



Town of Barnstable
Town Council
James H. Crocker Jr. Hearing Room
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02/21/2025@ 12:04pm
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@ 12:00pm to add on
Item 2025-142

**TOWN COUNCIL MEETING AGENDA
February 27, 2025**

6:00 pm

Councillors:

Craig Tamash
President
Precinct 4

Kris Clark
Vice President
Precinct 11

Gordon Starr
Precinct 1

Dr. Kristin Terkelsen
Precinct 2

Betty Ludtke
Precinct 3

John Crow
Precinct 5

Paul C. Neary
Precinct 6

Seth Burdick
Precinct 7

Jeffrey Mendes
Precinct 8

Charles Bloom
Precinct 9

Matthew P. Levesque
Precinct 10

Paula Schnepf
Precinct 12

Felicia Penn
Precinct 13

Administrator:
Cynthia A. Lovell
Cynthia.lovell@town.barnstable.ma.us

The February 27, 2025, Meeting of the Barnstable Town Council shall be conducted in person at 367 Main Street 2nd Floor James H. Crocker Jr. Hearing Room, Hyannis, MA. The public may attend in person or participate remotely in Public Comment or during a Public Hearing via the Zoom link listed below.

1. The meeting will be televised live via Xfinity Channel 8 or 1070 or High-Definition Channel 1072 or may be accessed via the Government Access Channel live stream on the Town of Barnstable's website:
<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

2. Written Comments may be submitted to:
https://tobweb.town.barnstable.ma.us/boardscommittees/towncouncil/Town_Council/Agenda-Comment.asp

3. Remote Participation: The public may participate in Public Comment or Public Hearings by utilizing the Zoom video link or telephone number and access meeting code:

Join Zoom Meeting <https://townofbarnstable-us.zoom.us/j/86423140027> Meeting ID: 864 2314 0027
US Toll-free 1-888- 475- 4499

PUBLIC SESSION

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF SILENCE

- Opioid Check Presentations to:
 - Duffy Health Center: Stephanie Wroten, CEO; Daniel Rodrigues, Director of Substance Use Disorder and Outreach Programs; Jane Kokernak, Senior Grants Officer
 - Sharing Kindness: Dr. Kim Mead-Walters, Executive Director
 - WellStrong: Alicia Conlin, CEO

- RIZE Grant recipients:
 - AIDS Support Group of Cape Cod: Eliza Morrison, Director, Harm Reduction Services
 - Behavioral Health Innovators, Inc.: Stephanie J. Briody, Esq., CEO (via Zoom)
 - Hopeful Outreach of Cape Cod: Amanda Jacob, Co-Founder and Treasurer
 - Parents Supporting Parents

4. PUBLIC COMMENT

5. COUNCIL RESPONSE TO PUBLIC COMMENT

6. TOWN MANAGER COMMUNICATIONS (Pre-Recorded and available on Video on Demand on the Town website)

7. MINUTES

- **ACT ON PUBLIC SESSION MINUTES: February 06, 2025**

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

- Presentation from the Hyannis PFAS Community Working Group
- Update on Department of Environmental Protection Technical Assistance Grant for the Barnstable County Firefighter Training Area: Dan Santos, Director, Department of Public Works

9. ORDERS OF THE DAY

- A. Old Business**
- B. New Business**

10. ADJOURNMENT

NEXT REGULAR MEETING: March 06, 2025

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B. NEW BUSINESS		
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Please Note: The lists of matters are those reasonably anticipated by the Council President which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed to the extent permitted by law. It is possible that if it votes, the Council may go into executive session. The Council may also act on items in an order other than as they appear on this agenda. Persons interested are advised that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be continued to a future meeting, and with proper notice.

A. OLD BUSINESS (Public Hearing) (Roll Call Majority Vote Full Council)

BARNSTABLE TOWN COUNCIL

ITEM# 2025-070
INTRO: 01/30/2025, 02/27/2025

2025-070 APPROPRIATION ORDER IN THE AMOUNT OF \$40,025 FOR THE PURPOSE OF PURCHASING PRO SHOP MERCHANDISE FOR RESALE

ORDERED: That the amount of **\$40,025** be appropriated from the Golf Course Enterprise Fund for the purpose of purchasing pro shop merchandise for resale; and to meet such appropriation, that **\$40,025** be provided from the Golf Course Enterprise Fund Reserves.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
<u>01/30/2025</u>	<u>Refer to Public Hearing 02/27/2025</u>

- ___ Read Item
- ___ Motion to Open Public Hearing
- ___ Rationale
- ___ Public Hearing
- ___ Close Public Hearing
- ___ Council Discussion
- ___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-070
INTRO: 01/30/2025, 02/27/2025

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Chris Gonnella, Community Services Director
DATE: January 30, 2025
SUBJECT: Appropriation Order in the amount of **\$40,025** for the purpose of purchasing pro shop merchandise for resale

BACKGROUND: The golf operation has experienced an increase in both the level of merchandise sales from the pro shops and the cost to stock these items. Golf shop merchandise and equipment sales are significantly up over previous years, notably at Olde Barnstable Fairgrounds Golf Course. The current budget cannot accommodate the increased level of actual sales. Appropriation is needed to fund the purchase of clothing, merchandise and equipment for resale. This will ensure the golf shops are properly stocked with new merchandise for the second half of Fiscal Year 2025. The profit margin on golf shop sales is approximately 30%.

