

Select Board Minutes

December 17, 2024

Via Zoom Platform (Hybrid)

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

Others Present: Darrin Tangeman-Town Manager; Kelly Clark-Assistant Town Manager; Jarrod Cabral-DPW Director; Bob Higgins-Steele (Energy Committee Co-Chair); Lili Flanders (Climate Action Committee Chair); Maggie Downey (Chief Administrative Officer Cape Light Compact); Laura Kelley (President of POCCA); Attorney Katharine Klein (Town Counsel, KP Law); Cassie Boyd Marsh (President of Bailey Boyd Associates); Kevin Kuechler (Truro Resident); Dennis O'Brien (Truro Resident); Michael Forgione (Truro Resident); C. Whiting Rice (Truro Resident)

Absent: None

Chair Areson opened the meeting at 5:00 pm and read aloud the information for members of the public to join the meeting.

EXECUTIVE SESSION MINUTES REPORT

PUBLIC COMMENT

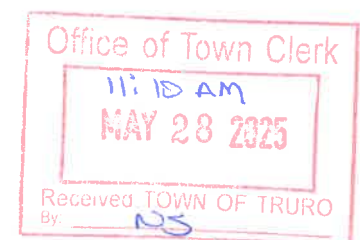
Chair Areson read aloud the rules for the public to follow when making public comments.

Chair Areson recognized the following individuals who made public comments: Kevin Kuechler, who suggested Town Hall pursue a new drinking water well due to the presence of PFAS in the water and asked why low levels of PFAS had not been reported when first discovered; Dennis O'Brien who asked that the Select Board stop the environmental assessments planned for 340 Route 6 and stated that they should focus on and save funding for the building design at Town Hall Hill; Michael Forgione who asked for more information about the plan at Cloverleaf to lease two units at market value for 15 years and asked about the total number of units that will be built, the funding source to house employees, and how individuals will qualify for units; C. Whiting Rice who commented on the importance of avoiding the use of toxic pesticides and fertilizers to maintain clean drinking water in the aquifer, which is replenished only by groundwater.

Town Manager Tangeman responded to Mr. Kuechler stating that PFAS and sodium were at levels that did not require reporting, and they are not currently concerned partially because Town Hall employees are provided bottled water. They have explored the possibility of building a new well. DPW Director Cabral stated that his conversations with DEP are available on the website. Town Manager Tangeman also replied to Mr. Forgione, stating that two one-bedroom units at Cloverleaf will be rented at the Fair Market Rate and the town also has workforce housing at 71 North Pamet, and two units at 25 South Highland. Employees living in workforce housing would be paying rent. More information will be given later during the Select Board Action portion of the meeting.

PUBLIC HEARINGS

None



INTRODUCTION TO NEW EMPLOYEES

None

BOARD/COMMITTEE/COMMISSION APPOINTMENTS

None

STAFF/ COMMITTEE UPDATES

A. Cape Light Compact Presentation on Next Three-Year Plan

Presenter: Maggie Downey, Chief Administrative Officer, Cape Light Compact

Maggie Downey stated that the Cape Light Compact manages the Energy Efficiency Programs, negotiates the terms of power supply contracts, and advocates for consumers with the Department of Public Utilities. In 2023 they had 507 residents and businesses in Truro participate in the Energy Efficiency Program and returned \$265,055.11 in rebates and incentives to customers. In 2024, they offered No-Cost Energy Assessments, covering up to 100% of weatherization, and providing rebates for de-carbonization of heating systems. They also offered E-Bike vouchers, Energy Star Appliance rebates, and CVEO applications for servicing homes deemed to be affordable and limited income.

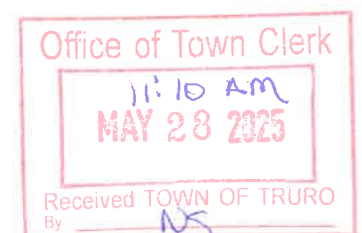
The Cape Light Compact also offers Energy Saver Home Loans for eligible homeowners that provide 20-year loans to cover eligible home improvements. The USDA Rural Energy Savings Program assists with loans to customers to install solar PV projects. They are able to accept 60 homes with loan terms of ten years and up to \$50,000. They have been shifting their focus from energy efficiency to decarbonization. They are also focusing on qualifying renters and low- and moderate-income customers, who have not participated as market rate customers have, as well as small business owners, who more often rent their spaces.

