

Vol. Two
184 pages

COMMONWEALTH OF MASSACHUSETTS

TOWN OF FALMOUTH

APRIL TOWN MEETING

and

SPECIAL TOWN MEETING

Memorial Auditorium
Lawrence School
Lakeview Avenue
Falmouth, Massachusetts

MODERATOR: David T. Vieira

TOWN CLERK: Michael Palmer

Tuesday, April 4, 2017

7:00 p.m.

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1 doesn't always know who's speaking.

2 I remind everyone that we're live, this
3 evening, again, on FCTV Channel 15, and
4 attendance will be published in the Falmouth
5 Enterprise, so Town Meeting members make sure
6 that you do check in.

7 In the first division, Mr. Netto.

8 MR. NETTO: 40.

9 THE MODERATOR: 40.

10 THE MODERATOR: In the second
11 division, Ms. Cuny?

12 MS. CUNY: 78.

13 THE MODERATOR: 78.

14 In the third division, Ms. Schneider?

15 DR. SCHNEIDER: 58.

16 THE MODERATOR: 58.

17 By a counted vote of 176, we have a quorum and I
18 call the Special Town Meeting to order.

19 All present please rise for the
20 presentation of the colors by Falmouth's oldest
21 scouting unit. Last night we had Falmouth's
22 newest scouting unit. This is our coed Sea
23 Scout Ship 40.

24 [Pause.]

1 THE MODERATOR: As part of Sea Scout
2 Ship 40 tonight, we have the newly-elected
3 Regional Bosun's Mate Taylor Martin-Graham.
4 This makes her the second highest ranking youth
5 in the Northeast United States and she'll be the
6 highest ranking youth in the Northeast United
7 States next year. Congratulations, Taylor.

8 [Applause.]

9 THE MODERATOR: Also, our New England
10 Flotilla Bosun's Mate Emily Newell is in Ship 40.
11 And Falmouth's newest Eagle Scout, Alex Laruffa,
12 is the Cape Cod Squadron Bosun. Ladies and
13 gentlemen, Sea Scout Ship 40.

14 [Cheers and applause.]

15 THE MODERATOR: Please follow me in the
16 Pledge of Allegiance.

17 [Pledge of Allegiance taken.]

18 THE MODERATOR: Regional Bosun's Mate
19 Taylor Martin-Graham for the invocation.

20 MS. MARTIN-GRAHAM: Prepare for prayer
21 in the manner that you're accustomed to.

22 Lord, when it comes to meeting and
23 communicating with each other, help us to be good
24 listeners. Help us to be open minded, putting

1 aside our own agendas. Help us to be honest
2 without being insensitive. Help us to be
3 respectful without being too formal or
4 artificial. Help us to question and to challenge
5 without being harsh. Help us to be aware that
6 this is just one moment, just one meeting. And
7 lastly, help us to remember that you, too, are
8 always meeting and communicating with us. Amen.

9 THE MODERATOR: At this time I would
10 ask all present to please remain standing for a
11 moment in silence. At this time we'd like to
12 remember a long-time Town Meeting member who has
13 passed since our last meeting and former Fire
14 Chief of the Falmouth Fire Department Paul
15 Brodeur, and a former Town Meeting member and
16 retired captain of the Falmouth Fire Department
17 Eugene Michael, otherwise known as Micky, Moniz.

18 [Moment of Silence taken.]

19 THE MODERATOR: Colors post.

20 Ladies and gentlemen, Falmouth's oldest
21 scouting unit, Sea Scout Ship 40.

22 [Applause.]

23 THE MODERATOR: Okay, tonight we're
24 going to start the Special. There's three

1 articles, so we won't use a blanket vote this
2 evening. We'll do the dispensing of the reading
3 of the warrant and then we'll get right into
4 Article one.

5 But before we do that, I'd like to make
6 a couple of announcements.

7 Harold Crocker, could you stand up,
8 please, Mr. Crocker. It was just brought to my
9 attention that Mr. Crocker has decided not to
10 take out nomination papers to run for re-
11 election, but he did take out nomination papers
12 three years before I was born.

13 [Laughter.]

14 THE MODERATOR: And he's been a Town
15 Meeting member ever since. Mr. Crocker, thank
16 you for your 45 years of service to the Falmouth
17 community.

18 [Standing ovation.]

19 THE MODERATOR: Harold, I know Butch is
20 at home watching and he's proud of you, as well.

21 [Laughter.]

22 THE MODERATOR: Ms. Bothner, Bertha
23 Bothner, would you please rise. It was brought
24 to my attention that Ms. Bothner has decided not

1 to seek re-election as a Town Meeting member, but
2 just as I was entering kindergarten at Teaticket
3 Elementary School -

4 [Laughter.]

5 THE MODERATOR: - Ms. Bothner did take
6 out nomination papers and in 1980 became a Town
7 Meeting member and has been a Town Meeting member
8 ever since. Ms. Bothner, thank you for your 37
9 years of service to our town.

10 [Standing ovation.]

11 THE MODERATOR: At this time, I'll ask
12 the Chairman of the Board of Selectmen for a
13 motion to dispense with the reading of the
14 warrant, except for the officers return.

15 CHAIRMAN JONES: Mr. Moderator, I move
16 we dispense with the reading of the warrant, with
17 the exception of the Officer's Return.

18 THE MODERATOR: Okay. You've all heard
19 the main motion to dispense with the reading of
20 the warrant. All those in favor, signify by
21 saying Aye.

22 [Aye.]

23 THE MODERATOR: All those opposed, No.

24 [None opposed.]

1 THE MODERATOR: The Ayes have it
2 unanimous.

3 At this time, I'll read the Officer's
4 Return of the Warrant. By virtue of this
5 warrant, I have this day notified and summoned
6 the inhabitants of the Town of Falmouth qualified
7 to vote on Town affairs, as said warrant directs,
8 by posting an attested copy thereof in Town Hall
9 and in every precinct of the Town. Signed,
10 Constable Ronald Braga.

11 Mr. Clerk, I ask that the warrant become
12 an official part of the record for this meeting.

13 At this time, the Chair would entertain
14 a motion for non- Town Meeting members to sit up
15 front with their respective Boards and
16 Committees. So moved.

17 All those in favor signify by saying
18 aye.

19 [Aye.]

20 THE MODERATOR: All those opposed, no.

21 [None opposed.]

22 THE MODERATOR: The ayes have it
23 unanimous.

24 At this time the chair would entertain a

1 motion for all Town employees who are not
2 residents of the Town to speak on any article
3 before the Special Town Meeting.

4 So moved. All those in favor signify
5 by saying aye.

6 [Aye.]

7 THE MODERATOR: All those opposed, no.

8 [None opposed.]

9 THE MODERATOR: The ayes have it
10 unanimous.

11 There's no notification of public
12 hearing since there are no Planning Board
13 articles. And so we will begin with Article 1.

14 Article 1, to see if the Town will vote
15 to authorize the Board of Selectmen to enter into
16 negotiations with the owners of the Tony Andrews
17 Farm property. The Finance Committee for the
18 main motion.

19 CHAIRMAN VOGEL: Mr. Moderator, I move
20 Article 1 as recommended.

21 THE MODERATOR: As recommended. Okay.
22 We have our opening presentation for Article 1.

23 MS. WHRITENOUR: Good evening. I'm
24 Jessica Whritenour, the Administrator for The 300

1 Committee Land Trust, and I would like to begin
2 by requesting some additional time for this
3 presentation. I reached out to David earlier
4 today and explained that we have a presentation
5 planned and we're asking for an additional ten
6 minutes. So for a total of a 20 minute
7 presentation.

8 THE MODERATOR: Okay, you've all heard
9 the request for an additional ten minutes for the
10 opening presentation on Article 1. All those in
11 favor, signify by saying aye.

12 [Aye.]

13 THE MODERATOR: All those opposed no.

14 [No.]

15 THE MODERATOR: The ayes have it by the
16 two-thirds and we have a 20 minute opening.

17 MS. WHRITENOUR: We have a video to
18 show. So, the subject of the article, of course,
19 is the petition article that The 300 Committee
20 put forward with 350 signatures that we collected
21 in a two day period, with the goal of preserving
22 Tony Andrews Farm and the surrounding Andrews
23 family land.

24 So we're going to start with our video

1 and then we'll present the detailed information
2 on the land package.

3 [Video played.]

4 [Applause.]

5 CHAIRMAN JONES: Mr. Moderator, just a
6 point of order. I just want to check to make
7 sure the recommendation we're working on is
8 actually the recommendation -

9 THE MODERATOR: So the recommendation
10 had been changed from what's in your warrant
11 booklet. So we're just trying to make - see if
12 we have an overhead on that.

