

Select Board Meeting Minutes
Tuesday, August 24, 2021, at 5:00pm
Via GoToMeeting Platform

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

Others Present: Town Manager Darrin Tangeman, Assistant Town Manager Kelly Clark, Town Clerk Kaci Fullerton, Principal Assessor Jon Nahas, Town Assessor Trudi Brazil, Kristen Roberts, Ron Fichtner, Cathy Haynes, Ann Greenbaum, Christopher Clark, Finance Committee Chair-Robert Panessiti, Paul Wisotzky, Fred Gaechter, Atty. Michael Fee

Public Comment
None

Public Hearing
FY2022 Tax Classification Hearing

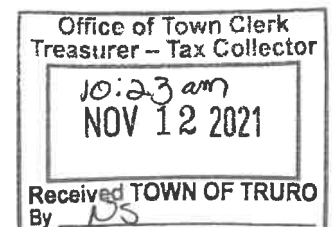
Principal Assessor Nahas presented a review of the Fiscal Year property tax levy and classification options. Member Areson would like the presentation to be on the Truro website, to which Principal Assessor Nahas stated that it would be uploaded tomorrow morning. Mr. Fichtner noted that the number of full-time residents in Truro has decreased. He asked if that meant the Residential Tax Exemption was not working as intended and should other remedies be sought. Member Reed pointed out that when looking year by year (FY2018 through FY2021) you see an increase in the number of year-round residents that apply and qualify for the exemption. Ms. Haynes (current President of the Truro Part-Time Resident Taxpayers Association but speaking on behalf of herself) believes the Residential Tax Exemption is taking property taxes without due process. As non-voters, part-time residents cannot vote on fiscal matters. Part-timers support the Town at a rate of about 84% but they still have no say. She requested that this be a partnership with all members of the community. She believes the RTE should be repealed. Ms. Greenbaum wished to make a point regarding the towns with a higher RTE percentage. Those communities are highly industrial and commercial, and the burden does not completely go on other residences. Rather the burden is shifted to commercial/industrial entities. She urged the Board not to increase the percentage exemption. Principal Assessor Nahas clarified that the tax burden (in industrial communities) does not shift to those industrial or commercial entities. The burden stays within the residential classification. Mr. Clark asked for evidence that the RTE process is working to its expected benefit. Principal Assessor Nahas stated that the number of residential exemptions has grown. It's difficult to determine how many residents are part-time vs full-time. Finance Chair Panessiti made some comments regarding the overall budget. More questions were posed by citizens, which Principal Assessor Nahas answered.

Chair Weinstein closed the public comment period and opened the Board deliberations portion of the public hearing.

Both Members Areson and Dundas are in favor of keeping the exemption at 20%. Members Reed and Rein would like it raised to the percentage used by Provincetown, which is 25%. Chair Weinstein agrees with raising the exemption to 25%. He then went on to address some concerns over statements made during the public comment portion of the hearing.

On the matter of classifying the tax rate, Member Reed made a motion to approve a residential factor of "1".

Member Rein seconded.



Roll Call Vote:

Member Dundas-Aye

Member Rein-Aye

Member Areson-Aye

Member Reed-Aye

Chair Weinstein-Aye

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

Member Reed made a motion to not grant an Open Space Discount.

Member Areson seconded.

Roll Call Vote:

Member Dundas-Aye

Member Rein-Aye

Member Areson-Aye

Member Reed-Aye

Chair-Weinstein-Aye

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

Member Reed made a motion to not grant a Small Business Exemption within the commercial class.

Member Areson seconded.

Roll Call Vote:

Member Dundas-Aye

Member Rein-Aye

Member Areson-Aye

Member Reed-Aye

Chair Weinstein-Aye

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

Member Reed made a motion to grant a residential exemption. If YES, in the amount of 25%.

Member Rein seconded.

Roll Call Vote:

Member Dundas-Nay

Member Areson-Nay

Member Rein-Aye

Member Reed-Aye

Chair Weinstein-Aye

So voted; 3-2-0, motion carries.

Member Reed made a motion to close the public hearing.

Member Dundas seconded.

Roll Call Vote:

Member Dundas-Aye

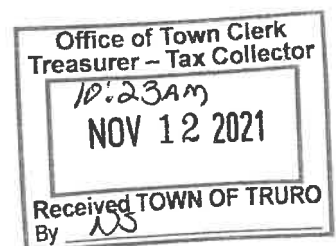
Member Areson-Aye

Member Reed-Aye

Member Rein-Aye

Chair Weinstein-Aye

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



Board/Committee/Commission Appointments

Interview and Appoint Kristen Roberts to the Economic Development Committee

Ms. Roberts introduced herself and gave a summary of background.

Member Reed made a motion to appoint Kristen Roberts to the Economic Development Committee for a three-year term expiring June 30, 2022.

Member Rein seconded.

