal use”. Member Weinstein stated that the present motion should reflect the language contained in the previously approved motion approved and passed by Truro voters in 1990. Town Manager Tangeman will contact Town Counsel for a legal opinion on Member Weinstein’s recommended edit.

Member Rein made a motion to approve the Motion Book, including the motions and movers of articles, for 2023 Special Town Meeting and 2024 Annual Town Meeting, with the changes discussed.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

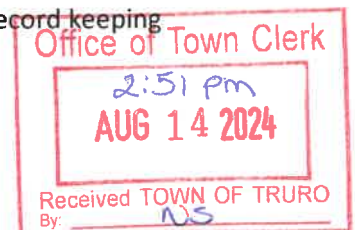
So voted, 5-0-0, motion carries.

C. Discussion and Possible Approval of Regulations for Short-Term and Long-Term Rentals

Presenter: Darrin Tangeman, Town Manager

Chair Reed noted that the Members had discussed this agenda item many times and Town Manager Tangeman provided an update with legal opinions from Town Counsel. Town Manager Tangeman noted that the regulations now reflect the Town Counsel’s recommendations for these regulations.

The Members and Town Manager Tangeman commented on or discussed the following highlighted items: the procedure for obtaining a certificate of registration for rentals and the record keeping requirements for operators.



Chair Reed made a motion to adopt the regulations as drafted, contingent on the passing of Article 32: General Bylaw Amendment – Prohibitions Related to Short-Term Rental of Residential Properties at the 2024 Annual Town Meeting, and to format the regulations on letterhead and authorize electronic signature with the changes discussed.

Member Weinstein seconded the motion.

Discussion: The Members and Town Manager Tangeman briefly discussed the communication strategy to notify the public regarding this item as this Article would be effective July 1, 2024, if passed at Town Meeting.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

So voted, 5-0-0, motion carries.

D. Discussion and Vote on Nominees for the Fred Todd Community Service Award

Presenter: Darrin Tangeman, Town Manager

Prior to the discussion of this agenda item, Chair Reed recognized Member Dundas for his efforts on this agenda item. Four nominees were submitted to the Members for consideration. The nominees discussed by the Members were: Robert Masson (nominated by Holly Ballard-Gardner), Ken Oxtoby (nominated by Stephanie Costigan), Pat Wheeler (nominated by Ken Field), and Carl Brotman (nominated by Kristen Reed).

Superintendent Costigan nominated Mr. Oxtoby. Chair Reed recognized Superintendent Costigan who spoke to the Members about Mr. Oxtoby's nomination.

Member Dundas made a motion to award Carl Brotman with Truro's second Fred Todd Community Service Award, to be presented at the Annual Town Meeting on May 4, 2024.

Member Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

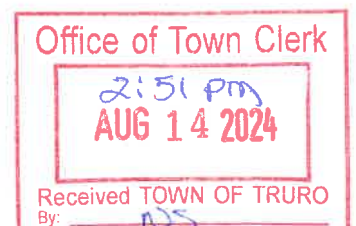
Chair Reed – Aye

So voted, 5-0-0, motion carries.

Following the vote, the Members unanimously agreed that the Town staff will draft a letter (on the Town of Truro letterhead) to each nominee thanking the nominees for their contributions to the Town. Each letter will be signed by Chair Reed on behalf of the Members.

E. Determination and Possible Vote on Date(s) for Select Board Meeting(s) for After Election

Presenter: Darrin Tangeman, Town Manager



Vice Chair Areson provided background information about this agenda item. The Members and Town Manager Tangeman discussed the swearing-in and orientation of the new Members following the upcoming election. The Members discussed the dates for the Select Board meetings after the election. The dates discussed were May 14th, May 28th, June 11th, and June 25th as listed in this meeting's agenda.

Chair Reed made a motion to approve the Select Board meeting dates as advertised.

Member Rein seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

Member Weinstein - Aye

Member Rein - Aye

Chair Reed – Aye

So voted, 5-0-0, motion carries.

CONSENT AGENDA

Chair Reed asked if any Member had suggested edits or comments on the Consent Agenda and there were none.

A. Review/Approve and Authorize Signature:

1. Seasonal 7-Day Entertainment License for Payomet Performing Arts Center
2. 5135 State Highway Eastham, MA, Subordination of Mortgage
3. Approval of Event Notification Form for MassDOT for New England Endurance Events
4. Letter from Select Board to Republican Town Committee Chair Requesting List of Enrolled Members Seeking Appointment as Election Officers

B. Review and Approve Appointment Renewals: None

C. Review and Approve 2024 Seasonal Business Licenses: Highland Links (Common Victualer and Transient Vendor), Lewis Brothers Ice Cream (Hawker Peddler), Blackfish Restaurant (Common Victualer)

Review and Approve Select Board Meeting Minutes: None

Chair Reed made a motion to approve the Consent Agenda as printed in the packet.

Vice Chair Areson seconded the motion.

Roll Call Vote:

Vice Chair Areson – Aye

Member Dundas – Aye

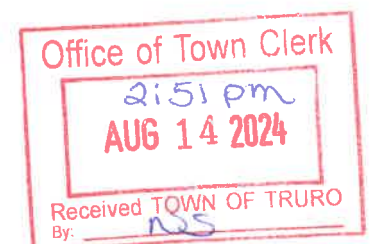
Member Weinstein

Member Rein - Aye

Chair Reed – Aye

So voted, 5-0-0, motion carries.

