



Town Council Meeting
September 18, 2025

A quorum being duly present, President Craig Tamash called the September 4, 2025, Town Council meeting to order at 6:01 P.M.

An announcement was made by President Tamash regarding the meeting being televised live and questioning if anyone was actively taping the session to please make their presence known. This session is recorded and broadcast on Channel 8 or Channel 1072.

PRESENT: Charles Bloom, Seth Burdick (6:09 pm), Kristine Clark, John Crow, Matthew Levesque, Betty Ludtke, Jeffrey Mendes, Paul Neary, Paula Schnepf, Gordon Starr, Craig Tamash, Kristin Terkelsen **ZOOM:** Felicia Penn

Councilor Ludtke introduced and welcomed, veteran Ann McLaughlin to lead the pledge of allegiance followed by President Tamash who asked all to remain standing for a Moment of Silence for the September 11th victims and those that are near and dear to us.

PUBLIC COMMENT:

Mary Ann Barboza felt the town's boards and committees were not trusted by the residents. She felt many people understood this and hoped this mistrust would dissipate.

Sharon Harrison spoke about the Meagher Construction industrial site and the changes that have happened. She thanked Council for helping correct issues with the noise and trucks in the neighborhood.

Brian Hughes spoke about the term intermittent stream at 32 Pleasant Hill Street which residents, and maps state that it is a permanent stream. He felt the situation warranted trust but verify. He urged Council to verify what is correct before the project goes forward.

Laura Shufelt opposed agenda item 2025-195. She named several items in the application that she felt were incorrect or not in compliance.

Juliet Farrell spoke about the Stewart Creek Watershed. She wants the wetlands to be saved/protected. She added the body of water was on a national listing of permanent bodies of water. She urged Council to protect all water sources.

Karen McGuire felt agenda item 2026-028 had merit. She noted the intermittent stream was ludicrous as it was a year-round stream. Consider voting for this item tonight.

Roberta Mauch opposed 2025-195 and felt the deal was a joke. She mentioned the development agreement did not have merit.

Maria Reid told a story about her granddaughter asking about the missing water in Stewart's Creek. She hoped the water would return and that the stream would flow again.

Jeffrey Daluz thanked the Councilors that walked the property. He asked about the return of the water from the area. He felt residential and commercial properties did not mix being so close together. Putting a project of that size with the destruction of the wetlands this was ridiculous, and this was on the agenda for a vote tonight.

Heather Swanson hoped for good stewards of the land and felt that open space was good. She noted every square inch on Cape Cod did not need to have a building on it.

Joe Diggs spoke about playing in the creeks as a child. He spoke about the large Darby property in Osterville, the conflicting desires and issues with affordable housing. These types of housing projects seem to arise and are built in minority properties, please make sure they do not come back.

Eric Schwaab spoke of a survey that has 79 percent of the people polled wanting Stewart Creek to be protected. The survey did not detail how this would be accomplished as there were several suggestions but no clear winner. He suggested eminent domain to protect the watershed.

John Julius felt there was overbuilding and over development of Barnstable specifically Hyannis. He felt a District of Critical Planning Concern (DCPC) was needed to stop the building in Barnstable.

Nathan Herschler felt there was an online group applying for public boards and committees. He added the Appointments Committee was not fair when selecting applicants.

ZOOM:

Betina Ada supports protecting plants, ponds, waterways and the environmental health of Barnstable. Betty's Pond has high Per and Polyfluoroalkyl Substances (PFAS). Please vote yes to preserve this area.

Asia Graves felt the developers should be able to do what they want to do as the Town has a shortage of housing. She suggested building tiny homes which are affordable. Please work on more housing and infrastructure together.

Samantha Aronne, applicant for Planning Board asked about the process for selection. She asked about qualifications regarding the different boards.

Dawn Erickson Taylor spoke about the trust issues in Barnstable. She said people should continue to show up. She added please stand up and make a difference. It is better for all.