Roll Call Vote:

Member Rein-Aye

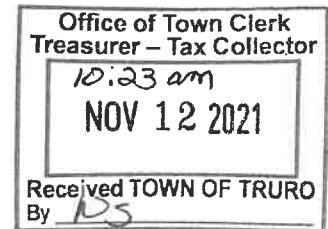
Member Dundas-Aye

Member Areson-Aye

Member Reed-Aye

Chair Weinstein-Aye

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



Interview and Appoint Alan Garelick to the Council on Aging Board

Mr. Garelick was not present. Chair Weinstein stated that another attempt to reach out to Mr. Garelick would be made to give him an opportunity to interview at another date.

Staff/Committee Updates

None

Tabled Items

None

Select Board Action

Discussion on Progress, Direction and Potential Outcomes of Walsh Property Community Planning Committee

WPCPC Co-Chair Wisotzky began the conversation. He would like to update the Select Board on what the Committee has done so far and then he'd like to speak about what to do moving forward.

- The Committee meets once per month, and in addition they have had one site visit.
- They have taken the time to get to know one another and learned how to work in a consensus model.
- They have developed an initial community outreach strategy. They developed a set of questions with a small flyer which they will be distributing as they ask people questions in a one-on-one setting.
- Staff has been working with the Committee to develop an internet-based outreach and education tool called Bang the Table.
- Items are being consolidated on their webpage.

The Committee is meeting tomorrow and needs input from the Select Board. The majority of the agenda is to take the Select Board's feedback and put that into a work plan.

Co-Chair Gaechter stated that the committee is ready to transition to some different ways of operation and bring in some technical support, potentially in the form of a design and engineering firm.

Member Reed thought it would be good to establish a baseline of all the studies that are in process. She added that it would be helpful to know what is working and what is not working. Town Manager Tangeman spoke about the survey and analysis of the existing homes on the property today. We do not have a true feasibility or understanding of what the cost would be to renovate the buildings. He stated the scope of work to initiate that process (to get a firm on board to do that analysis) is nearly complete.

As far as the rest of the property, there are a lot of questions regarding the terrain and buildability of the property. There is an engineering necessity.

As far as what's working, Co-Chair Gaechter stated that there is a desire by all participants to get moving. What's not working is that they don't have a clear path forward as to what their next steps are. Member Areson is all in favor of providing whatever technical assistance is needed. What she doesn't want to lose sight of is that there was a lot of skepticism when the Town was buying the property and the first community meeting was held. There is thinking that the Select Board and Town staff are going to drive what happens to this property. The Board assured citizens that this would be an organic process driven by the Committee to present to the Town (including the Select Board), options for the property. She is reluctant to tell the Co-Chairs where to go, other than to say she thinks they are doing well and that the technical support is owed.

Member Rein would advocate for the Committee to meet more than once a month. As liaison, she stated that the Committee is in need of more direction as to what the Select Board wants them to bring to the town meeting. More technical support is also needed.

More discussion was held regarding where the Town stands with the review which was in process regarding the buildings on the property and what the financial constraints might be of hiring a firm that would address and help the Committee going forward.

Planner Carboni stated that the information that the Committee needs to move forward is this technical information on how the property can be used. The Committee cannot move forward until it gets this information. There are a number of firms that have an array of expertise that would be useful. Her next step would be a scope of services to specify what the Town is looking for. Member Reed asked if it would be appropriate for the Select Board to recommend that the Walsh Property Working Group (comprised of both Co-Chairs, the Town Manager, the Town Planner and Member Rein) work on an RFP process. Chair Weinstein believes that is sensible. Member Reed proceeded, stating that a goal would be to have a technical report for Town Meeting and to give Town Meeting an opportunity to talk about what to do with the buildings, based upon that technical report.

Presentation and Discussion on Use of Election Tabulator

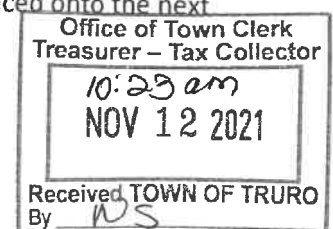
Town Clerk Fullerton gave a presentation on the use of an election tabulator. The presentation outlined the following:

- ImageCast Precinct (2) Optical Scanner
- Population/Election Trends
- Cost of Running Election
- Concerns
- Funding
- Example Video

A question-and-answer period followed. Chair Weinstein would like to hold a public hearing to invite the community to take advantage of the presentation. Member Dundas believes we should move forward with the application for the grant. It's a great opportunity for the Town. We can still present to the Town, but not stop the process of applying for the grant. Member Reed agrees.

Discussion on Revisions to Policy 54: Standards of Professional Conduct

Member Areson would like to postpone this discussion to a later date as no action would be taken at this meeting, and Mr. Fee has been waiting to discuss the extension of the Host Community Agreement with High Dunes Craft Cooperative. Board members agreed, and this item will be placed onto the next agenda.