SELECT BOARD REPORTS/COMMENTS



Member Weinstein reported that he had attended the recent Ad Hoc DPW Building Committee meetings and the Pamet Harbor Commission's (PHC) most recent meeting. The primary concern of the PHC is the debris that has collected on the North and South Jetty. Member Weinstein noted that he has made Town Manager Tangeman aware of the PHC's concern and stated that it was his hope that the Town address this situation as it is a public safety issue. Member Weinstein asked for the public to please pick up after themselves in the Seashore District and in Town.

Member Rein thanked the Members for their hard work over the last year as well as her appreciation for the input from the residents on all issues affecting Truro.

Member Dundas read aloud a letter of recognition from the Commonwealth of Massachusetts' Department of Environmental Protection to the Provincetown Water and Sewer Board for its outstanding performance in 2023. Member Dundas noted the importance of the hard work of those involved with the municipal water supply.

Vice Chair Areson thanked Member Weinstein for his attendance at the Pamet Harbor Commission and previous comments as she was unable to attend. The Charter Review Committee (CRC) met this week and will meet again in June. The CRC is working on a list identifying issues to address over the next year and would like to receive the public's input. Vice Chair Areson offered her condolences to the family of Bob Holt who passed away recently at the age of 106. Vice Chair Areson noted the attendance and success of last night's Pre-Town Meeting. Vice Chair Areson said that she is not on social media, but she has received information from Town residents about social media posts by a number of members of various Town committee and boards. Vice Chair Areson noted that it is an individual's right to post on social media, but she advised that these individuals should review their Town's Board and Committee Handbook regarding conduct with particular attention to page 14.

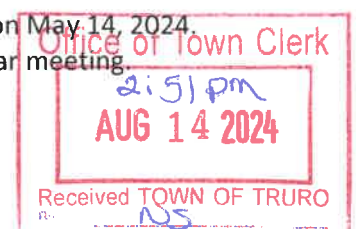
Chair Reed thanked Vice Chair Areson for her last comment and noted that it can be misunderstood whether an individual is expressing their First Amendment right as a private citizen or as a member of a Town board or committee. Chair Reed said that last night's meeting was successful, and she has received many positive comments from Town residents. Chair Reed thanked Town staff for their hard work and looked forward to the upcoming Special Town Meeting and Annual Town Meeting. Chair Reed recognized Town Moderator Paul Wisotzky for his contributions and hard work ahead of the two important upcoming Town meetings.

TOWN MANAGER REPORT

Town Manager Tangeman said that while the Members were in Executive Session earlier today, he and Town Moderator Wisotzky held a Facebook Live event on Town meeting. It was a recorded event and answered many questions regarding the Special Town Meeting and the Annual Town Meeting. Town Manager Tangeman reiterated the date of May 4, 2024, for the upcoming Special Town Meeting and the Annual Town Meeting. Town Manager Tangeman suggested that voters visit the Town's website for more information and to watch a posted video in order to be prepared for the meetings.

Town Manager Tangeman announced that on May 7, 2024, at 6 pm, a Candidates' Night will be held at the Community Center for the public to hear the Town's candidates seeking election.

Town Manager Tangeman reviewed the agenda for the next Select Board meeting on May 14, 2024. Chair Reed also announced an Executive Session on May 14, 2024, before the regular meeting.



Town Manager Tangeman also provided an update on the public safety office's posture for the 2024 summer season. Town Manager Tangeman noted that there were two final firefighter candidates for one vacancy in the fire department and there was one current vacancy for a police officer. Town Manager Tangeman also noted that there would be an increased number of law enforcement officers present at the upcoming May 4th meetings.

Member Weinstein made a motion to adjourn at 7:27 pm.

Member Dundas seconded the motion.

By unanimous consent, the meeting was adjourned.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

Kristen Reed, Chair

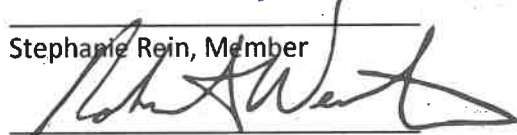


Susan Areson, Vice Chair

John Dundas, Clerk



Stephanie Rein, Member



Robert Weinstein, Member

Public Records Material Attachments

Legal Notice

Motion Book for May 4, 2024, Town Meetings

Existing General Bylaw, Chapter II, Section 1

Article 32: General Bylaw Amendment – Prohibitions Related to Short-Term Rental of Residential Properties

Draft Regulations

Fred Todd Community Service Award Nominations – Robert Masson

Fred Todd Community Service Award Nominations – Ken Oxtoby

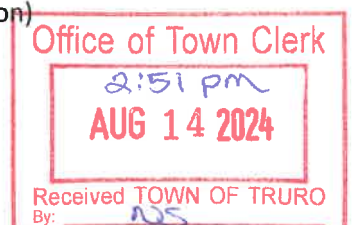
Fred Todd Community Service Award Nominations – Pat Wheeler

Fred Todd Community Service Award Nominations – Carl Brotman (Chair Nomination)

2024 Entertainment Application and Sunday State Entertainment Application

Subordination of Mortgage

Original Mortgage dated May 19, 2023, with TRI (Grant Administrator)



Application for Permit Organized Bike and Road Race by New England Endurance Events
MGL Part I, Title VIII, Chapter 54, Section 12: Election Officers in Towns; Procedures; Eligibility;
Examinations
Draft Letter from the Select Board to the Republican Town Committee
Renewal Application for 2024: Highland Links Café and Pro Shop
Renewal Application for 2024: Lewis Brothers Ice Cream
Renewal Application for 2024: Blackfish Restaurant