The customer service offered has also been enhanced to assist customers with paperwork and applications. They have also reported that power supply rates are below those of Eversource, and prices have increased due to public policy, natural gas prices, and increased demand for natural gas. Rebates are fillable on their website. To receive energy discounts you must provide proof of income and assets, while energy efficiency programs require only proof of income.

B. Protect Our Cape Cod Aquifer (POCCA) Presentation on Fertilizer and Pesticide Reduction and Related Potential Warrant Articles

Presenter: Laura Kelley, President, POCCA

In 2022 Orleans passed a Fertilizer Reduction Home Rule Petition and a Pesticide Reduction Home Rule Petition in 2023 at town meetings. Eastham and Wellfleet passed Pesticide Reduction Home Rule Petitions in 2024. Laura Kelley hopes to also pass reductions in fertilizer and pesticides in Truro. They are also hoping these can be passed as bills on the state level as well.



Ms. Kelley stated that science has shown pesticides spread and move, exposing individuals even from a distance. Passing these petitions would reduce the amount of exposure to everyone in the town and lessen the impact these chemicals have. Using these chemicals often has unintended consequences, where other animals are harmed as poisons are passed down the food chain and they can end up in drinking water without our knowledge. Recognizing that some people and businesses may still want to use fertilizers or pesticides, there is a waiver form to request to be able to use a fertilizer or a pesticide at your individual address.

Chair Areson stated that the Truro Select Board would be discussing the petition with the Board of Health, the Health and Conservation Agent, and the Conservation Commission before they would approve it to be included in the town warrant. Chair Areson also mentioned Ms. Kelley and POCCA may pursue a citizens petition to ensure it is on the warrant, but Ms. Kelley stated that she would like the Select Board to be involved and recognize it as an opportunity to have more administrative support. In answering Clerk Medoff's question about why the state no longer allowed towns to regulate chemicals in 2014, Ms. Kelley stated it was likely the due to the lobbyists from pesticide companies. Others asked how the use of fertilizers and pesticides would be monitored, and Ms. Kelley stated that although enforcement would be up to the town, the petition does include consequences for breaking the law if it passes.

Ms. Kelley recommends the towns keep separate the petition for fertilizer and the petition for pesticides to increase the likelihood they will pass. The language has been kept the same as that used in the original petition in Orleans. Ms. Kelley also encouraged anyone with a complaint about the use of fertilizers or pesticides to reach out to MDAR until the town passes the petition. Chris Lucy stated there are directions and proper ways to apply fertilizer and pesticides so they have a lower impact, and he also believed that making a law that is difficult to enforce seems too complicated and unnecessary, however Ms. Kelley stated that if another town passed it, it may have a greater likelihood of passing at the state level.

TABLED ITEMS

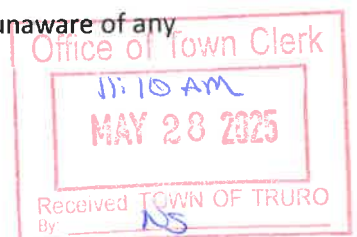
None

SELECT BOARD ACTION

- A. Vote to Approve, and Execute Where Applicable, Documents for the Cloverleaf Project, at 22 Highland Road, including but not limited: Grant Agreement; Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants; Affordable Housing Restriction; Estoppel Certificate

Presenter: Attorney Katharine Klein, Town Counsel, KP Law

Katharine Klein stated that, as a 40B Project, 11 of 43 units, or 25%, will be affordable and protected at 80% AMI, which is contained in the Tax Credit Regulatory Agreement, which includes a 40B Rider. There is also an Affordable Housing Restriction for which the town is a beneficiary but does not sign it. There is also a grant agreement that sets forward the funds that the town contributed towards the project, \$2.1 million. The final agreement states that since the town is leasing the property to the developer for 99 years, the town is unaware of any



defaults under the ground lease. Up to 70% can be offered at a local preference, which includes town residents, individuals who work in the town, school employees, and families with children in the schools.