FISCAL IMPACT: Funding for this appropriation is being provided from the Golf Course Enterprise Fund Reserves. Turf equipment that was recently sold at a surplus auction generated \$40,025 in revenue and we are requesting to repurpose those funds. The anticipated increased sales will result in revenue exceeding the budget estimate thereby creating additional surplus in Fiscal Year 2025. The Golf Course Enterprise Fund Reserves currently stands at \$2,333,649.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation request.

STAFF ASSISTANCE: Chris Gonnella, Director of Community Services; Jesse Schechtman, Director of Golf

A. OLD BUSINESS (Public Hearing) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2025-074

INTRO: 02/06/2025, 02/27/2025

2025-074 RESOLVE APPROVING AND ADOPTING THE TOWN OF BARNSTABLE 2025 HOUSING PRODUCTION PLAN DATED MAY 2, 2024

WHEREAS, the Town of Barnstable 2025 Housing Production Plan contains a comprehensive housing needs assessment, affordable housing goals and implementation strategies to achieve the Plan’s goals and develop affordable housing in the Town of Barnstable; and

WHEREAS, a draft of the Housing Production Plan has been made available for public review on the Town website since June 6, 2024; and

WHEREAS, the Town of Barnstable draft Housing Production Plan was presented to the Town of Barnstable Planning Board at duly noticed public meetings held on June 24, 2024, October 28, 2024, and November 25, 2024; and

WHEREAS, at its November 25, 2024 meeting, the Planning Board unanimously voted to recommend approval of the Housing Production Plan to the Barnstable Town Council;

NOW, THEREFORE, BE IT RESOLVED: That the Barnstable Town Council hereby approves and adopts the Town of Barnstable 2025 Housing Production Plan dated May 2, 2024, in the form as provided to the Town Council and presented at this meeting and authorizes the Town Manager to submit the Housing Production Plan to the Executive Office of Housing and Livable Communities for approval.

SPONSOR: Councilor Paula Schnepf, Precinct 12

DATE	ACTION TAKEN
<u>02/06/2025</u>	<u>Refer to Public Hearing 02/27/2025</u>

- Read Item
- Rationale
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-074
INTRO: 02/06/2025, 02/27/2025

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: James Kupfer, Director, Planning & Development Department
DATE: February 6, 2025
SUBJECT: Resolve approving and adopting the Town of Barnstable 2025 Housing Production Plan dated May 2, 2024

A Housing Production Plan (HPP), as defined by the Massachusetts Executive Office of Housing and Livable Communities (EOHLC), is designed to be a proactive strategy for planning and developing affordable housing. The HPP shall follow the strict requirements of 760 CMR 56.03(4). EOHLC has confirmed in writing that only Planning Board and Town Council approvals are required for the HPP.

Per the requirements, the HPP shall contain at a minimum the following elements, covering a time period of five years: 1. Comprehensive housing needs assessment; 2. Affordable housing goals; and 3. Implementation strategies.

The Town of Barnstable has developed the Housing Production Plan to identify these requirements including goals, strategies, and potential actions to identify ways in which the Town of Barnstable may support affordable housing and to build upon the efforts first outlined in the draft 2016 HPP. Additionally, this plan provides updated demographic data as well as an analysis of local housing conditions. The plan also outlines the Town's development constraints and limitations, and local and regional capacity to create and preserve affordable and mixed-income housing in the community.

The Housing Production Plan was presented to the Town of Barnstable Planning Board at duly noticed public meetings held on June 24, 2024, October 28, 2024, and November 25, 2024. On November 25, 2024, the Planning Board unanimously voted to recommend approval of the Housing Production Plan to the Barnstable Town Council.

Although this item is a resolve that could be approved with one reading, we are providing more process that what is required by adding a second reading and a public hearing to provide additional notice to the public as well as to give the public an opportunity to provide comments to the Council.

If approved by the Barnstable Town Council, the plan will be forwarded to the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) for review and approval. EOHLC will review the Town's plan for approval to confirm it satisfies the requirements detailed in regulations 760 CMR 56.03(4).

FISCAL IMPACT: There can be a positive fiscal impact of this resolution. Approving the plan will make the Town of Barnstable eligible for a number of state and federal grants to address housing.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF SUPPORT: James Kupfer, Director, Planning & Development Department