Larry Morin addressed the appointment process. He noted there were 40 committees operating within the Town. He added there were good people on them. Applicants should have different voices and opinions. The concept of debate is non-existent currently.

John Richmond felt there were undesirable things in Hyannis. Residents in Hyannis already feel that Hyannis is ruined. He added that people do not come there. He suggested a bond issue and let us build housing ourselves.

Close public comment

COUNCIL RESPONSE TO PUBLIC COMMENT:

(Ludtke) felt all issues went back to the Downtown zoning which was horrible. Let us make this a community we all want to live in. (Schnepp) Thanked Miss Harrison and Miss Shufelt regarding their tangible information on 2 of the items tonight for discussion. (Neary) spoke about all members having different life experiences. He asked about a happy medium regarding the 4 story buildings. Hyannis can be a fantastic place. (Mendes) Reiterated that 32 Pleasant Hill Lane has a stream. Hyannis, he added had been a dumping ground and it does not have to stay that way. He said there should be no more building in Hyannis, as there were plenty of other properties in the other villages. (Crow) spoke about the first test of our zoning with contractors moving into residential areas. (Tamash) mentioned the emails he and the Council have received from the public.

TOWN MANAGER'S COMMUNICATIONS: (Pre-Recorded) The Town Manager's report has been pre-recorded and is available to the Town Council and the public. The report will be prepared in written form and posted on the Town Manager's website. The Town Manager and staff will be available to answer any questions regarding the report as presented. **(Exhibit A)**

- FY 2027 operating and capital budgets workshop
- Hyannis Water System put in place restrictions around non-essential outdoor water use.
- Town of Barnstable's Fertilizer Ordinance - update
- September 30th, 2025, deadline for the availability in the final 2025 round of Opioid Abatement Funds to support local initiatives that aim to make a positive impact on the community
- Town will host the 4th Annual Community Safety Day on Wednesday September 24, 2025, from 10:00am – 2:00pm at the Barnstable Adult Community Center in Hyannis.
- Quality-of-life workgroup update
- Kate Maldonado, Planning and Development Department Senior Planner, will provide an update on the Community Development Block Grants, Greening Hyannis, and Regional Policy Plan.
- Kelly Collopy, Department of public Works Communications manager will provide an update on Water Resources including the Comprehensive Wastewater Management Plan

MINUTES:

Upon a motion duly made and seconded, it was voted to accept the minutes of September 4, 2025, as presented.

VOTE: PASSES 13 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

(Ells) addressed Councilor Ludtke concerns. He explained if there is a complaint, we go out and investigate. We speak with the owners and if not in compliance, then we will issue fines. (Starr) asked about boat trailers. (Clyburn) Commercial vehicle parking was not part of the boat trailers as that was not the intention.

Frank Frederickson from the Assembly of Delegates discussed the funds given by the Town of Barnstable to the Cape Cod Commission.

Discussion: (Schnepp) asked about the proposed transfer fee tax on certain properties. She hoped the County proposal did not conflict with the Town's idea, (Mendes) questioned the transfer fee as the Town provides the services and pays the fee. (Frederickson) said we would work together with the responsibility. (Ludtke) this was a breath of fresh air thank you. I would like a discussion on the transfer fee. (Tamash) to reiterate this is a transfer fee not a tax. (Frederickson) definitions are needed. (Crow) once the fee is instituted when does the group stop paying for it.

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

(Clark) Open Space Committee Landowners Workshop on Monday September 29th at 5:30 pm.
(Terkelsen) open vacancies are still available on the Recreation, Zoning and Council on Aging committees. Please consider joining us.

President Tamash announced that the two workshops would be discussed at the end of orders of the meeting.