Vice Chair Weinstein moved to approve and execute where applicable documents for the Cloverleaf Project at 22 Highland Road, including the following: Grant Agreement; Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants; Affordable Housing Restriction; and Estoppel Certificate; and to authorize the town manager and his designee and Town Counsel to make any immaterial changes to the documents required.

Member Rein seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

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

B. Review and Approval of FY2024 Community Development Block Grant Housing Rehabilitation Subgrantee Contract

Presenter: Cassie Boyd Marsh, President, Bailey Boyd Associates

Bailey Boyd Associates issued an RFP for the Housing Rehabilitation Subgrantee, who would be the hands-on staff helping homeowners with the CDBG project. They received and reviewed the two bids, and request that The Resource Inc., Truro's current Housing Rehabilitation Subgrantee, be awarded the contract.

Member Rein moved to approve the CDBG Housing Rehabilitation Subgrantee agreement between the Town of Truro and The Resource Inc. and to authorize the Town Manager to sign.

Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

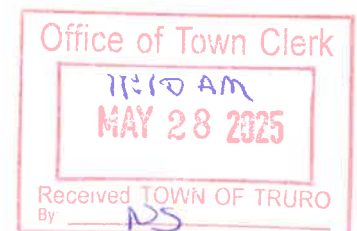
Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

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



C. Review and Possible Approval to Enter into a Contract Agreement for Selection and Design of the Preferred Replacement Hydraulic Structure for Truro Center Road and Route 6 (Pamet River) with Woods Hole Group

Presenter: Jarrod Cabral, Public Works Director

DPW Director Cabral stated that they have a proposal from the Woods Hole Group for almost \$1.2 million to create alternatives and models for the Truro Central Road Crossing and Route 6. DOT has been attending meetings and has asked that the town submit alternatives for review. In this next phase they will initiate this proposal and be able to access funding from the USDA \$630,000, DER \$400,000, and CZM \$450,000. The timeline to utilize funding is tight and, though they may ask for an extension, they aim to get everything done prior to the deadlines. They have also been awarded \$2.1 million from NOAA, which is only accessible once they have hired an OPM for the project. Part of this funding will go directly to DER.

In the proposal they had to identify which agency was able to fund certain tasks, considering their individual regulations. There are also tasks that the town will be responsible for, and currently they do have funding that was authorized at the previous Town Meeting, a total of \$87,000, though there may be grants to offset costs as well. USDA has also pledged an additional \$1 million for Mill Pond construction.

Clerk Medoff moved to approve and authorize the Town Manager to sign the Woods Hole Group contract Proposal for advancing the alternatives selection and preliminary design for the Truro Center Road replacement stream crossing

Member Girard-Irwin seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

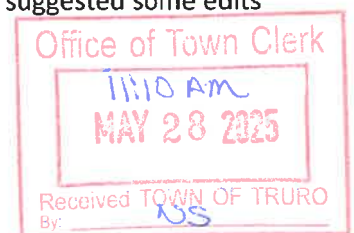
So voted, 5-0-0, motion carries.

D. Water System Infrastructure Update and Discussion, and Request for Future Water Connection (Walsh)

Presenter: Jarrod Cabral, Public Works Director

DPW Director Cabral provided an update on the contract with Stantec that was signed in November, to advance the water tower. Stantec will be studying the water storage tank and evaluating the hydraulic operating parameters and the water storage tank access road and site plan. They are also working with consultants in Provincetown and Wellfleet (Environmental Partners) and have received a model from Provincetown and Wellfleet.

The letter discusses immediate needs and future needs regarding water in Truro and Provincetown. Stantec will help increase the amount of water available to meet the need of 9,900 gallons a day, which will require the water tower. The Select Board suggested some edits for the letter.



Member Rein moved to approve the draft request for the connection to Provincetown water system for the development of the Walsh property to be included in the immediate to near-term growth forecast and authorize the Chair and the Town Manager to sign on behalf of the Select Board.