A. OLD BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

ITEM# 2025-077

INTRO: 02/06/2025, 02/27/2025

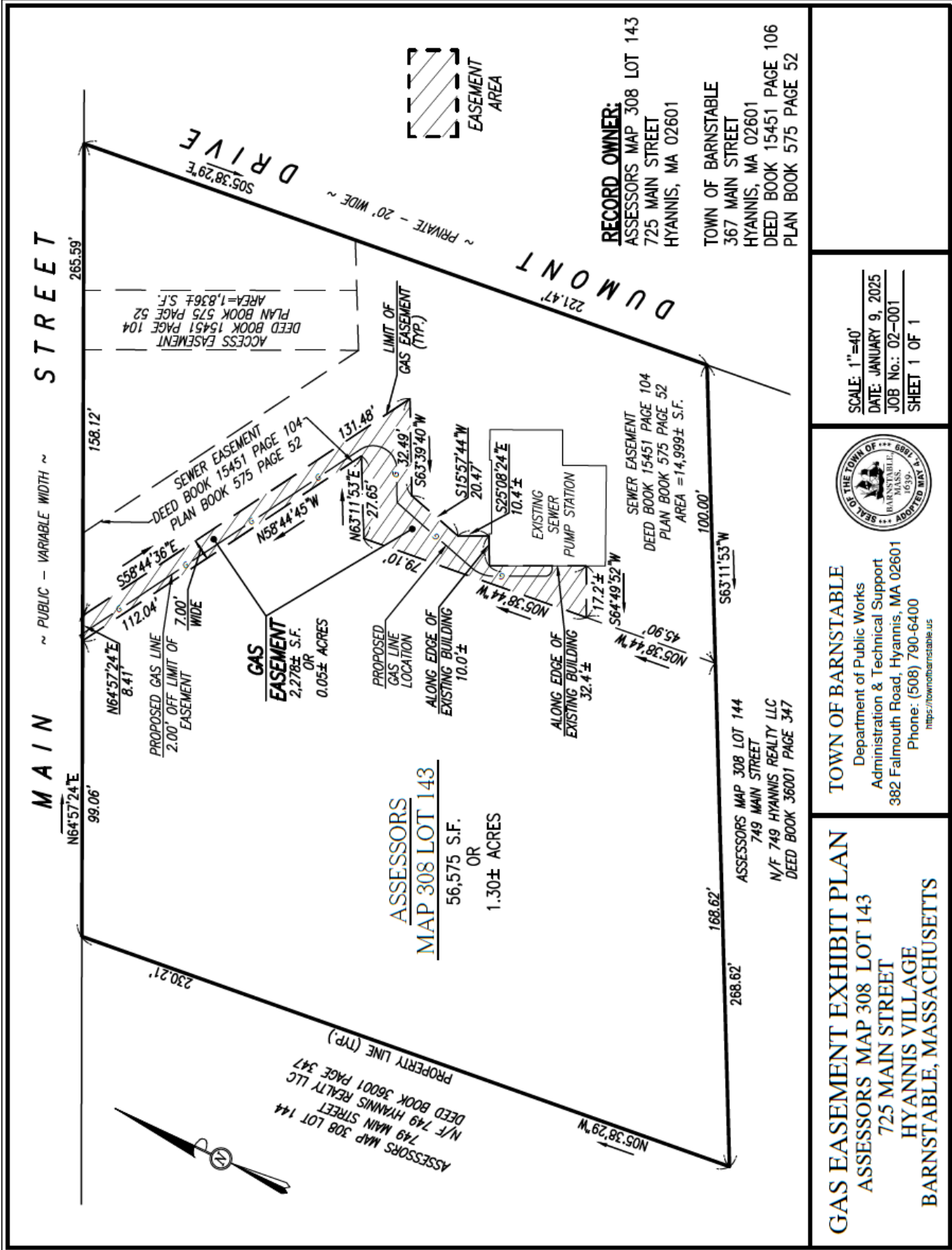
2025-077 AUTHORIZING THE GRANT OF AN EASEMENT FOR GAS FACILITIES ON TOWN-OWNED LAND AT 725 MAIN STREET IN HYANNIS

ORDERED: That the Town Council hereby authorizes the Town Manager, on behalf of the Town, as part of a negotiated transaction and for nominal monetary consideration, to grant a perpetual easement to National Grid or one of its related entities, including the Boston Gas Company, for the installation and operation of natural gas facilities to serve the Town-owned land located at 725 Main Street in Hyannis and described in a deed recorded at the Barnstable County Registry of Deeds in Book 15451, Page 106. The easement area consists of 2,278± square feet located on the Town-owned land and is shown as “Easement Area” on a plan captioned “Gas Easement Exhibit Plan, Assessors Map 308 Lot 143, 725 Main Street, Hyannis Village, Barnstable MA”, prepared by the Town of Barnstable, Department of Public Works, dated January 9, 2025, and attached hereto. The Town Manager is authorized to negotiate, accept, sign, deliver and record any documents, and may make minor modifications to the easement area and the plan as necessary to effectuate this Resolve and complete this transaction.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
<u>02/06/2025</u>	<u>Refer to Second Reading 02/27/2025</u>

- Read Item
- Rationale
- Council Discussion
- Vote



BARNSTABLE TOWN COUNCIL

ITEM# 2025-077

INTRO: 02/06/2025, 02/27/2025

SUMMARY

TO: Town Council
FROM: Thomas J. LaRosa, First Assistant Town Attorney
THROUGH: Mark S. Ells, Town Manager
DATE: February 06, 2025
SUBJECT: Authorizing the grant of an easement for gas facilities on town-owned land at 725 Main Street in Hyannis

BACKGROUND: As part of a larger sewer installation project, the Town's Department of Public Works ("DPW") plans to undertake work at 725 Main Street in Hyannis to construct a sewer pump station and related infrastructure. The planned DPW facilities will require gas service from National Grid. Before agreeing to install gas service to a customer's property, National Grid requires that their customer grant an easement to National Grid or one of its related entities, which would provide them with the right to install and maintain their gas service on the customer's property. The authorization requested from the Town Council would allow the Town to grant such an easement to National Grid or one of its related entities, including the Boston Gas Company.