13 CHAIRMAN JONES: It was up earlier.

14 THE MODERATOR: Oh, it was, the new
15 language?

16 CHAIRMAN JONES: Yes.

17 THE MODERATOR: So let's pause the
18 clock for a minute. Yeah, so let's just call
19 your attention - the recommendation needed some
20 additional language, so it's slightly different
21 than what is written in your warrant booklet. It
22 effects the same action but is written
23 differently.

24 So we just want to make sure that Town

1 Meeting members are clear on what the main motion
2 is. And so here is the recommendation that is
3 the main motion on the floor.

4 [Pause.]

5 THE MODERATOR: It authorizes the Board
6 of Selectmen to enter into negotiations on the
7 property. It defines the property. And it's to
8 transfer the sum of \$225,000.00 from Certified
9 Free Cash, of which \$200,000.00 shall be for a
10 refundable deposit to bind a purchase and sale
11 agreement and \$25,000.00 shall be for the
12 performance of due diligence activities related
13 to the acquisition. Said funds to be expended
14 under the jurisdiction of the Town Manager.

15 Thank you, Mr. Jones.

16 Okay, Ms. Whritenour.

17 MS. WHRITENOUR: Very good, thank you.

18 Do I advance the slides from here?

19 Okay.

20 Okay, we're going to begin just with the
21 overview of what is the land package that we're
22 looking at now. The Andrews Family Land did go
23 on the market at the end of December. And when
24 it was first listed, it was a 60 acre land

1 package for \$4.4 million. The size of the land
2 package has reduced. There were 11 buildable
3 lots that have been put under agreement with a
4 private buyer. So they're no longer part of the
5 package. So we're going to clarify this evening
6 the package that we're looking at is what's shown
7 here.

8 Oops, excuse me. Does this have a -
9 okay, hold on a moment, I have a pointer. I
10 don't know how to - okay. We'll just - we'll
11 carry on, but what I can do is just explain that
12 the properties outlined in green, 9.84 acres are
13 what we're calling the Ronnie Road properties.
14 Those lands are right on Pond 14, that's the
15 water body that you see there. Sandwich Road is
16 in the top corner of the map, there, and Old
17 Meetinghouse Road is on the far right-hand side.
18 So that gives you a sense of perspective of where
19 we are in town.

20 The 9.8 acres on Pond 14 is within the
21 Coonamessett River Corridor, which has long been
22 an important area for land protection for the
23 Town and for The 300 Committee.

24 Next slide, thank you, Peter. Great.

1 So this is what we're describing as the
2 Ronnie Road properties. The farm-related
3 parcels are 36 ½ acres; they include the two
4 large farm parcels plus a quarter acre lot that
5 includes a house. So this land package is the
6 farm, the farm stand and two single family homes.
7 The 36.5 acre land package is the subject of this
8 Town Meeting article. It is one land package,
9 but The 300 Committee would be purchasing the
10 land on Pond 14 and we're working towards a Town
11 purchase of the farm-related properties.

12 And just a description, what this
13 article does: authorizes the Board of Selectmen
14 to execute a purchase and sale agreement. It
15 authorizes the Selectmen to apply for Community
16 Preservation and other grants, and it will
17 appropriate funds for a refundable down payment
18 and the due diligence expenses towards the farm
19 purchase.

20 Very pleased to be able to announce this
21 evening that, through working together with the
22 Town of Falmouth and The 300 Committee Land Trust
23 Board of Directors, we've reached an agreement
24 with the Andrews family on the sale of this 46

1 acre land package for the Town's purchase of the
2 farm and for The 300 Committee's purchase of the
3 land on Ronnie Road. That 46 acre land package,
4 the agreed upon price is 2.95 million. The price
5 for the farm is two million, inclusive of that.

6 We have included contingencies, standard
7 contingencies, title exam, environmental site
8 assessments and very importantly contingencies
9 for funding approvals at November Town Meeting.

10 Leonard Johnson from The 300 Committee's
11 Board of Directors will speak in a few minutes
12 about the funding plan. So we will provide you
13 with that overview. And also, Mike Duffany from
14 The 300 Committee's Board of Directors will speak
15 to the planning and the work that's going into
16 the vision for the land to continue to function
17 as a working farm.

18 The agreement in principal is aiming for
19 a closing by the end of this year. So we're
20 looking at closing by December 31st, 2017.

21 Some background on how did we get here.
22 With the land going on the market at the end of
23 December, a lot has happened in short order in
24 terms of The 300 Committee working in earnest

1 with the Town and with the Working Group, which
2 includes the Falmouth Agricultural Commission and
3 the Falmouth Preservation Alliance. In fact, our
4 history of awareness of this parcel of course
5 goes back many decades, and we know that this
6 land has long been such an important part of
7 Falmouth's agricultural heritage.

8 As an open space parcel, The 300
9 Committee recognized it long ago, after its
10 formation in the mid-1980's as significant land
11 from an agricultural standpoint and of course the
12 land within the Coonamessett River Corridor.

13 More recently, we've been in discussions
14 with the Andrews family since 2014. So that did
15 provide an opportunity for The 300 Committee to
16 complete site visits and our evaluation. And the
17 essence of the importance we found in this
18 property is the agricultural land, the
19 opportunity to preserve permanent working
20 farmland for this community. And that's what
21 we've been hearing loud and clear from folks from
22 our - from across the community, that they want
23 us to take advantage of this opportunity to
24 preserve and protect this important landscape.

1 And the land package is made even more
2 attractive because it includes land within the
3 Coonamessett River Corridor. So we're getting
4 really valuable open space for conservation and
5 we're getting really valuable land to preserve
6 agricultural heritage and working farmland.

7 The proposed time line. So, again, the
8 vote this evening is the request for the \$200,000
9 for the down payment, which is refundable and
10 would be paid to the family after a purchase and
11 sale agreement is executed. The \$25,000 is for
12 the due diligence costs of the surveying and the
13 environmental site assessment and the title exam.

14 The November Town Meeting package will
15 return with a proposal. We're applying for
16 Community Preservation Funds and we'll also be
17 requesting some additional Town funds, and there
18 will be a significant portion that The 300
19 Committee will begin raising through a campaign
20 that will launch as soon as the purchase and sale
21 agreements are signed. And, again, the closing
22 is by the end of the year.

23 I'm now going to introduce Leonard
24 Johnson to speak to the funding plan.

1 Thank you.

2 MR. JOHNSON: Leonard Johnson, Precinct

3 5. Thank you, Jessica. I'm going to go

4 through just briefly -

5 If I can get this to work. Which one

6 do I push, this one? There we go.

7 We are going to follow a basically

8 relying on three funding sources for this

9 purchase. This is very similar to the pattern

10 that we used for Teaticket Park: funds from the

11 Town, funds from the state. We've been very

12 fortunate in being able to get land grants from

13 the state. And we've been extraordinarily

14 fortunate over the years to raise money from our

15 donors who have made major contributions to the

16 purchase of open space in Falmouth for a number

17 of years.

18 We used this pattern for Teaticket Park.

19 We also used it for the Daddario parcel that we

20 closed on last week. In that case, we leveraged

21 funds, 200,000 from the Community Preservation

22 Committee and the Town funds. The state put in

23 400,000 and we had private funds of 800,000.

24 Each of those parties likes the deal to work this

1 way because they are able to leverage the funds
2 that they put into these various projects.

3 Again in this case, working with the
4 Town, one of our goals is to reduce as much as we
5 can the amount of money that the Town needs to
6 commit to this project. If we're as successful
7 as we hope we will be, raising money privately,
8 that will enable us all to reduce the commitment
9 that the Town needs to make to the project.

10 As Jessica has explained, this is a two
11 step process. We're asking you, as she
12 explained, to begin the process here in April and
13 we will come back with another funding package in
14 November. Here's a little bit more detail on
15 that. Jessica has reviewed that we are
16 requesting tonight a \$200,000 from Certified Free
17 Cash for a refundable deposit and 25,000 for due
18 diligence for the issues that she mentioned.

19 We will come back in November with a
20 proposal for financing the remaining
21 \$1,800,000.00 balance of the purchase price. We
22 will begin - the Town funds you see as indicated
23 in November Town Meeting. The Community
24 Preservation Committee funds we've already begun

1 discussions with the Community Preservation
2 Committee. And we will be applying for the
3 Community Preservation Committee -- actually
4 application begins later this month and the state
5 land proposal will need to be in by mid-summer.