Vice Chair Weinstein seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

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

E. Discussion and Possible Vote on Adopting the Decarbonization Roadmap for the Green Communities Application for Designation

Presenter: Jarrod Cabral, Public Works Director; Brian Boyle and Bob Higgins-Steele, Co-chairs of Energy Committee; Lili Flanders, Chair of Climate Action Committee

The Energy Committee, Climate Action Committee, and School Committee worked together to develop the Decarbonization Roadmap. In 2013 Town Meeting passed Article 33: Resolution on the Climate Crisis and in 2019 a petitioned article established the Climate Action Committee. Policy 43 was updated to comply with the what the OER determined to be a climate leader, and Policy 46, Zero Emissions Vehicle Policy, was updated in 2022 and Memorandum 55, Replacement of Police Vehicles, was also updated and made electric vehicles a priority. They obtained support letters from the Superintendent and the School Committee regarding the Climate Leader Certification and Zero Emission First Policy from the district, as well as the Chief Executive Officer (the Town Manager).

The final draft of the Decarbonization Roadmap was the last requirement. DPW Director Cabral spoke to the Budget Task Force meeting and has requested \$200,000 in the plan for next year for facility needs and hiring a consultant to review the decarbonization plan. They plan to apply for a Climate Leaders grant, for which the maximum award is \$1M, and the Green Community grant for a project addressing the roof upgrade and HVAC at the school this year.

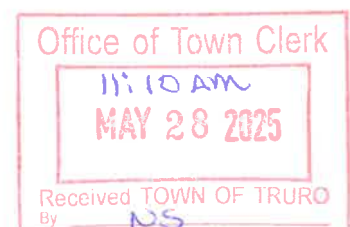
Vice Chair Weinstein moved to adopt the Decarbonization Road Map of the Green Communities Climate Leaders application for certification and to approve and electronically sign the Select Board Memo commemorating the vote.

Member Rein seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

Member Rein - Aye



Clerk Medoff - Aye
Member Girard-Irwin - Aye
Chair Areson – Aye
So voted, 5-0-0, motion carries.

F. Preliminary Discussion on 2024 Annual Town Report Cover, Theme and Dedication

Presenter: Darrin Tangeman, Town Manager

For the 2024 the Annual Town Report, Truro's pets has been suggested for the cover, theme, and dedication. This is in contrast with the more serious themes used for recent Annual Town Reports. They will continue the discussion in January.

SELECT BOARD REPORTS/COMMENTS

A. Select Board Reports

Vice Chair Weinstein requested that the Superintendent of the Cape Cod National Seashore add signage to inform visitors that it is deer hunting season at the access point by the old Coast Guard station.

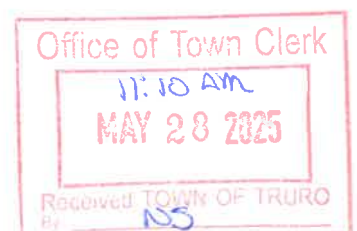
Member Rein reported that the Walsh Committee will now be holding two-hour meetings and are looking for a different day and time for meetings. She also stated that she has had constituents approach her about the town seal and she would like to add it back onto the agenda in the new year and prioritize assigning members to the committee. The town is still soliciting members for the Seal Committee.

Clerk Medoff stated that the team in Town Hall working on the water communication plan will be soliciting feedback digitally from community members. She also requested that they assign dates to work sessions once they return in the new year.

Member Girard-Irwin thanked staff for the packet including the slide deck and time stamps for presentations. For the objective of Community Engagement, for which she and Clerk Medoff are responsible, the Board, Committee, and Commission Chair Round Tables will have its second meeting in January and the Community Forums they have facilitated will be led by Barbara Bond and have successfully begun conversations amongst different members of the community.

Chair Areson stated that the Housing Authority is working on research for the Municipal Affordable Housing Trust and they will be holding hybrid meetings/listening sessions. She also asked for an update about the new hire to complete the minutes, to which Town Manager Tangeman said he would provide an update. She also asked about the process of getting contracts on the website.