The easement area consists of 2,278± square feet and is shown as "Easement Area" on the attached plan captioned "Gas Easement Exhibit Plan, Assessors Map 308 Lot 143, 725 Main Street, Hyannis Village, Barnstable MA", prepared by the Town of Barnstable, Department of Public Works, and dated January 9, 2025. The vote would authorize the Town Manager to make minor changes to the plan and easement area, which could be needed based on the final requirements of National Grid.

After the easement is finalized, the DPW would coordinate with National Grid on the installation of the gas service.

ANALYSIS: The grant of the easement to National Grid or one of its related entities will allow for the installation of a natural gas service at 725 Main Street in Hyannis, which is needed to serve the Town's planned sewer pump station on the property.

FINANCIAL IMPACT: The Town would receive nominal monetary consideration (\$1.00) for granting the easement.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval.

STAFF ASSISTANCE: Thomas J. LaRosa, First Assistant Town Attorney; Griffin Beaudoin, P.E., Town Engineer

B. NEW BUSINESS (Refer to a Public Hearing 03/06/2025)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-078
INTRO: 02/27/2025**

**2025-078 APPROPRIATION ORDER IN THE AMOUNT OF \$225,000 TO FUND
DISPOSAL COSTS OF THE SOLID WASTE DIVISION OF THE
DEPARTMENT OF PUBLIC WORKS**

ORDERED: That the amount of **\$225,000** be appropriated and provided from the Solid Waste Enterprise Fund Reserves for the purpose of funding disposal costs of the Solid Waste Division.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Public Hearing
- ___ Close Public Hearing
- ___ Council Discussion
- ___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-078
INTRO: 02/27/2025

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director, Department of Public Works
DATE: February 27, 2025
SUBJECT: Appropriation Order in the amount of **\$225,000** to fund disposal costs at the Solid Waste Division of the Department of Public Works

BACKGROUND: The Solid Waste Division operates the Transfer Station & Recycling Center. The services provided at the Transfer Station are funded by fees charged to per visit users and permit holders. These fees are used to cover the costs associated with operating and disposing of items accepted at the Facility. The appropriated budget is calculated using estimated material totals and expected disposal costs. Changes to these figures can impact the budget in various ways. In Fiscal Year 2025, the Dept of Public Works negotiated an extension to the disposal contract with Harvey Waste & Recycle Services which was set to expire at the end of 2024. This extension included significant increases to the disposal and trucking fees.

ANALYSIS: Preparation of the Solid Waste Division budget for Fiscal Year 2025 did anticipate increases to material being disposed of. The Solid Waste Division charges fees for disposal of a multitude of items and offers yearly Permits for a fee to residents. The fees charged are calculated to cover the costs of disposal for materials accepted at the facility. We are seeking this appropriation due to the tipping and trucking fees in this extension being higher than anticipated.

FISCAL IMPACT: There are adequate cash reserves to cover this funds transfer. Current certified cash reserves are \$1,885,310

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, requests favorable action by the Town Council.

STAFF ASSISTANCE: Daniel W. Santos, P.E., Director, Department of Public Works; Tracy Regazio, Division Supervisor

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-079
INTRO: 02/27/2025**

**2025-079 RESOLVE AUTHORIZING THE SUPERINTENDENT OF SCHOOLS TO
SUBMIT A STATEMENT OF INTEREST TO THE MASSACHUSETTS
SCHOOL BUILDING AUTHORITY FOR BARNSTABLE INTERMEDIATE
SCHOOL**

RESOLVED: Having convened in an open meeting on February 27, 2025, prior to the Statement of Interest (SOI) submission closing date, the Town Council of the Town of Barnstable, in accordance with its charter and ordinances, hereby authorizes the Superintendent of Schools to submit to the Massachusetts School Building Authority an SOI Form dated March 2025 for the Barnstable Intermediate School located at 895 Falmouth Road, Hyannis, MA, which describes and explains the following deficiencies and the priority category for which an application may be submitted to the Massachusetts School Building Authority in the future: For Priority 5 as set forth on the SOI, the roof condition and age of this roof have resulted in an increase in daily maintenance and repairs, necessitating its replacement; and hereby further specifically acknowledges that by submitting such SOI Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Barnstable to filing an application for funding with the Massachusetts School Building Authority.

SPONSOR: Mark S. Ells, Town Manager, at the request of Superintendent of Schools Sara Ahern and the School Committee

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___Read Item
- ___Rationale
- ___Council Discussion
- ___Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-079
INTRO: 02/27/2025

SUMMARY

TO: Town Council
THROUGH: Mark Ells, Town Manager and Superintendent Sara Ahern
FROM: Chris Dwelley, Deputy Finance Director for School Operations
DATE: February 27, 2025
SUBJECT: Resolve authorizing the Superintendent of Schools to submit a Statement of Interest to the Massachusetts School Building Authority for Barnstable Intermediate School

BACKGROUND: The School Committee requests that the Town Council join it in authorizing the Superintendent of Schools to submit a Statement of Interest to the Massachusetts School Building Authority (MSBA) for the Barnstable Intermediate School. The purpose of the Statement of Interest is to inform the MSBA of deficiencies in this school's facilities and to initiate the process of seeking MSBA's financial assistance to upgrade the Town's school facilities.