6 By November we will have a good idea of
7 the amount of money that we've been able to raise
8 from our donors for this project. We've already
9 been in some preliminary discussions with some of
10 them and they've come to us and said, "We really
11 want to contribute to this project."

12 As Jessica's mentioned, The 300
13 Committee will be buying the six pond front lots
14 on Ronnie Road. We will be applying to the state
15 for an \$85,000.00 state Conservation Partnership
16 Grant that will - that is available for non-
17 profits. We have felt right along, as Jessica
18 mentioned, that this is a critical area from the
19 standpoint of preserving and protecting the
20 Coonamessett River and Pond 14, and it's been a
21 part of a very long commitment on our part to the
22 Coonamessett River Corridor. The late Bess
23 Horsman, as whom you may all remember, was very
24 instrumental in keeping us focused on doing that,

1 and I'm sure she'll be - would be enormously
2 pleased that we're able to go ahead with this.

3 So, the plan is for our donors to
4 contribute to the purchase of the farm, to
5 contribute to the Town's acquisition of the farm
6 and to purchase the properties on Pond 14, the
7 pond front lots.

8 As a final note before I turn this over
9 to Mike, the real estate taxes paid on the 36
10 acres, the farm parcels, the houses and pond 14
11 lots, pond front lots, last year were between 13
12 and 14 thousand dollars. The Town will lose that
13 revenue, obviously, if this plan goes through.
14 On the other hand, I would point out that the
15 development of the properties on Colonel's Way
16 and in Hikens Way that Jessica mentioned, will
17 bring in revenue for the Town that will far
18 exceed that amount.

19 Mike.

20 MR. DUFFANY: Thank you, Leonard.
21 Michael Duffany, Precinct 6. Also a member of
22 the Board of Directors and worked on the
23 negotiations with the Andrews family for quite
24 some time on this, here.

1 So, where do we go from here?
2 Everybody's asking the obvious question, what
3 we're going to do next.

4 And which button is it? That button,
5 okay.

6 So, in one of our meetings it was
7 brought to our attention that there was a group
8 of folks that had already gotten underway just as
9 we were really getting into some earnest
10 negotiations and would I go to this meeting at
11 Town Hall to meet with the group and to see what,
12 you know, what they need to do, if you will, to
13 try to help bring this to the Town Meeting.

14 So, and in that, we needed to develop
15 strategies for maintaining the farm as a working
16 farm. We need to identify lessons that have
17 been learned and from successful models from
18 other communities that this works in. We also
19 need to try to create opportunities to provide
20 local food for the community and then of course
21 we want to provide educational resources for
22 teaching the importance of the local farms and
23 food production and to help in developing new
24 farmers.

1 So, I go to this meeting and I walk in
2 and there's Stan Ingram from the agricultural
3 commission, Susan Shepard and Todd Bidwell from
4 the Preservation Alliance, Karen Schwalbe, again,
5 and Matt Churchill and Jen Christian from the Ag
6 people, as well, already gathering without
7 anybody prompting them from on our behalf, if you
8 will. So I was really thrilled to see this
9 group already coming together to show the
10 interest that they have in preserving the farm.

11 That said, you can't begin to negotiate
12 with the farmer-to-be, if you will, or start to
13 enter into any serious discussions about what we
14 might do, because we don't own the land. So,
15 your vote this evening would be helpful in us
16 carrying the next step forward, but we also - to
17 say we have had a lot of discussions amongst
18 ourselves - especially amongst their selves,
19 because The 300 Committee is not - we're not
20 farmers.

21 We're very involved in this because we
22 have been approached by so many of you folks and
23 others in the town to see that this be preserved,
24 and I think it's wonderful that they looked to

1 The 300 Committee for that to, you know, "What
2 are you going to do to save this?" So, this is
3 what we're doing to try to save this for you and
4 for all of us for future generations.

5 And this group, this working group is
6 going to continue to work on a plan. I use the
7 term that the plan is to work on a plan for the
8 farm. As simple as that might seem, it's going
9 to be very involved. There's going to be some
10 sessions in the Herman Room at the library that
11 you want to pay attention to, please, to have
12 some input. We're looking for public input to
13 these meetings to, you know, for to do some
14 brainstorming and to see what other people think
15 will make this a successful adventure for the
16 Town, or venture for the Town.

17 So, that said, I think we're off to a
18 good start. We have a good working group with
19 the right people that are knowledgeable in this
20 area and we will be back in the fall and
21 hopefully we'll have a solid plan to bring to you
22 that will help to preserve this legacy for a long
23 time to come.

24 THE MODERATOR: Okay, discussion on

1 Article one?

2 Ms. Lichtenstein.

3 MS. LICHTENSTEIN: Leslie Lichtenstein,
4 Precinct 8.

5 I support this; I hope you vote for it.
6 But even more importantly I hope you commit to
7 keeping this land in agriculture. 39 percent of
8 Falmouth is zoned agricultural but there's only a
9 teeny-tiny part that's used for actual farming.
10 In 1970, only 7.7 percent of our land was
11 actively being farmed. By the year 2000, it was
12 down to 6.6. We lost 17 percent of our
13 agricultural land in 30 years. Not too bad.
14 But, by 2014 we were down to under two percent of
15 Falmouth's agricultural lands actually be in
16 active agriculture. That means that in 14 years
17 we lost 72 percent.

18 If Falmouth agricultural lands were a
19 bird species, with that low number and that quick
20 a decline, the federal government would declare
21 it an endangered species. We need to vote this
22 and we need to make sure that it stays in
23 agriculture.

24 I've done a lot of work in Central

1 America. The Mayan culture a couple of thousand
2 years ago was the height of technology. They
3 built great cities, temples. The only problem
4 was: they built it on their agricultural land.
5 They pushed farms out; they couldn't feed
6 themselves. They didn't have the planes and
7 trains and boats that we have to bring our food
8 in from China or Europe or South America.

9 We need to do something. We need not
10 only to buy it, but we need to protect it. We
11 are very lucky to have The 300 Committee and the
12 Con Com. They've done a wonderful job keeping
13 open space here. They don't really deal with
14 agriculture. We need to make sure when we
15 acquire this property that it goes under the Ag
16 Commission and that the Selectmen are committed
17 to keeping this in agriculture. We can't afford
18 to lose any more of it.

19 Falmouth used to have five active
20 dairies. We provided milk for not only the Cape
21 but the South Shore. Has anybody seen a cow
22 lately?

23 [Laughter.]

24 MS. LICHTENSTEIN: I brought one just

1 in case. [Holds up a toy cow]. You haven't
2 seen the Falmouth cow? Okay.

3 What I'd like tonight from all of you is
4 to make sure that this little strawberry, here,
5 [holds up a large toy strawberry] doesn't go the
6 way of the cow. Okay? And, just in case you
7 really aren't turned on by agriculture, think
8 about this as historic preservation, because
9 remember this guy and a lot of his little friends
10 built one of Falmouth's most beautiful little
11 churches. Thank you.

12 Please, vote for the strawberry.

13 [Applause.]

14 THE MODERATOR: Ms. Connolly.

15 I'll put you on the list, Mr. Donald.

16 MS. CONNOLLY: I'm shell shocked from
17 last night.

18 Anne Connolly, Precinct 6. So I have
19 two questions. First, what's the plan for the
20 structures on the lot? I think Jess said that
21 there were two. And then secondly, you know,
22 not to be a buzz kill, but what if the farming of
23 the public land doesn't end up working? What
24 happens to the land then?

1 THE MODERATOR: Mr Duffany.

2 MR. DUFFANY: Well, the two buildings
3 that are on the - the residences that are there,
4 it's, again, way early to decide what we want to
5 do. But if the Town decided that it wanted to
6 part with those, to recoup some of its money,
7 that could be the case. We had hoped that that
8 wouldn't be the case, especially right out of the
9 gate, because we need a place for the farmer to
10 live. And, again, I'm going to get ahead of
11 myself on the negotiation piece. So. And I
12 don't want to do that.

13 So, worst case scenario is if this
14 cannot be worked out, we would still like to see
15 this preserved, you know, become one of the
16 largest pocket parks in town, and but that's -
17 again, that's a fallback position. Just so
18 everybody understands. That's not where we're
19 coming from, but we do need to have a fallback
20 position and we want to see this land preserved
21 in perpetuity if we can, as well.

22 Hope that answers your question.

23 THE MODERATOR: Okay, Mr. Donald.

24 MR. DONALD: Malcolm Donald, Precinct

1 6.

2 My question is will the farmland be put
3 under an agricultural preservation restriction.
4 If not, why not? And if it's not going to be,
5 what would stop it from becoming the new
6 headquarters for the DPW?