2025-195 AUTHORIZING THE TOWN MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT BY AND AMONG THE TOWN OF BARNSTABLE, SHOESTRING PROPERTIES, LLC, LOCATED AT 110 AND 115 SCHOOL STREET, MAIN STREET TIMES, LLC, LOCATED AT 319 AND 331 MAIN STREET, AND 259 NORTH STREET LLC, LOCATED AT 310 BARNSTABLE ROAD, HYANNIS INTRO: 06/26/2025, 07/17/2025, 08/21/2025, 09/18/2025

Jim Kupfer, Planning and Development Director, gave the rationale. He explained he had received an email from the applicant requesting to continue this item to a meeting in October. He said the applicant is here and available for comment

Motion to continue to October 9th, 2025, Town Council Meeting

Discussion:

Stuart Borenstein, the applicant, spoke about the regulatory agreement. He said the item could be cancelled or removed as he has a different proposal. He added he had not spoken to Town officials regarding this change. President Tamash suggested the applicant could go to the October meeting with possible changes. Borenstein withdrew the application.

Councilor Starr amended his motion from continued to withdraw.

Upon a motion duly made and seconded it was

ORDERED: That the Town Council hereby authorizes the Town Manager pursuant to Section 9-6 of Chapter 9 and Chapter 168 of the Town Code of the Town of Barnstable (the "Code"), to enter into and execute a Development Agreement by and among the Town of Barnstable and three Applicants:

1. Shoestring Properties, LLC for the properties located at 110 & 115 School Street, Hyannis, MA 02601 ("Dockside"), as shown on Town of Barnstable Assessors Map 326, Parcels 121 and 125, and more particularly described in Book 10473, Page 204, and Book 642, Page 74.
2. Main Street Times LLC for properties located at 319 and 331 Main Street, Hyannis, MA 02601 ("Cape Cod Times"), as shown on the Town of Barnstable Assessors Map 327, Parcels 102 and 106 and more particularly described in Book 32746, Page 290.
3. 259 North Street LLC for property located at 310 Barnstable Road, Hyannis, MA 02601 ("310 Barnstable"), as shown on the Town of Barnstable Assessors Map 310, Parcel 143 and more particularly described in Barnstable County Land Registration Office of the Land Court Registry Certificate #137681, as shown on Land Court Plan 16462-A Lot C, 16462-E Lot 2.

Collectively the three properties are referred to as the "Applicants' Properties."

This Development Agreement grants the requested relief concerning the Applicants' requirements to dedicate a total of ten (10) residential housing units, in perpetuity, to the Town of Barnstable's Inclusionary Affordable Housing Inventory, as required for the development of the Applicants' Properties under Chapter 9, Article 1, of the Code and as part of their project permitting. The Town Council further authorizes the Town Manager, on behalf of the Town, to acquire, for no monetary consideration, from 259 North Street LLC a perpetual Affordable Housing Restriction, pursuant to G.L. c. 184, sections 31-32 and meeting the requirements for the Deed Restriction, as defined in the Development Agreement. It is hereby further ordered that the Town Manager is authorized to accept, negotiate, execute, receive, deliver and record any written instruments necessary to effectuate this Order.

VOTE: WITHDRAWN PASSES 13 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2026-021 APPROPRIATION ORDER IN THE AMOUNT OF \$520,434 TO DESIGN AND CONSTRUCT IMPROVEMENTS TO COTUIT MEMORIAL PALK LOCATED AT 889 MAIN STREET IN COTUIT INTRO: 08/21/2025, 09/18/2025

President Tamash stated if there is no objection with respect to Public Hearing, he was going to announce the opening and closing of each public hearing without asking for a vote to do so. However, if any councilor objects at any time, then a vote will be taken to open and close the Public Hearing if there is no objection I will open the Public Hearing.

Deb Converse, member of the Community Preservation Committee and a Cotuit Memorial Park advocate gave the rationale. Mark Marinaccio, Town Architect, presented with a PowerPoint presentation which gave the history of the park.