ANALYSIS: The roof on the Barnstable Intermediate school is over 20 years old and is showing signs of failure. Despite countless attempts to repair it, the roof continues to leak and cause damage to the interior of the building. Repairs have become costly.

It has become apparent that this roof needs to be replaced and in doing so would be an investment that will protect the building and its occupants for many years to come. A new roof will also be more energy-efficient, which will save the school money on utility bills. A new roof will prevent disruptions to the learning environment which currently occurs. By effectively managing moisture, a new roof will also facilitate the maintenance of healthy indoor air.

A Facilities Conditions Assessment was conducted by Colliers in June of 2023 and their recommendation in their final report issued December 18, 2023 was for a full roof replacement.

FINANCIAL IMPACT: The total cost of this project is estimated to be approximately \$5,000,000. Any funding available for the project through MSBA would reduce the cost to the Town. Submission of a Statement of Interest does not guarantee state funding, nor does it require any expenditure of local funds or commit the Town to filing an application for funding with MSBA should the Town be invited to do so.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, requests favorable action by the Town Council.

STAFF ASSISTANCE: Chris Dwelley, Deputy Finance Director for School Operations, Doug Boulanger, Director of School Facilities

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-080
INTRO: 02/27/2025**

2025-080 AUTHORIZATION TO EXPEND A GIFT IN THE AMOUNT OF \$500 TO THE TOWN OF BARNSTABLE MARINE AND ENVIRONMENTAL AFFAIRS DEPARTMENT

RESOLVED: That the Town Council does hereby authorize the Town Manager or the Director of the Town’s Marine and Environmental Affairs Department (MEA) to expend a gift in the amount of **\$500** from Gerald and Kathleen Ganey to MEA to be used in support of the department’s Shellfish Propagation Program.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- Read Item
- Rationale
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-080
INTRO: 02/27/2025

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Derek Lawson, Director of Marine and Environmental Affairs
DATE: February 27, 2025
SUBJECT: Authorization to expend a gift in the amount of **\$500** to the town of Barnstable Marine and Environmental Affairs Department

RATIONALE: The Town of Barnstable Shellfish Program is grateful for this generous gift which will be used to purchase quahog and oyster seed from Town of Barnstable growers.

FISCAL IMPACT: There is no immediate financial impact to the Town's Operating Budget as a result of accepting this grant.

STAFF ASSISTANCE: Amy Croteau, Senior Natural Resource Officer / Shellfish Constable

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-081
INTRO: 02/27/25**

2025-081 TRANSFER ORDER IN THE AMOUNT OF \$100,000 FOR THE PURPOSE OF FUNDING THE INSURANCE DEDUCTIBLE ASSOCIATED WITH A BURST FROZEN PIPE AT THE BARNSTABLE ADULT COMMUNITY CENTER

ORDERED: That the amount of **\$100,000** be transferred from the Town Council Reserve Fund to pay the Town’s insurance deductible associated with a burst frozen pipe at the Barnstable Adult Community Center.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- Read Item
- Rationale
- Council Discussion
- Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-081
INTRO: 02/27/25

SUMMARY

TO: Town Council
FROM: Mark Ells, Town Manager
DATE: February 27, 2025
SUBJECT: Transfer Order in the amount of **\$100,000** for the purpose of funding the insurance deductible associated with a burst frozen pipe at the Barnstable Adult Community Center

BACKGROUND: On Sunday, December 15, 2024, at approximately 1:50 PM, Structures and Grounds (S&G) staff received a call from Cape Cod Alarm for a sprinkler/fire alarm. S&G staff responded to the building to assess the situation. Initial reports were a leak in the sprinkler system and flooding in the basement due to the leak. The Hyannis Fire Department was able to shut down the sprinkler system to stop the water but it had run for approximately 30 minutes.

S&G immediately contacted contractors to remedy the situation, and power was turned off to the building due to water in the electrical room in the basement. Emphasis was on removing the water from the electrical room so that the power could be turned back on. A sprinkler repair company was called in to fix the broken pipe, and a restoration company was called in to remove water and begin to dry water-soaked furniture, carpet, ceiling tiles and walls. Power and heat were restored later in the evening.

RATIONALE: The Town of Barnstable insures nearly \$800 million in building value through a property and casualty policy with Chubb Insurance. The annual premium for property coverage for all perils in Fiscal Year 2025 is over \$1,250,000. To manage the ever-rising cost of property insurance coverage, different deductible levels are evaluated at renewal each year based on trends in the industry and our loss profile. The deductible set by Chubb for water and fire suppression release damage is \$100,000.

FISCAL IMPACT: The total value of this loss is expected to be between \$130,000 and \$160,000. Insurance coverage will pay for the costs in excess of the Town's \$100,000 deductible. Funding for the deductible is requested from the Town Council's Reserve Fund which has a balance of \$250,000 and is established annually for extraordinary and unforeseen expenses such as this.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this transfer request.

STAFF ASSISTANCE: David Anthony, Director of Asset Management, Town of Barnstable.