7 THE MODERATOR: Mr. Johnson.

8 MR. JOHNSON: We will look at the
9 possibility of putting an agricultural
10 restriction on it. That tends to be much more
11 restrictive and is really the purpose of the
12 Commonwealth's program for agricultural
13 preservation restriction, is to give the farmer
14 money so that the farmer can continue to farm.
15 That's really not the case here.

16 It's - I called it the other day the
17 triple play. This property will have a
18 conservation restriction on it; that's a
19 requirement of the Community Preservation
20 Committee. It's a requirement of the state land
21 program and it basically is something - we can't
22 raise money from our donors for agricultural land
23 and open space if we don't protect it. If
24 they're going to give us money, they have to have

1 the assurance that that land will be forever used
2 for what they intended the donation to purchase.

3 THE MODERATOR: Okay. Mr. Alliegro.

4 MR. ALLIEGRO: Mark Alliegro, Precinct
5 7.

6 Those numbers on our loss of
7 agricultural land are unfortunate and concerning
8 and so I just have a question. What if - what
9 are the major factors that have led to that
10 decline in agricultural land and do we see any of
11 those potentially at play in the future of this
12 parcel?

13 THE MODERATOR: Mr. Duffany.

14 MR. DUFFANY: I would ask if somebody
15 from the Ag Committee is here, the Ag Commission.
16 Because, again, we're not farmers.

17 THE MODERATOR: In the aisle, okay.

18 MR. INGRAM: Hi. Stan Ingram, Falmouth
19 Ag Commission.

20 One of the things some of you may have
21 noticed in town -- I certainly have -- is when I
22 came in late '80's there were a lot of people
23 that were much older than I but were still
24 farming some of these little plots of land here

1 and there around town; but if you added them all
2 up together it come to quite a - quite a chunk of
3 land. Well, those people have since passed on
4 and their children, grandchildren, have just let
5 that land go.

6 What one of our visions for this
7 possibility for this farm is as an incubator
8 farm, a place where young farmers can get their
9 feet wet at actually growing on a commercial
10 scale without having to put up the money that
11 they would have to if they went out and had to
12 buy the land and the infrastructure their selves.
13 So, that's what we're trying to do, is have a
14 place, an active agricultural farm owned by the
15 Town that can serve as a stepping stone - not a
16 permanent resident. That's not what our idea
17 is. But a stepping stone for young people or
18 middle aged people who want to get their feet wet
19 trying out farming and then, if they're
20 successful, then they can go on and get a piece
21 of land and feel comfortable that they could make
22 it work.

23 THE MODERATOR: Okay, Mr. Donahue.

24 MR. DONAHUE: Bob Donahue, Precinct 3.

1 My question is, like many other things,
2 we don't have any options in this. This isn't
3 Plan A, Plan B; this is just Plan A, take it or
4 leave it, folks. And I don't like that. I see
5 other things we could use that land for, such as
6 housing for the working poor, that kind of thing.
7 I know there's groans when I say things like
8 that, but this is something the Town needs
9 desperately. We all say it but we never do
10 anything about it.

11 The second question, through you, Mr.
12 Moderator, if anyone can answer me: will the Town
13 be on the hook for any other financial
14 commitments to supporting the farm? Here again,
15 and if so, how much money is involved in doing
16 that type of thing?

17 Thank you.

18 THE MODERATOR: Mr. Duffany. Do you
19 want to answer - respond, or? Yeah, yeah, Mr.
20 Duffany.

21 MR. DUFFANY: So, we do have, as we
22 said, we do have a position if we're not able to
23 do that. Right now, this tonight is earnest
24 money for us to continue negotiations and try to

1 come up with a good, solid plan. So we come
2 back to you in the fall and you make the final
3 decision to purchase this. Hopefully that will
4 be the case, but we're not - we're not committing
5 the Town this evening to anything that it can't
6 get - that can't be reversed if it doesn't work
7 out between now and November.

8 THE MODERATOR: Okay, Ms. Vogel.

9 MR. DUFFANY: And there's a lot of
10 private money that's being raised; I think that
11 that's very important. You notice we're not
12 going to the ballot for this.

13 CHAIRMAN VOGEL: Wendy Vogel, Precinct
14 4.

15 This article is an interesting one and
16 the lots along the waterway appeal to me as
17 watershed protection and being part of the
18 Coonamessett Corridor. I feel it's a little
19 unfortunate that the farm is tied into it in a
20 way because I'm not sure that the Town buying it
21 is the best way to keep it a farm. It may be
22 that a farmer buying it would be the best way to
23 keep it a farm.

24 I'd certainly like to see, if it's voted

1 in the affirmative tonight, financials on the
2 existing farm. So, if it's a going concern, can
3 we continue to keep it a going concern, or is it
4 going to require Town funds on an annual basis to
5 sustain it; or if it goes to just open space, to
6 maintain it.

7 So, as a Finance Committee Chair, those
8 are my concerns. Philosophically, farming is
9 dying out for many reasons. If we can keep some
10 farms, I'm all for it. But I'm not sure that the
11 Town owning a farm is the best approach.

12 And the other part of it is, we have a
13 lot of conversations about affordable housing
14 and, as a realtor, I know that the coastal areas
15 are the most expensive and the open land in the
16 middle is where - I don't want to use the term
17 affordable housing, because that has a regulatory
18 connotation - more reasonably priced housing is
19 built there.

20 So, there are a lot of things that could
21 happen with this land and I think that we should
22 put a lot of thought into it and not casually buy
23 a farm that could end up costing us a lot of
24 money. Cranberry farming was tried by the Town

1 and that didn't work out and now it's going a
2 different way. And the golf course is used by
3 many, but every time an article is brought to us
4 to approve for additional spending for the golf
5 course, there's a lot of grumbling.

6 So I hope that some deep thought about
7 the financial viability of this will go into the
8 presentation we see in the fall.

9 Thank you.

10 THE MODERATOR: Okay, Ms. Shepard.

11 MS. SHEPARD: Thank you. Susan
12 Shepard, Precinct 1.

13 Probably very few of you know that I
14 grew up on a farm. Didn't leave the farm until
15 I went off to college. I was very interested in
16 this project.

17 I want to remind Town Meeting what we're
18 voting on tonight. We are voting on \$200,000,
19 which is completely refundable unless Town
20 Meeting agrees with the plans and funding that we
21 put forward in November. So all you're risking
22 is the \$25,000 that is going to due diligence.
23 And we might not even use all of that. And it
24 needs to be done regardless if we're going to

1 contemplate this at all.

2 So, the group is working very hard on a
3 plan for a plan; by the time Fall Town Meeting
4 rolls around, we will come to you with both a
5 short term and long term proposed management
6 plan. And, in the process of developing that,
7 we will be seeking input from the public.

8 So, remember, you're voting \$200,000,
9 which is completely refundable until the end of
10 the year if we don't agree on what we're doing.
11 I think it's premature to talk about the plans.
12 We will be bringing those plans to you in the
13 fall.

14 Thank you.

15 THE MODERATOR: Okay, Mr. Dufresne.

16 MR. DUFRESNE: Mr. Moderator, fellow
17 Town Meeting members, growing up in the town of
18 Falmouth - I was actually born here - and I
19 actually picked strawberries on Trotting Park
20 Road. And I've watched the farmlands in the
21 Teaticket and East Falmouth area disappear. In
22 the 45 years that I've been a Town Meeting
23 member, I have voted for any large parcel of
24 property that we could possibly get our hands on.

1 This - when I read this article, I felt
2 it was a no brainer, that there really couldn't
3 be anybody that would be against putting up
4 \$200,000 and maybe even getting it back if it
5 didn't feel.

6 I happen to own a farm; I've owned it
7 for the last 30-odd years. I've never wanted to
8 develop it. I call it my own piece of open
9 space.

10 So, rather than prolong a discussion of
11 why we shouldn't, let's take a real hard look and
12 see the acquisition of this many acres. How many
13 more of these acres are going to become
14 available? And my knowledge of the
15 disappearance of farmland throughout the entire
16 Town of Falmouth, to me, I worry about what we're
17 leaving, the legacy that we would be leaving if
18 we didn't take this opportunity.

19 So I would hope any future discussions
20 would be in a positive direction, possibly
21 somebody get up and move the motion. Move the
22 question. It's a no-win situation. I mean a
23 win-win situation, I'm sorry.

24 [Laughter.]