Open Public Hearing

Discussion: (Schnepp) said it was a beloved place and was glad for the refresh of the park. She asked if the existing playground would stay the same but get a new American with Disabilities Act (ADA) walkway. (Marinaccio) said yes. (Starr) asked if the work will be done in-house or bid out. (Marinaccio) explained the design was in-house. He added it would depend on the extent of the work of the project on whether it would stay in-house or need to bid out.

Seeing no one close public hearing

Upon a motion duly made and seconded it was

ORDERED: That pursuant to the provisions of the Community Preservation Act, G.L. c. 44B, the amount of **\$520,434** shall be appropriated to design and construct improvements to revitalize and improve Cotuit Memorial Park located at 889 Main Street in Cotuit, and to fund this appropriation that **\$406,262** be provided first from the amount set-aside for Open Space and Recreation within the Community Preservation Fund and secondly from the Community Preservation Undesignated Fund, and that **\$114,152** be provided from the Capital Trust fund; and that the Town Manager is authorized to contract for and expend the appropriation made available for this purpose, subject to oversight by the Community Preservation Committee.

VOTE: PASSES 13 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

Break 8:00 pm – 8:13 pm

2026-028 VOTE ON THE MERITS OF A GROUP PETITION REQUESTING THAT THE TOWN TAKE ACTION TO ACQUIRE AND PRESERVE THE HOME OF EUGENIA FORTES AT 23 PLEASANT HILL LANE AND ESTABLISH A PERMANENT WETLANDS CONSERVANCY AT 32 PLEASANT HILL LANE INTRO: 09/04/2025, 09/18/2025
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Eric Schwaab and Maryanne Barbosa, they gave the rationale. He discussed there was no actual documentation Eugenia Fortes lived at the address, but she owned the house, and this is an original home in the last historical black area of the town. Maryanne Barbosa spoke about the wetlands issue. She mentioned this type of project would not be happening in a white area. She felt there was a need for affordable housing but people who need this housing should not be treated as second class citizens.

Discussion:

(Nober) explained this item should be whether the applicant's petition has merit. She added the Town cannot withhold permits on the 32 Pleasant Hill Lane. If the owner wants to sell the property they can, or the Town can take the property by eminent domain. (Nober) mentioned 2 eminent domain court cases from 1987 and 2024. Both cases were denied due to bad faith. If the Town utilizes eminent domain, the case could be ruled bad faith if this happened then the court would look if the town was interested in the property prior to proposed development. (Revere) from Gladstone LLC discussed the petition a possible Eugenia Fortes Home, which the owner applicant does not own, which would be a wonderful thing to preserve, establish a permanent wetland at 32 Pleasant Hill Lane. Have the Bylaw/Conservation Commission review the Borenstein project as the building is not in the wetland. Regarding the Daluz appeal, find out if this area is a permanent stream of temporary stream and halt all

funding to development projects at 32 Pleasant Hill Lane. He explained the Town's zoning allows the applicant to do his project. He felt this petition had merit and the executive boards were wrong.

Open Public Hearing:

Eric Schwaab felt this was a substandard project. Ordinary people have addressed the Town Council to protect this property and to protect the head of the watershed. He added that the Eugenia Fortes home was a valuable home due to its history and cultural significance.

Larry Morin said the charter fails to describe what the merits are – there is nothing in the charter. He felt the Conservation Commission should be brought before you to answer questions. He encouraged Council to not deny it rather investigate it. The passion expressed by the area owners cannot be denied. Please investigate this issue.

Roberta Mauch urged Council to not let this pass, the Conservation Commission made a mistake. It is very important to protect our history.

Debra Dagwan urged Council that this area needs to be looked at again. Conservation Commission did not speak to people who live there. We have been overlooked in our neighborhood. Please take another look at this issue as it is a quality-of-life issue.

Lynne Rhodes works in Hyannis but lives in Falmouth. She felt there was enough information to pause until we acquire a solution from an independent source.