B. NEW BUSINESS (Refer to Public Hearing 03/06/2025)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-082
INTRO: 02/27/2025**

2025-082 APPROPRIATION ORDER IN THE AMOUNT OF \$52,000 FOR THE PURPOSE OF MAKING REPAIRS AND REPLACING IRRIGATION WELL PUMPS AND EQUIPMENT FOR THE OLDE BARNSTABLE FAIRGROUNDS GOLF COURSE PUMP HOUSE

ORDERED: That the amount of **\$52,000** be appropriated from the Golf Course Enterprise Fund Reserves for the purpose of making repairs and replacing irrigation well pumps and equipment for the Olde Barnstable Fairgrounds Golf Course pump house.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Motion to Open Public Hearing
- ___ Rationale
- ___ Public Hearing
- ___ Close Public Hearing
- ___ Council Discussion
- ___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-082
INTRO: 02/27/2025

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Chris Gonnella, Community Services Director
DATE: February 27, 2025
SUBJECT: Appropriation Order in the amount of **\$52,000** for the purpose of making repairs and replacing irrigation well pumps and equipment for the Olde Barnstable Fairgrounds Golf Course pump house.

BACKGROUND: The irrigation system of a golf course is essential to the health and vigor of turfgrass. The pump station is the heart of this operation and an integral part of supplying water throughout the golf course. Golf management encumbered funds to inspect these components in early November to align with the winterization of the system and to avoid catastrophic failure during the growing season.

Olde Barnstable Fairgrounds Golf Course requires three vertical pumps to operate. Two of these pumps are thirty-four years old and need replacement. The third pump is fifteen years old and requires substantial work to extend its useful life. During this process we are replacing the metal beam that supports the pumps, motors, and the eight inch main line. We are also replacing corroded fittings and a mainline valve. The replacement and repair of this equipment is paramount to the health of turfgrass and crucial to golf operations.

FISCAL IMPACT: Funding for this appropriation is being provided from the Golf Course Enterprise Fund reserves. The Golf Course Enterprise Fund Reserves currently stands at \$2,333,649.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this appropriation request.

STAFF ASSISTANCE: Chris Gonnella, Director of Community Services; Jesse Schechtman, Director of Golf; James Bentley, Director of Golf Maintenance

B. NEW BUSINESS (May be acted upon) (Majority Vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-084
INTRO: 02/27/2025**

**2025-084 RESOLVE AUTHORIZING THE SUPERINTENDENT OF SCHOOLS TO
SUBMIT A STATEMENT OF INTEREST TO THE MASSACHUSETTS
SCHOOL BUILDING AUTHORITY FOR BARNSTABLE HIGH SCHOOL**

RESOLVED: Having convened in an open meeting on February 27, 2025, prior to the Statement of Interest (SOI) submission closing date, the Town Council of the Town of Barnstable, in accordance with its charter and ordinances, hereby authorizes the Superintendent of Schools to submit to the Massachusetts School Building Authority an SOI Form dated March 2025 for the Barnstable High School located at 744 West Main Street, Hyannis, MA, which describes and explains the following deficiencies and the priority category for which an application may be submitted to the Massachusetts School Building Authority in the future: For Priority 5 as set forth on the SOI, the roof condition and age of this roof have resulted in an increase in daily maintenance and repairs, necessitating its replacement; and hereby further specifically acknowledges that by submitting such SOI Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Barnstable to filing an application for funding with the Massachusetts School Building Authority.

SPONSOR: Mark S. Ells, Town Manager, at the request of Superintendent of Schools Sara Ahern and the School Committee

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-084
INTRO: 02/27/2025

SUMMARY

TO: Town Council
FROM: School Committee
THROUGH: Town Manager Mark Ells and Superintendent Sara Ahern
DATE: February 27, 2025
SUBJECT: Resolve authorizing the Superintendent of Schools to submit a Statement of Interest to the Massachusetts School Building Authority for Barnstable High School

BACKGROUND: The School Committee requests that the Town Council join it in authorizing the Superintendent of Schools to submit a Statement of Interest to the Massachusetts School Building Authority (MSBA) for the Barnstable High School. The purpose of the Statement of Interest is to inform the MSBA of deficiencies in this school's facilities and to initiate the process of seeking MSBA's financial assistance to upgrade the Town's school facilities.

ANALYSIS: The roof on the Barnstable High school is over 28 years old and is showing signs of failure. Despite countless attempts to repair it, the roof continues to leak and causes damage to the interior of the building. It is not uncommon for ceiling tiles to be removed and buckets deployed throughout the building in order to catch dripping water.

The addition of solar panels on the roof has further expedited the need for repair, given the way in which these panels are attached. The nesting of the seagulls on the roof has also been a source of damage to the roof as they create their nests under the solar panels. Additionally, the sheer size of the roof, at 308,000 square feet, makes the repairs difficult and costly.

Replacing the roof on the high school is a necessary investment that will protect the building and its occupants for many years to come. A new roof will also be more energy- efficient, which will save the school money on its utility bills. A new roof will prevent disruptions to the learning environment which currently occurs. By effectively managing moisture, a new roof will also facilitate the maintenance of healthy indoor air.