1 MR. DUFRESNE: I never saw a piece of
2 open space I wouldn't like to buy.

3 THE MODERATOR: Mr. Putnam.

4 MR. PUTNAM: Good evening, ladies and
5 gentlemen, Brent Putnam, Precinct 9.

6 The question was raised is whether this
7 was a premature discussion about what will happen
8 to this parcel if the Town owns it. And I don't
9 think it's premature. I think tonight we set the
10 tone; we set the direction. We make it very
11 clear where we want the Town to go with this. So
12 I think the discussions about how to maintain
13 farming on these parcels are a very important
14 one.

15 I would hope that Karen has the
16 opportunity to come up here and speak and I don't
17 mean to put her on the spot -

18 THE MODERATOR: She's actually next on
19 the list.

20 MR. PUTNAM: Awesome.

21 But I know, my understanding - and some
22 of you know I was involved in a little cranberry
23 bog spat a few years ago - that the biggest cost
24 of farming is land, especially in a place like

1 Massachusetts which has not a whole lot of land.
2 We're a very densely populated state. But
3 ironically Massachusetts -- and I might be a
4 little off, but a few years ago, at least, my
5 understanding was Massachusetts was actually one
6 of the few if not the only state in the country
7 where farming was increasing. Where we were
8 actually getting more farmers, and not less.
9 And the reason why is because there's a growing
10 understanding that the food we get and how we get
11 it and where we get it from is very important.
12 And all of those factory farms in the Midwest
13 where the land is consolidated and maintained and
14 operated by large companies and large factory
15 equipment isn't really as good as what we can get
16 from right here in our own backyard.

17 So I think one of the things we need to
18 do is avoid - and it was suggested here that the
19 Town could make money off of this, and I think
20 that's a very inappropriate way to look at this.
21 The idea is not for the Town to make money. That
22 was one of the arguments that was floated about
23 with the cranberry bogs and it really was not a
24 good argument, because farming does sometimes

1 lose money. If you have a bad - if you have not
2 a lot of rain, you're going to get a drought.

3 And when you get -

4 [Whereupon, power went out. Mr. Putnam continued
5 speaking off the record. Then the Moderator
6 announced that there was a massive power outage that
7 was affecting the entire Town and he was continuing
8 the Town Meeting using emergency lighting. The
9 Moderator called Karen Schwalbe up to the podium, and
10 she addressed Town Meeting. The beginning of her
11 talk I recorded by iPhone:]

12 MS. SCHWALBE: Thank you, everybody.
13 Karen Schwalbe, I am the [inaudible] of the
14 Agricultural Commission, and also the Executive
15 Director of the Southeastern Massachusetts
16 Agricultural Partnership. We represent farmers
17 and farming and support both in Norfolk County.

18 I do want to tell you that farming is
19 growing in Massachusetts. We are number three
20 in direct sales [inaudible].

21 [Whereupon, the power came on.]

22 THE MODERATOR: One, two. Okay, try
23 it.

24 MS. SCHWALBE: There we go; I don't

1 have to holler.

2 We do get farmers looking for land quite
3 frequently. As Brent Putnam said, the biggest
4 issue is access to land. Two million dollars
5 for a farmer to buy himself for the margin on
6 farming is not possible.

7 So, with the vision and help of the
8 Town, I think we can preserve a big parcel of
9 land prime for agriculture, support our farming,
10 teach our farming. An incubator farm in
11 combination with existing farmland. And 36
12 acres we could do a lot with.

13 So, I do respect the concern of Ms.
14 Vogel for the property not to become an economic
15 burden to the Town, but farming can work. It can
16 be financially viable in the long term, and we
17 can set up business plans, mechanisms, to make
18 sure that farming is a viable option for the
19 parcel.

20 Thank you.

21 [Applause.]

22 FROM THE FLOOR: Question, question.

23 THE MODERATOR: Dr. Antonucci.

24 DR. ANTONUCCI: Yeah, Bob Antonucci,

1 Precinct 6. I speak in favor of this article and
2 hope that we pass it tonight, and also look
3 forward to the November Town Meeting and passing
4 it then.

5 Just a little story. Many of you know I
6 served as president of Fitchburg State University
7 in north-central Mass. In the adjourning town
8 where I was born, the City of Leominster had an
9 apple farm called Sholan Farm. And in a plastic
10 city, having a farm was a novelty. The City was
11 smart enough to buy that farm some ten or fifteen
12 years ago and today they farm it as an apple
13 farm, and it works very well. It's supported by
14 volunteers; it's supported by the Town. It has
15 brought revenue into the city and it has become a
16 place where parents, children, can go in the fall
17 and in the spring and really know what farming is
18 all about.

19 So, I think if we did this, the
20 strawberry would be the apple of Falmouth, but we
21 would have our children go to that farm. We
22 would find someone to run the farm. Let's not
23 worry about what's going to happen because it
24 can't go wrong.

1 So I would move the question.

2 [Applause.]

3 THE MODERATOR: Okay, Mr. Cook. Mr.
4 Cook. Anything new?

5 MR. COOK: Nothing new that's been said
6 already. My family comes from a family of
7 farmers back to 1720 in Pennsylvania. I'm sure
8 everybody here in this room has somebody who has
9 had a farm or farmer or something touch your
10 family.

11 I agree, let's move the question.

12 THE MODERATOR: Okay, Ms. Alliegro.
13 Remember, you can't speak and then move
14 the question.

15 Ms. Alliegro. All set?

16 Okay, Ms. Braga.

17 MS. BRAGA: Just very briefly. I just
18 wanted to speak to the cultural piece of this
19 that hasn't been raised. We have a very unique
20 history. We are, you know, a town that had an
21 amazing influx of immigrants to this community.
22 And I think that the legacy and the connection
23 with the Cape Verdean history of this town is
24 tied into this piece and it's something that we

1 shouldn't forget.

2 There's a component of value that
3 everyone has just discussed about agriculture,
4 open space, but there's a cultural piece of this,
5 as well. And that's truly a part of our story
6 as a town and I think it's one of the real added
7 values to this potential purchase.

8 And, again, you know, it's just the
9 beginning of the negotiations, so we'll have far
10 more information in the fall. But I think this
11 - this is the whole - this is the real deal, as
12 far as what it can offer to the Town. So I
13 would hope that you would vote for it.

14 Thank you.

15 THE MODERATOR: Okay, Mr. Noonan.

16 MR. NOONAN: [No mic:] Mr. Moderator,
17 I move the question.

18 THE MODERATOR: We have a motion to
19 move the previous question.

20 [Applause.]

21 THE MODERATOR: All those in favor,
22 signify by saying Aye.

23 [Aye.]

24 THE MODERATOR: All those opposed no.

1 [No.]

2 THE MODERATOR: The ayes have it by the
3 two-thirds.

4 The question will come on the main motion as
5 recommended on the original slide. Basically
6 appropriation of \$225,000. \$200,000 for the
7 down payment, \$25,000.00 for due diligence.
8 Coming from Certified Free Cash and under the
9 jurisdiction of the Town Manager for negotiating
10 the purchase of the Tony Andrews Farm.

11 This requires a two-thirds vote because
12 of the property interest. All those in favor,
13 signify by saying aye.

14 [Aye.]

15 THE MODERATOR: All those opposed no.

16 [None opposed.]

17 THE MODERATOR: The opinion of the
18 chair is that the ayes have it unanimously.

19 [Cheers and applause.]

20 THE MODERATOR: Article 2. Article 2
21 is to see if the Board of Selectmen - what's
22 that?

23 Yup, they just wanted me to announce
24 that you all know that the farm will continue to

1 operate this year while this negotiation is in
2 process. So.

3 [Applause.]

4 THE MODERATOR: Article 2, to see if
5 the Town will vote to authorize the Board of
6 Selectmen to petition the General Court for
7 special home rule legislation to impose a room
8 occupancy tax.

9 Mr. Chairman of the Board of Selectmen
10 for the main motion.

11 CHAIRMAN JONES: Mr. Moderator, I move
12 Article 2 as recommended.

13 THE MODERATOR: As recommended.

14 Do we have a presentation?

15 CHAIRMAN JONES: The presentation is
16 this is an Article that we have seen before. It
17 is something that we've passed at Town Meeting a
18 number of years. Often this Article goes to the
19 state legislature; it doesn't make it out of
20 committee. We have been given some hope that
21 this is actually one time it will get out of
22 committee and might actually move forward to
23 provide rooms tax to properties beyond just the
24 hotels and the B&B's.