Review and Approve Extension of Host Community Agreement-High Dunes Craft Cooperative
Atty. Fee explained that pursuant to the agreement there was a term which expires on the 10th of September. That agreement contemplated having an option for the Board to extend that term if, for some circumstances, High Dunes Craft Cooperative were unable to obtain all the permits needed to proceed. Covid slowed the application at the Cannabis Control Commission, but they finally received their provisional license in June 2021. What's next is to apply to the Planning Board for Site Plan Review as well as to the Zoning Board of Appeals for a Special Permit.
Member Rein recused herself.

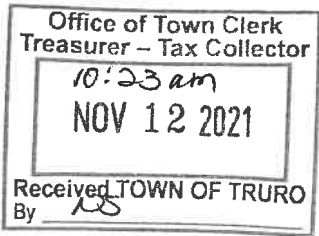
Member Areson made a motion to extend the Host Community Agreement, with a finding of good cause, for two years to expire on September 10, 2023, and to authorize the Town Manager to sign the extension on the Board's behalf.
Member Reed seconded.
Roll Call Vote:
Member Areson-Aye
Member Reed-Aye
Member Dundas-Aye
Member Rein-Recused
Chair Weinstein-Aye
So voted; 4-0-1, motion carries.

Discussion and Approval of Conflict-of-Interest Memo and Campaign Finance Law Memo for Multi-member bodies.
Town Manager Tangeman went through the memo for the Board. Planner & Land Use Counsel Carboni zeroed in on the "election-related and non-election-related political activity" section and elaborated. Member Reed would like the Board to consider approving the placement of this memo into the Employee Handbook, minus the first paragraph. Member Areson believes there would need to be some wordsmithing to place it within the handbook.

Member Reed made a motion to approve the memo being distributed to all members of Boards, Committees, Commissions, and Volunteers in the Town of Truro.
Member Dundas seconded.
Roll Call Vote:
Member Rein-Aye
Member Dundas-Aye
Member Reed-Aye
Member Areson-Aye
Chair Weinstein-Aye
So voted; 5-0-0, motion carries.

Consent Agenda
Town Manager Tangeman asked to pull the Lower Cape Community Access Television Agreement from the Consent Agenda. An error was identified, and he would like to bring the agreement back at the next meeting.

Member Areson made a motion to approve items B and C on the Consent Agenda.
Member Reed seconded.



Roll Call Vote:

Member Areson-Aye

Member Reed-Aye

Member Rein-Aye

Member Dundas-Aye

Chair Weinstein-Aye

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

Select Board Reports/Comments

Member Areson has been listening to the One Cape Summit. It is available online. There is great material there and she encouraged members of the public and members of many Town boards to watch.

Member Dundas attended a School Committee meeting and was duly impressed. He is attending another meeting of the School Committee tomorrow.

Town Manager Report

Town Manager Tangeman thanked staff for the tropical storm preparation.

Next Meeting Agenda

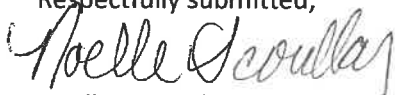
Assistant Town Manager Clark pulled up the agenda for September 14, 2021. Town Manager Tangeman went through the topics. Member Dundas asked whether the County and State response regarding Hurricane Henri was sufficient and did Town Manager Tangeman need anything from the Select Board. Town Manager Tangeman stated the County met twice a day and provided weather and storm updates. He felt they provided good weather tracking. At the State level the Governor put out some guidance to leave the Cape on Saturday morning and not be in the path of the storm. He thinks the State and County were proactive in providing information.

Member Reed made a motion to adjourn at 8:30pm

Member Areson seconded.

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

Respectfully submitted,



Noelle L. Scoullar

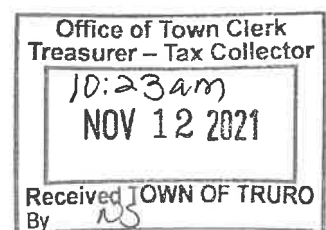


Darrin K. Tangeman, Town Manager

Under the Authority of the Truro Select Board

Public Records material of 08.24.2021

1. FY2022 Tax Classification Hearing



2. Recommendations from BOA
3. State Tax Form LA-4
4. FY2022 Truro Residential Exemption Statistics
5. Application to Serve-Kristen Roberts
6. Application to Serve-Alan Garelick
7. Walsh Committee Process Design Plan
8. MGL Chapter 54, Section 34
9. Presentation on ImageCast Precinct Device
10. Policy 54
11. Policy 31
12. Letter from Michael Fee of Pierce & Mandell, P.C.
13. Host Community Agreement-High Dunes Craft Cooperative
14. Draft Memo-Conflict of Interest and Campaign Finance Law
15. LCCAT Agreement
16. Applications to Serve; Dan Traub, Pat Wheeler, John Bloom, Gary Sharpless, Mark Wisotzky