ZOOM:

Lisa Daluz spoke about the dewatering of the property area. Ten (10) million gallons of water were dewatered by the Town. The Town did this, that is why there is no trust in the Town.

John Julius said your job and obligation is to do the right thing. The Conservation Commission was wrong. Urged Council to do the right thing this petition has merit.

Paul Revere said there were incorrect statements that there are zero wetlands being filled. There is an intermittent stream which dries out not a permanent stream if permanent then you have to a 50-foot buffer zone. The applicant Borenstein is not part of the pumping of the wetlands.

Close public hearing

Discussion: (Mendes) Conservation Commission made a mistake. He remembers going to the stream as a child and only until recently has it been dry. It was wrong to block Megan Road River for development. People in Hyannis deserve a quality of life. (Penn) The Fortes property has historical significance. Town can make a good case for eminent domain; we have ownership of 4 plots in the surrounding areas. Petition has merit. (Crow) Conservation Commission made a mistake, but he was not a fan of eminent domain. The major concern was the wetlands, and he felt the petition had merit. (Ludtke) will vote that the petition has merit. Zoning is bad, listening to the people the petition has merit. (Terkelsen) what was the timeframe. (Schwaab) timeline was 70 days. appraisal might be coming forward with a decision in three weeks. (Levesque) There is a lot of misinformation. Could Jim Kupfer discuss the Fortes property, Borenstein property and zoning, (Kupfer) 23 Pleasant Hill Lane is a single-family zoned property (Levesque) Form-based code does not affect 23 Pleasant Hill Lane. (Kupfer) 32 Pleasant Hill Lane is at informal site plan review, the project will need permits. (Schwaab) please clarify (Kupfer) the informal site plan review is a multiple permit process. The property it was noted was proposed not by right. This means special permits had to come from the Planning Board. (Terkelsen) questioned informal and formal site plan review. The informal site plan review was all department heads coming together to discuss the projects and the formal site plan was the pathway to permitting. She asked how the aforementioned project got through the informal site plan review. (Kupfer) Discussed the Downtown Hyannis curb cuts which required special permits. If the design does not meet

the zoning, then it needs permitting. (Schnepp) What does a yes vote or a no vote mean. (Nober) Yes vote finding the petition has merit. It will be decided in the future regarding taking any action. No vote, the petition does not have merit. (Schnepp) said the petition is not about agreeing with what the Conservation Committee did or taking the property by eminent domain. She felt the properties could not be separated. (Levesque) felt the 2 properties were in 2 different zones. (Tamash) There are issues with the format of the petition. (Schnepp) agreed with the important issues. She felt the petition should not be acted on tonight.

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council does hereby vote to find that the group petition submitted to it on June 27, 2025, requesting that the Town take action to acquire and preserve the home of Eugenia Fortes at 23 Pleasant Hill Lane and establish a permanent wetlands conservancy at 32 Pleasant Hill Lane, as more specifically set forth in the petition attached hereto and incorporated herein, has merit.

VOTE: PASSES 8 YES 5 NO (BURDICK, LEVESQUE, SCHNEPP, STARR, TAMASH)
ROLL CALL: BLOOM, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, TERKELSEN

Councilor Levesque left the dais and the meeting.

2026 - 029 RESOLVE APPROVING AND ADOPTING THE TOWN OF BARNSTABLE 2025 HOUSING PRODUCTION PLAN DATED MAY 12, 2025 INTRO: 09/04/2025, 09/18/2025
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Jim Kupfer, Planning and Development Director, gave the rationale with a PowerPoint presentation.
Open Public Hearing seeing no one close public hearing

Discussion: (Starr) will we need to move forward for approval with the state (Kupfer) we do not need approval from state we can move forward with Council at a future workshop to prioritize goals. (Schnepp) Streamlined document hope it passes tonight. (Crow) he spoke about the property exemption for year-round locals investigate financial windfall to pay for not doing the rental strike – landlords for short term rentals, go over short-term rental regulation. Both issues should be struck from the document. (Kupfer) Strike #4 it will be the opposite of what the Council wants.