1 THE MODERATOR: Okay, discussion on
2 Article 2?

3 MR. HEATH: Mr. Moderator.

4 THE MODERATOR: Yes, Mr. Heath.

5 Yes, I'll add you to the list.

6 Mr. Heath.

7 MR. HEATH: Is this working? Austin
8 Heath, Precinct 8.

9 As written, I don't approve of this
10 article. The long-term rentals of a month, two
11 months, half a season, full season historically
12 down here have been untaxed and aren't in
13 competition with other facilities that are
14 available. Recently we have Internet companies
15 that are renting or allowing people to rent a
16 room within a home. This is normally for a
17 short period of time and not to a family.

18 I would like to propose an amendment
19 that the word "ninety" days be shortened to eight
20 days. This means that short term rentals of a
21 room within a home where they usually provide
22 linen and everything else in competition with a
23 hotel would be subject to the tax. This is
24 fairly easily ascertainable because it's listed

1 on the Internet. It has a chance of being
2 enforceable.

3 For the longer term rentals, there are a
4 number of people with summer homes that will rent
5 it for one month and use it the rest of the
6 season. This isn't in competition with any of
7 our existing businesses. It's not in
8 competition with B&Bs and other registered
9 sellers of one room at a time.

10 There's no real need to explain it any
11 more. That's my reason for it. I don't think
12 that we should be trying to tax seasonal rentals
13 or one month rentals of private property. I
14 don't think there's need for a lot of debate on
15 the issue or we'll be here on Saturday night,
16 also.

17 Am I allowed to move the question?

18 FROM THE FLOOR: No.

19 THE MODERATOR: No, discussion's open
20 on the amendment to change from 90 days to 8
21 consecutive days.

22 Mr. Putnam.

23 Mr. Donahue, you want to speak on the
24 amendment as well? Okay.

1 So we're on the amendment, now, so don't
2 raise your hand unless you want to be on the new
3 list for the amendment. When we dispense with
4 that, then we'll go back to the main motion.

5 Mr. Putnam.

6 MR. PUTNAM: Thank you, Mr. Moderator,
7 Brent Putnam, Precinct 9.

8 I'm going to ask that you vote against
9 this amendment. What happens if it's a nine day
10 rental? Or a ten day rental? Or a two week
11 rental? It says 90 consecutive days or less.

12 We've gone through this before, folks.
13 When I was a Selectman - some of you remember
14 that, too. When I was a Selectman, we talked
15 about this, we put it on the ballot, we asked you
16 all to approve this; you did. We sent it to the
17 state for the first time and we've done it
18 multiple times in the years since. And the
19 reason why is because there was one time I had a
20 conversation with the owner of a B&B. That
21 gentleman sold the B&B. The B&B thankfully is
22 still open. But he was telling me about how he
23 was walking down Main Street and was approached
24 by a gentleman who said, "Are you staying in

1 Falmouth?" And he decided to play along.
2 "Yeah, I'm staying in Falmouth." He was like,
3 "How much are you paying for your room?" He
4 said, "I can save you almost ten percent right
5 off the top." And the reason why is because the
6 house this guy wanted to rent was not being taxed
7 the way the hotels, motels and B&Bs are, so they
8 would have saved ten percent right off the top.
9 In the hotel room tax.

10 Our B&Bs are at a disadvantage, folks.
11 A number of them have gone out of business over
12 the years. Yes, those house rentals have an
13 effect because people come into town for weddings
14 and other large events and they rent a house
15 instead of renting five rooms at a B&B or at the
16 hotel. And all of those room taxes come back
17 into our coffers. Let's put that to good use.
18 I suggest you vote this down.

19 Thank you.

20 THE MODERATOR: Any further discussion
21 on the amendment? Back right.

22 MR. MURPHY: Dennis Murphy, Precinct 5.
23 I'm actually going to make the argument
24 that what Brent said doesn't affect the B&Bs and

1 the hotels. He said people come to town for
2 weddings; they're not coming for eight days for a
3 wedding; they're coming for two nights. I'd
4 suggest that we make this amendment six nights or
5 less, because the people that rent their house
6 out by the week are the ones that need our
7 protection here in this room. Okay? So those
8 are the - if we get rid of the one week rentals,
9 don't tax those. Just tax the ones that the
10 hotels say are the competition, which are the
11 two, three, four night rentals, those are the
12 ones that we could possibly agree with a tax.

13 Now, the hotel/motel lobby, I call it,
14 says this is a fairness issue. I disagree
15 completely that it's a fairness issue for the
16 Town of Falmouth. If we actually approve this
17 amendment or even this article, we'd be one of
18 four towns in the state of Massachusetts out of
19 351 that would tax our vacation rentals. One of
20 four, the only one on the Upper Cape, the only
21 one on Mid Cape, even. Nobody else. So that,
22 talk about fairness. Who's going to stay away
23 from Falmouth when Falmouth is determined to be
24 unfriendly to second home owners, to tourists and

1 to visitors? If even only a portion of people
2 stay away from Falmouth, what's that going to do
3 to all of our property values? It's going to
4 send them down.

5 So I think the fairness issue has been
6 monopolized by the hotel/motel/B&B lobby, when
7 really it's a fairness issue if this tax is going
8 to come in. Right now, it's up at the State
9 House as a proposal to be put in statewide.
10 That, possibly, we could deal with. Coming in
11 on an individual town level is insane to do that.

12 Last night I sat here and I heard person
13 after person talk about our tourists and our
14 visitors and how important they are for us and
15 our town. Why are we going to start chasing
16 them away? The vacation rental business, very
17 near and dear to me, is very price sensitive.
18 If we start adding more taxes onto this, it's
19 going to be that much more difficult.

20 Lastly, right now we're already taxing
21 our second homeowners more than you and me and
22 everyone else in this room. They already pay an
23 excise tax on their property. Yeah, that's
24 right, on their beds, their couches, their

1 T.V.'s, their tables. We're already taxing
2 these people out of existence. We need these
3 people. That's the reason our property taxes
4 are so low, is because of all these second
5 homeowners that come in and don't use our
6 services year round. Why are we alienating them
7 by creating this tax, one of only four towns in
8 the state to request it?

9 Thank you.

10 THE MODERATOR: Ms. Putnam. On the
11 amendment?

12 MS. PUTNAM: I - I - excuse me, sorry,
13 too close. Rebecca Putnam, Precinct 9.

14 I am not in favor of the amendment.
15 Either way, I say that the original as written
16 should be voted, and also just to clarify one
17 thing that Mr. Murphy was just bringing up. The
18 excise tax that people pay on second homes, don't
19 let that scare you. It runs, for a \$480,000
20 house, they pay \$80 to \$100 per quarter extra.
21 It is not that much. It is not going to scare
22 somebody off from owning a second home in the
23 Town of Falmouth. That's just a scare tactic.

24 So please, vote this amendment down.

1 THE MODERATOR: Any further discussion
2 on the amendment? Hearing none, the question
3 will come on the amendment to change the 90
4 consecutive days to 8 consecutive days.

5 All those in favor of the amendment,
6 signify by saying Aye.

7 [Aye.]

8 THE MODERATOR: All those opposed no.

9 [No.]

10 THE MODERATOR: It's the opinion of the
11 chair that the no's have it by a majority and the
12 amendment does not pass.

13 Now we're back to my original list. Mr.
14 Dynan.

15 MR. DYNAN: Thank you, Mr. Moderator,
16 ladies and gentlemen, Bill Dynan, Precinct 5.

17 Falmouth is a tourist destination.
18 Several presentations during the Town Meeting
19 have stated that. Forty percent - I'll say it
20 again - 40 percent of Falmouth homeowners, or
21 7200 homes out of 18,000, are summer homes.
22 Forty percent. Some of those 7200 homes rent
23 their houses during the summer to families. The
24 silent minority of 7200 homeowners pay full real

1 estate taxes -- like us, we're full-time -- plus
2 a personal property tax which was brought up a
3 little while ago, the furnishings. Which total
4 the Town \$226,000. That's quite a bit of money,
5 even though it's only \$80 a house. It's still
6 money. It's an additional tax they're paying.

7 I live in New Silver Beach, where 75
8 percent of the homes are occupied in the summer.
9 These summer homes help pay the Town's total
10 budget \$128,000. And 46,000 of that is the
11 school budget. 7200 homes with no children in
12 the school system pay part of that, the \$46
13 million budget. That's pretty good. We have a
14 good deal with that, I can tell you that right
15 now.

16 The 7200 summer homes also for eight
17 months have less stress on our roads, trash,
18 water service, sewage, septic, senior services,
19 fire and police. After September, it gets very
20 quite around here; they go home. It's nice.