B. Town Manager Report



Town Manager Tangeman stated that the town has a new hire to complete the minutes, and they have already begun. They are asking them whether they can put more hours into each week to complete the backlog of minutes.

He reported that Town Hall will be closed December 24th, 25th and the 31st and January 1st. Town offices will close at noon on Friday for a staff training on December 20th. The Transfer Station will be open 7:30-11:30 am on December 24th and 31st but closes on December 25 and January 1.

Nicole Tudor is currently serving as the acting Town Clerk and is working on letting the public know she is available. The MMA Conference will be occurring in January and the Select Board has some slots to which Select Board Members can be registered through Nicole and Noelle. They need one more application to fill the five seats and one alternate seat in the Seal Committee.

CONSENT AGENDA

- A. Review/Approve and Authorize Signature: None
- B. Review and Approve Appointment Renewals: None
- C. Review and Approve 2025 Annual Business Licenses: Truro Box Lunch, Millan's Restaurant, Montano's Restaurant
- D. Review and Approve ABCC Annual Town Report on Truro Annual and Seasonal Alcohol Licenses
- E. Review and Approve Select Board Meeting Minutes: None

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

Member Girard-Irwin seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

Member Rein - Aye

Clerk Medoff - Aye

Member Girard-Irwin - Aye

Chair Areson – Aye

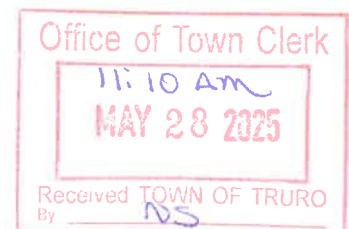
So voted, 5-0-0, motion carries.

NEXT MEETING AGENDA

Regular Meeting: January 14, 2025

Town Manager Tangeman stated they may have introductions to new town employees and discussions and appointments to the Seal Committee. They will also have an update for the Cloverleaf groundbreaking. Chair Areson also stated that they may want to add to a work session discussing the Code of Conduct, Complaint Policy, and others.

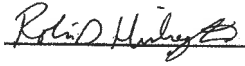
Chair Areson made a motion to adjourn at 7:36 pm.



Chair Areson seconded the motion.

By unanimous consent, the meeting was adjourned.

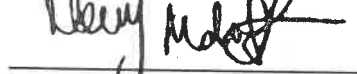
Respectfully submitted,



Robin D. Huibregtse
Board Support/CPC Coordinator


Susan Areson, Chair

Robert Weinstein, Vice Chair


Nancy Medoff, Clerk

Stephanie Rein, Member



Susan Girard-Irwin, Member

Public Records Material Attachments

Presentation Slides

Town of Orleans-Special Act to Prohibit the Application of Fertilizer - Revised 09.23.22

Town of Orleans-Home Rule Petition for a Pesticide Reduction Bylaw

- a. Waiver Form
- b. Allowable Materials List
- c. Mass Invasive Plant List

Grant Agreement

Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants (red-lined and execution versions)

Affordable Housing Restriction (red-lined and executive versions)

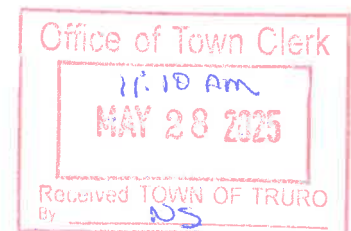
Estoppel Certificate

Bailey Boyd Associates, Inc. memo

Sub Grantee Bid Comparison Sheet

Agreement

Woods Hole Group contract proposal



Draft Letter: Request for connection to Provincetown Water System for development of the Walsh property to be included in the immediate to near-term growth forecast
Decarbonization Roadmap for the Green Communities Application for Designation
Draft Memo from Truro Select Board Regarding the Vote on Decarbonization Roadmap for the Green Communities Application for Designation
2023 Annual Town Report Cover and Dedication
Renewal Application for 2025: Millan's Restaurant-Common Victualer
Renewal Application for 2025: Truro Box Lunch-Common Victualer
Renewal Application for 2025: Montano's Restaurant-Common Victualer
2024 Annual ABCC Report from Truro
ABCC Annual Report Memo