Motion to strike #1 year-round rentals – delete item property tax exemptions for year-round rentals should be done by rental regulations and could be a problem with rental owners with vacancies. (Starr) let us not debate it here go to workshop to debate those items. (Neary) people that owned the multi properties get people out if short term rentals he would not support this. (Mendes) small property owners with ½ the number of prospective caps to qualify for extension. (Ludtke) liked rental to affordable housing. (Kupfer) strategies for consideration and we can make it right to what you want. (Mendes) Yes ideally affordable but one person's affordability is not another person affordable. The overall goal is inventory (Terkelsen) Housing plan was for affordable housing. (Tamash) suggestions or strategies must come before Council strategies to discuss in the future. (Penn) Agreed with Councilor Starr, this is not perfect or complete but will help us prioritize our goals at the workshop.

Move the question

VOTE: PASSES 12 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

Upon a motion duly made and seconded it was

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; and

WHEREAS, at its February 27, 2025 meeting, the Town Council voted to recommend further community outreach; and

WHEREAS, a draft of the Housing Production Plan was made available for public review on the Town website following the February 27, 2025 meeting of Town Council, and additional community meetings were held on April 7, 2025 and April 10, 2025; and

WHEREAS, the draft Housing Production Plan was updated to reflect public comment and new available data; and

WHEREAS, the draft Housing Production Plan date has been updated to May 12, 2025; and

WHEREAS, the draft Housing Production Plan dated May 12, 2025 was presented to the Town of Barnstable Planning Board at a duly noticed public meeting held July 28, 2025; and

WHEREAS, at its July 28, 2025 meeting, the Planning Board unanimously voted to recommend approval of the Housing Production Plan dated May 12, 2025 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 12, 2025, 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.

VOTE: PASSES 12 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2026-031 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2026 GRANT FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE IN THE AMOUNT OF \$100,000 FOR DESIGN OF THE UPPER MARSTONS MILLS RIVER FISH PASSAGE IMPROVEMENTS INTRO: 09/18/2025

Rob Steen, Public Works Assistant Director, gave the rationale.

Councilor Neary left the dais.

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2026 Grant from the United States Department of Agriculture Natural Resources Conservation Service in the amount of **\$100,000** to further support design of the Upper Marstons Mills River Fish Passage Improvements Project.

VOTE: PASSES 11 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2026-032 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2026 GRANT FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE IN THE AMOUNT OF \$178,925 FOR THE DESIGN AND CONSTRUCTION OF LITTLE RIVER ROAD LANDING STORMWATER IMPROVEMENTS INTRO: 09/18/2025

Councilor Neary returned to the dais.

Rob Steen, Public Works Assistant Director gave the rationale.

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2026 Grant from the United States Department of Agriculture Natural Resources Conservation Service in the amount of **\$178,925** for the design and construction of the Little River Road Landing Stormwater Improvements Project.

VOTE: PASSES 12 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2026-033 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2026 MUNICIPAL DIGITAL EQUITY IMPLEMENTATION GRANT FROM THE MASSACHUSETTS TECHNOLOGY COLLABORATIVE IN THE AMOUNT OF \$100,000 FOR THE PURPOSE OF UPGRADING THE PUBLIC WI-FI AT THE HYANNIS YOUTH AND COMMUNITY CENTER INTRO: 09/18/2025

Jim Kupfer, Planning and Development Director, gave the rationale.

Discussion: (Starr) who wrote the grant (Kupfer) It was Planning and Development Department, Information Technology Department and the Recreation Division.

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2026 Municipal Digital Equity Implementation grant in the amount of **\$100,000** from the Massachusetts Technology Collaborative for the purpose of upgrading the public Wi-Fi at the Hyannis Youth and Community Center.