21 Some say they should pay their fair
22 share. I say they already do. They rent their
23 houses to pay their taxes, their mortgage and
24 their maintenance. They don't vote in Falmouth

1 but they support our efforts to make Falmouth a
2 great vacation town.

3 Please don't hurt our family tourist
4 business. It helps pay all our town bills and
5 all our salaries.

6 A few Cape towns, it was mentioned -
7 Provincetown, Truro, Wellfleet and Brewster have
8 accepted this revenue tax. Yes, it's all about
9 the money, it's all about the money.

10 The 1300-plus motel rooms in Falmouth
11 are at full capacity all summer. All summer.
12 They're full. Let's not become a rent police
13 Town. What's a rent police town? Trying to
14 determine if a house is rented or family guests
15 occupy the house to collect the six percent would
16 be hard to do, and I happened to bump into the
17 Chief - I don't know if he's here tonight - at
18 the post office today and he says, "Does that
19 mean I can add more staff to collect the money?"
20 I said, "Well, if it passes, maybe."

21 Please keep Falmouth a great tourist
22 destination and vote no on question 2.

23 Thank you.

24 THE MODERATOR: Mr. Kasparian.

1 MR. KASPARIAN: Michael Kasparian,
2 Precinct 5, President of the Falmouth Chamber of
3 Commerce.

4 I'm here to support this article. We've
5 heard a lot of pros and cons tonight. I
6 completely disagree. The Board of Directors
7 completely disagree with the arguments about
8 scaring people away. The reality is there is
9 not a level playing field here in Falmouth. The
10 reality is if you want to own a second home here,
11 that's great. But if you're renting it out,
12 you're exchanging goods and services for monies.
13 You're in business.

14 The men and women who own the hotels,
15 motels and B&Bs are struggling to survive. We
16 do not have 100 percent capacity. We do not
17 have 1300 rooms left in Falmouth anymore. That
18 number is just hovering above a thousand. We
19 speak to bed and breakfast owners, inns, and they
20 struggle. They have to pay bills and this tax
21 is not paid unless the room is rented out.

22 If somebody wants to own a home here and
23 they want to enjoy it and have family come down,
24 that makes sense. But if they're going to

1 collect money to rent that room, they should pay
2 - the people that are renting that room should
3 pay the same as they would if they were going to
4 stay in a bed and breakfast or a hotel, for a
5 level playing field.

6 The argument was made about how they go
7 away, the people will come and they go away in
8 the autumn and we go back to a quiet town. That
9 doesn't - that's not part of what this is all
10 about. In the summer, police, EMT, trash
11 collection is still stressed. Those things
12 still take place and the Town, I think, has very
13 well thought this out.

14 The 90 days make sense. It takes into
15 consideration people who are here, students, all
16 the people who are working seasonally, and other
17 people who are going to be renting things
18 temporarily.

19 So I would really urge Town Meeting to
20 really take a look at your neighbors, the men and
21 women who are trying to make a living here all
22 year long by renting their rooms out, and see
23 whether or not it's fair and support this
24 article.

1 Thank you.

2 [Applause.]

3 THE MODERATOR: Mr. McCaffrey.

4 MR. MCCAFFREY: [No mic:] Charles
5 McCaffrey, Precinct 5.

6 THE MODERATOR: With a microphone,
7 please.

8 MR. MCCAFFREY: Lost my pants, here.

9 [Laughter.]

10 MR. MCCAFFREY: First of all, I
11 participate in Airbnb and the first part of my
12 comment is I think I know what it is, but if Mr.
13 Duffy would explain the exception in Mass.
14 General Law.

15 THE MODERATOR: Mr. Duffy.

16 MR. DUFFY: The article provides that
17 it's specifically exempted from General Laws but
18 excludes those accommodations specifically
19 exempted from General Laws Chapter 64G and
20 section 2 of that chapter. And they are:
21 lodging accommodations at federal or state or
22 municipal institutions. I don't know what that
23 is, maybe jails or something, but.

24 [Laughter.]

1 MR. DUFFY: Lodging accommodations
2 including dormitories at religious or charitable
3 or education or philanthropic institutions.
4 Privately owned and operated convalescent homes
5 and homes for the aged, infirm, indigent or
6 chronically ill. Religious or charitable homes
7 for the aged, infirm, indigent or chronically
8 ill. The religious homes in the first were
9 private homes; that's the difference.

10 Summer camps for children 18 years or
11 under with developmental disabilities. And the
12 last one is bed and breakfast homes. And that's
13 part of the state law.

14 MR. MCCAFFREY: Okay, my concern is, as
15 an Airbnb participant I feel I should be paying
16 the tax, because my guests provide additional
17 burden on the Town. However, I guess I would be
18 exempt as a - I have one room that I rent to one
19 guest. It could be multiple people, but one
20 party. And my understanding is this would not
21 apply to my activity.

22 I live in the home at the time I have
23 guests.

24 So, I'm in favor of this. I wish it

1 would cover my activity, as well.

2 THE MODERATOR: You can feel free to
3 collect the tax and send it to Town Hall.

4 [Laughter.]

5 THE MODERATOR: We'll cash the check.

6 MR. MCCAFFREY: [Laughs.] No, I like
7 it because if it did apply, the nice thing about
8 Airbnb is they'd take care of it all. I
9 wouldn't see it. The money wouldn't go through
10 me at all. Airbnb would collect it from the
11 guest and send it to the Town. That's what
12 they're doing in other municipalities.

13 So.

14 THE MODERATOR: Okay, Ms. Peterson.

15 MS. PETERSON: Hi, Laura Peterson,
16 Precinct 3.

17 I'm in support of this and the main
18 reason is we just passed an article to look into
19 The 300 Committee and the Town purchasing a very
20 large parcel of land, which nobody asked but I
21 wanted to ask but how much money does that take
22 off of the tax rolls -

23 THE MODERATOR: It was about \$14,000.

24 It was in the presentation.

1 MS. PETERSON: Okay, so when we do that
2 type of thing, you know, I think it's great.
3 It's what makes Falmouth a great community. But
4 we need to put that money back. And, you know,
5 I remember at one point Selectmen talking about
6 parking meters on Main Street and that was going
7 to be a big source of revenue for the Town.
8 Well, all this does is level the playing field so
9 that hotels and B&Bs that are already renting out
10 their rooms are charged additional tax.

11 So now it's just asking homeowners and
12 then timeshares, too, I hope would be included in
13 this, to pay a tax.

14 So, we want to have the open space, we
15 want to be able to have these things for people
16 who come to town and myself and my children, but
17 we need to think of ways to fund. And all this
18 does is level the playing field and it's
19 something we're already doing so make it fair for
20 everyone.

21 Thank you.

22 THE MODERATOR: Okay, I want to take a
23 brief moment because I've heard this comment
24 twice tonight about when a piece of land is

1 purchased by the Town that it's taken off the tax
2 rolls and therefore we lose the revenue.

3 For those of you that did attend the
4 training this year and two years ago by Jen
5 Petit, our Finance Director, for Town Meeting
6 members on finance, that is not the case. We
7 tax based on the levy capacity in the community.
8 And when a piece of land is taken off of the tax
9 roll, i.e. the Town would purchase land that was
10 paying \$14,000 in taxes, those \$14,000 worth of
11 levy capacity are redistributed across the
12 community and reflected in the next year's
13 setting of the tax rate in the ability for us to
14 levy on private property.

15 So, Ms. Petit, I don't know if you want
16 to explain that in a different way. But I want
17 to make sure, because I'm hearing twice, now,
18 that it's just foregone revenue and that's really
19 not how this works, folks.

20 MS. PETIT: Yeah, we do not lose the
21 revenue, it's redistributed. And that's
22 basically what it is. We do not lose it.

23 THE MODERATOR: So the individual
24 taxpayer no longer pays that tax bill, but that

1 \$14,000 worth of property taxes are redistributed
2 in the next year's setting of what everyone pays
3 in their property tax throughout the community.

4 So I just want to make sure folks know
5 that. We've done two trainings on this, but it
6 doesn't seem to resonate yet.

7 Mr. Donald.

8 MR. DONALD: Malcolm Donald, Precinct
9 6.

10 I'm not in favor of this article at all.
11 And I think we're overlooking Falmouth residents
12 who rent out their own homes to try to generate
13 some income so that they can afford to still stay
14 in their homes. And this is just another grab
15 to get some more money here. I mean, why don't
16 we put a tax on breathing and that would be
17 really - that would be a level playing field.