A Facilities Condition Assessment was conducted in 2023 and replacing the roof was one of the priority recommendations given to the District by architectural consultants, Colliers.

FINANCIAL IMPACT: The total cost of this project is estimated to be approximately \$14,000,000. Any funding available for the project through MSBA would reduce the cost to the Town. Submission of a Statement of Interest does not guarantee state funding, nor does it require any expenditure of local funds or commit the Town to filing an application for funding with MSBA should the Town be invited to do so.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, requests favorable action by the Town Council.

STAFF ASSISTANCE: Chris Dwelley, Deputy Finance Director for School Operations, Doug Boulanger, Director of School Facilities

B. NEW BUSINESS (First Reading) (Refer to Second Reading on 03/06/2025)

BARNSTABLE TOWN COUNCIL

**ITEM# 2025-142
INTRO: 02/27/2025**

2025-142 TRANSFER OF A PORTION OF THE CAPE COD COLLABORATIVE SCHOOL PROPERTY FROM THE SCHOOL DEPARTMENT TO THE TOWN MANAGER FOR SEWER PURPOSES

WHEREAS, the Cape Cod Collaborative School property, located at 418 Bumps River Road in Osterville and being Assessor Parcel 144-004, has been held by the Town for school purposes under the care, custody, management and control of the School Committee;

WHEREAS, the Department of Public Works (“DPW”) has identified a portion of the school property, located along Bumps River Road, as a necessary location for the siting of a sewer pump station;

WHEREAS, at its August 21, 2024 meeting, the School Committee, following a presentation by the DPW, voted unanimously to approve as follows:

in accordance with M.G.L. c. 40, § 15A, the School Committee hereby determines that an area of land, being a portion of the Cape Cod Collaborative school property (Parcel 144-004) as shown on Exhibit B is no longer needed at this time for school purposes, and directs that notice of this determination shall be given to the Town Council, which shall include a recommendation to the Council that care, custody and management of this area of land is transferred to the Town Manager for the purpose of constructing and operating a sewer pump station by the Department of Public Works.

WHEREAS, the School Committee provided notice of such determination to the Town Council on February 24, 2025;

NOW THEREFORE, BE IT ORDERED: That, pursuant to M.G.L. c. 40, § 15A, the Barnstable Town Council, with the approval of the Town Manager, hereby transfers the care, custody, management and control of an area of land at 418 Bumps River Road in Osterville, being a portion of Assessor Parcel 144-004 and containing approximately 4,000 square feet, as shown on Exhibit A and Exhibit B attached hereto (the “Property”), from the School Committee to the Town Manager for sewer purposes, including the construction and operation of a sewer pump station, and further orders that the Town Manager may execute and record an affidavit or other instrument at the Registry of Deeds regarding said transfer of the Property.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Council Discussion
- ___ Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2025-142
INTRO: 02/27/2025

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Thomas J. LaRosa, First Assistant Town Attorney; Griffin Beaudoin, Town Engineer
DATE: February 27, 2025
SUBJECT: Transfer of a portion of the Cape Cod Collaborative School Property from the School Department to the Town Manager for sewer purposes

BACKGROUND: The Town is implementing its 30-year Comprehensive Wastewater Management Plan. One of the program's foundational projects is the Route 28 West Sewer Expansion Project, which extends sewer westerly on Route 28 from Old Stage Road to Route 149 and will sewer, among other roads, portions of Osterville-West Barnstable Road and Bumps River Road. As part of accomplishing this goal, the DPW design team identified the southwesterly corner of the Cape Cod Collaborative School property, located at 418 Bumps River Road in Osterville, as a necessary location for siting a sewer pump station. The sewer pump station site is anticipated to consist of a relatively small building (approximately 13 feet by 16 feet), a short driveway and parking area for access to the pump station, a backup generator, and vegetated screening. The limit of vegetation clearing for the pump station will be located approximately 180 feet from the nearest cleared area around the school, and approximately 360 feet from the school building. Upon completion of the pump station, the Cape Cod Collaborative School will be able to connect to the municipal sewer system. Siting the sewer pump station will require the transfer of a small portion of the school property, along Bumps River Road and consisting of approximately 4,000 square feet as shown on the attached Exhibit B, from the School Committee to the Town Manager. The same area is also shown more definitively on Exhibit A.

ANALYSIS: The Cape Cod Collaborative School property is owned by the Town and held for school purposes under the control of the School Committee. At the School Committee's August 21, 2024 meeting, the DPW made a presentation on the sewer expansion project, including the need to site a pump station on a portion of the school property abutting Bumps River Road, the scope of the work on the school property, and, following completion, that the school will be able to connect to the municipal sewer system.

At the same meeting, the School Committee voted unanimously to approve as follows:

in accordance with M.G.L. c. 40, § 15A, the School Committee hereby determines that an area of land, being a portion of the Cape Cod Collaborative school property (Parcel 144-004) as shown on Exhibit B is no longer needed at this time for school purposes, and directs that notice of this determination shall be given to the Town Council, which shall include a recommendation to the Council that care, custody and management of this area of land is transferred to the Town Manager for the purpose of constructing and operating a sewer pump station by the Department of Public Works.