VOTE: PASSES 12 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2026-034 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2026 REGIONAL PUBLIC SAFETY ANSWERING POINT AND REGIONAL EMERGENCY COMMUNICATIONS CENTER DEVELOPMENT GRANT IN THE AMOUNT OF \$861,378 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY INTRO: 09/18/2025

Andy Clyburn, Assistant Town Manager, gave the rationale.

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2026 State 911 Department Regional Public Safety Answering Point and Regional Emergency Communications Center Development grant in the amount of **\$861,378** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security to be used to fund the costs and planning associated with the architectural and engineering services, project management services, and transition expenses for salary costs needed in connection with the creation of a Regional Emergency Communications Center in the Town of Barnstable, which will include 911 services covering the Towns of Barnstable, Yarmouth and Sandwich.

VOTE: PASSES 12 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2026-035 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 09/18/2025

Upon a motion duly made and seconded it was

RESOLVED: That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Disability Commission:** Christopher Bartley as a regular member to a term expiring 6/30/2028; **Planning Board:** Catherine Finkenstaedt as a regular member to a term expiring 6/30/2028

VOTE: REFER TO SECOND READING ON 10/09/2025 - PASSES 12 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

2026-036	REAPPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 09/18/2025
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Upon a motion duly made and seconded it was

RESOLVED: That the Town Council reappoints the following individuals to a multiple-member Board/Committee/Commission: **Human Services Committee:** Kimberly Crocker-Crowther as a regular member to a term expiring 6/30/2028; **Planning Board:** Raymond Sexton as a regular member to a term expiring 6/30/2028; **Waterways Committee:** Gary Shramek as a regular member to a term expiring 6/30/2028

VOTE: REFER TO SECOND READING ON 10/09/2025 - PASSES 12 YES

ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN

WORKSHOP DISCUSSIONS:

FISCAL POLICY AND REVENUE STRATEGY
Mark Ells, Town Manager, and Mark Milne, Finance Director

Mark Milne Finance Director utilized a PowerPoint presentation.

Discussion: (Tamash) Regarding the Comprehensive Wastewater Management Plan (CWMP) with so many capital projects we probably will not be able accomplish those within 3 to 4 years. What would be the effect if we skipped one year. (Milne) If we took off 1 year it would not change anything. (Burdick) new ways to raise money to create new taxes. No real clear strategy except overrides, water improvement ballot initiative, look at school's document – revisit split in revenue town would take 2 ½ for the CWMP so money from the general fund would be freed up to handle the school's projects. (Milne) override for CWMP money would go back to reserves. (Mendes) taking property off the tax rolls, doing foolish things with money our constituents expect better of us. (Terkelsen) nonprofits with no taxes reducing the Tax Increment Exemptions (TIE) and Tax Increment Financing (TIF) good. (Burdick) we need to have a serious look at override situations in addition to other ideas. (Tamash) point of information to have information for strategic planning. (Schnepp) clock has been ticking on how to raise additional revenue as we have not seen any school investment in 30 years. (Ells) 2 consecutive ongoing strategy methods with 2 million dollars of new growth. (Milne) even with 2 million we are looking at scaling back budget increase still going to need 2 million. (Ells) budget yearbook, town council policies we need to have discussion on how to fund the capital improvement projects (CIP). We need separate but concurrent meetings for ongoing conversations regarding the CIP and CWMP.

WE WILL POSTPONE THE
WORKSHOP SPECIAL EVENTS / USE OF TOWN PROPERTY WAS POSTPONED TO
ANOTHER MEETING

David Anthony, Director of Asset Management

VOTED TO ADJOURN:

VOTE: PASSES 12 YES

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LUDTKE, MENDES, NEARY, PENN, SCHNEPP,
STARR, TAMASH, TERKELSEN**

Adjourned at 11:16 PM

Respectfully submitted,

Janet E. Murphy
Assistant Town Clerk

NEXT MEETING: October 9, 2025

Exhibits:

A. Town Manager Update