Transferring an area of Town-owned land from the care and control of one board or officer to another municipal board or officer is governed by M.G.L. c. 40, § 15A. The statute specifies a two-step process. First, the board or officer with care and control of the land, in this case the School Committee, must determine that the area of land is no longer needed for the purposes for which it was acquired or held and give notice of such determination to the Town Council. The August 21, 2024 vote of the School

Committee accomplished this first step. The second step under the statute is that both the Town Manager and the Town Council must approve of the transfer, with the Council's approval being by a two-thirds vote of the full Council. The requested vote would accomplish this approval under the statute and complete the transfer of the area of land from the School Committee to the Town Manager. If the Council approves, the Town will record an instrument at the Registry of Deeds to provide notice on the record of this transfer of land from the School Committee to the Town Manager.

FISCAL IMPACT: Approval of this item will allow the construction of a sewer pump station in the necessary location without the Town incurring additional land acquisition costs.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends approval of this item.

STAFF SUPPORT: Thomas J. LaRosa, First Assistant Town Attorney; Griffin Beaudoin, Town Engineer.

EXHIBIT A
CAPE COD COLLABORATIVE SCHOOL PROPERTY
PROPOSED PROPERTY (WITHIN PLANNED TREELINE) TO BE TRANSFERRED
FOR SEWER PUMP STATION

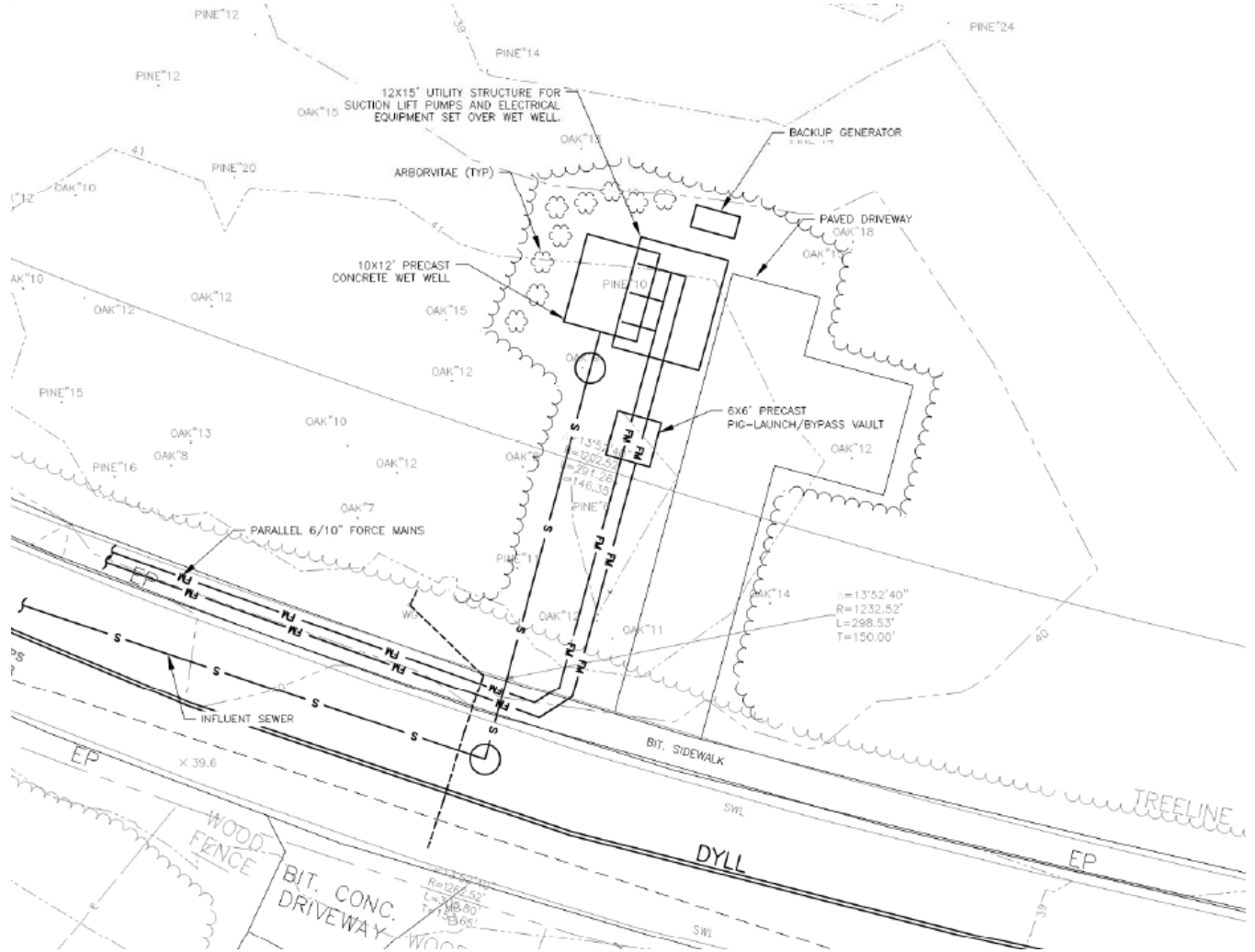


EXHIBIT B
PROPOSED LOCATION OF SEWER PUMP STATION AT
CAPE COD COLLABORATIVE PROPERTY