18 Thank you.

19 THE MODERATOR: Okay, Ms. Moran.

20 MS. MORAN: I just want to give a
21 little bit of a different perspective here. I'm
22 in favor of this article, and there are a lot of
23 communities on the Cape that are moving toward
24 this possibility. For over ten years I ran the

1 Inn at West Falmouth. I also lived there with
2 my family, my children. I handled every
3 reservation. I probably fielded, I don't know,
4 say a hundred calls a year. In terms of the
5 folks coming to rent in Falmouth for whatever
6 time, a week, two weeks, it was not a deterrent
7 at all that there be a tax involved.

8 So, in terms of ability to rent, what's
9 important, here, is the level playing field
10 across all of the opportunities. And I will say
11 that those funds - say, for example, you know,
12 you buy a retirement home in Falmouth. You still
13 live elsewhere; you plan to move in full time in
14 about ten years. Lot of folks do it. While
15 you are renting that property, week by week, two
16 weeks by two weeks, there - you may be a couple
17 that own that home. You may be renting to, you
18 know, a bunch of college students. You may be
19 renting to a family that has cousins visit. It's
20 a terrific way to make a living in Falmouth.
21 It's a great opportunity to share all of our
22 resources and to have an income that can help us
23 with the cost of living as homeowners.

24 However, there is a big - you know, it's

1 funny to use the word tax, but it does tax our
2 resources in Falmouth. It taxes our roads, it
3 taxes our police and fire. It taxes -- every
4 resource gets used because the population
5 increases dramatically.

6 So, in addition to being about a level
7 playing field and helping us sustain these
8 wonderful resources, I think you should just
9 consider how the funds could be used. Sarah
10 Peake, for example, is talking about the
11 possibility of these funds going to help the
12 opioid crisis, which is a huge burden to this
13 town right now. There could be a lot of ways
14 that these funds could assist the municipality so
15 that we could continue to provide the great
16 services that we do on the even tax levy.

17 So I am in favor of this so that it does
18 even the playing field and that we can have a
19 source for replenishing our resources.

20 Thank you.

21 THE MODERATOR: Mr. Stecher.

22 MR. STECHER: Bernie Stecher, Precinct
23 3.

24 First of all, I'd like to ask Town

1 Meeting members how many of you ask how much the
2 tax is when you rent a hotel room.

3 FROM THE FLOOR: No. I don't.

4 MR. STECHER: I know I don't. They
5 tell me it's a hundred dollars a night. I check
6 out, they tell me it's 120 because of the tax,
7 and I pay it. You expect to do that; that's
8 what they all do.

9 I think this is a good law. I'm
10 especially upset at this point because for years
11 now people who own these timeshares don't pay any
12 taxes, and those units are rented just like the
13 motels they were before and we lost all that
14 revenue. Let's get it back.

15 THE MODERATOR: Ms. McGuire.

16 Mr. Dynan, you're on the list.

17 MS. MCGUIRE: Thank you. Deborah
18 McGuire, Precinct one.

19 I have two questions. I'm wondering, is
20 there any projection of how much revenue this
21 will bring to the town? And my second question
22 is how will you police this. That's -.

23 THE MODERATOR: Mr. Suso.

24 MR. SUSO: We do not have an estimate

1 of revenue and we're going to be guided by
2 enabling legislation from the state legislature
3 as far as collections. My suspicion is there's
4 going to be a guidance on the state level as to
5 how this is going to occur, and cooperation and
6 assistance from the state, through the leadership
7 of our representatives, including Mr. Moderator.

8 And I know that many communities are
9 going to work together on this. As Selectman
10 Moran mentioned, communities throughout the Cape
11 are working steadfastly on this and have been.
12 So this is going to be, in all likelihood, a
13 Commonwealth-wide solution that municipalities
14 that embrace it are going to work together and
15 follow the guidelines.

16 THE MODERATOR: Yes, Ms. Moran.

17 MS. MORAN: Just a small addition to
18 that. I don't have a number. It's a lot.
19 However, the way it's implemented is you file a
20 return. So it's just like any other way that a
21 tax is collected, and with the same, you know -

22 MS. MCGUIRE: Annually?

23 MS. MORAN: No, you file it with every
24 person coming. It's part of the bill so you've

1 got billing records and then it's online tax
2 filing.

3 THE MODERATOR: Okay, Ms. Putnam.

4 MS. PUTNAM: Rebecca Putnam, Precinct
5 9.

6 I'll tell you, when I fly to Florida, I
7 don't care that I'm paying like 30 or 40 a night
8 to stay in a hotel. It's warm; it's vacation.
9 Most people don't care.

10 So, I'm a numbers person and thank God
11 for Google and cell phones. The Town of
12 Falmouth's rooms tax is four percent. So if you
13 take a thousand dollar weekly rental at seven
14 nights, that's \$40 a week. Times ten weeks is
15 \$400. Times 400 homes - how this is a major
16 underestimation of how many homes are rented
17 weekly in this town - it's \$160,000 a year.

18 Can this Town afford not to make
19 \$160,000 a year? Do we have infrastructure that
20 couldn't use that \$160,000 a year? Do we have
21 opioid prevention programs that couldn't use
22 \$160,000 a year? Think about that.

23 Now, that's only on a thousand a week.
24 There are homes in this town that rent at \$3500 a

1 week or a thousand a week. I'm in the business
2 of real estate. I'm going to tell you: people
3 are not going to stop coming here and they're not
4 going to stop renting their houses out per week.

5 So I ask that you vote for this article.

6 THE MODERATOR: Okay, anything -
7 anything new? Because we're going to be about
8 read to wrap up.

9 Mr. Murphy, anything new to this debate?

10 MR. MURPHY: Yes.

11 FROM THE FLOOR: [No mics: general
12 complaint.]

13 MR. MURPHY: Thank you. [Laughs.] So
14 nice to be welcomed.

15 [Laughter.]

16 MR. MURPHY: I keep hearing the issue
17 of fairness and it seems like we think Falmouth
18 is a bubble to itself. Okay, there's no other
19 town on the Upper Cape that's proposing this tax.
20 There's three down Cape that are proposing it:
21 Brewster, Truro, P-town. Right now, the tax is
22 illegal in the state of Massachusetts for
23 vacation rentals. We're asking for an
24 additional tax for our people, here.

1 So, in terms of fairness: no, it's not.
2 It does have an affect. Okay?

3 Second, in terms of fairness: who here
4 has stayed 90 days consecutively in a hotel?
5 Who's done that? It doesn't happen. So that,
6 it's an unfair comparison to tax these single
7 family homes for 90 day rentals when nobody is
8 doing that in the hotel/motel business.

9 Okay, so this whole thing is written
10 quite poorly.

11 And lastly, I love seeing my Chamber of
12 Commerce dollars being used to oppose me.

13 Thank you.

14 [Laughter.]

15 THE MODERATOR: Mr. Dynan.

16 MR. DYNAN: Bill Dynan, Precinct 5.

17 Just a follow-up question. We want to
18 support fighting opium, Senior Center, all those
19 great projects we want to do, but let's not do it
20 on the backs of the taxpayers of this town. And
21 I mean all the taxpayers and the residents that
22 pay real estate taxes.

23 I just have to say that it's not a level
24 playing field. There's no enforcement in this

1 right now. I'm not in favor of passing
2 something that has no teeth in it and there's no
3 way to, out of 7200 homes, if 3,000 are rented,
4 how that's going to be enforced? You're going
5 to tell them to fill out a form and send it in?
6 Good luck to that.

7 Thank you.

8 THE MODERATOR: Ms. Lowell.

9 MR. LOWELL: I apologize for speaking
10 so late, but - Vicki Lowell, Precinct 1.

11 This is just a petition to the
12 legislature and chances are that it's going to
13 come back in a different form, right? You know
14 the -

15 THE MODERATOR: Well, you've tried it
16 three times and the speaker won't let it through
17 the house, so.

18 MS. LOWELL: Yeah, so. But even if it
19 came through, it could be different from what
20 we're petitioning, right?

21 THE MODERATOR: That's correct, it
22 could.

23 MS. LOWELL: Okay, so this is more like
24 a placeholder, you could say, okay?

1 So, all this worrying about the details
2 might be for naught.

3 THE MODERATOR: So, any changes in the
4 language would have to be agreed to by the
5 Selectmen when they petition the legislature.
6 So, when we're in the legislative process, if
7 there's a change in the petition language, we go
8 back to the Selectmen and see if they agree to
9 the change in the language. And that's usually
10 that dance that goes back and forth between the
11 Town and the state when a home rule petition
12 happens.

13 Okay, Ms. Wilson, anything new.

14 MS. WILSON: [No mic:] I'd just like to
15 move the question.

16 THE MODERATOR: You'd like to move the
17 question. We have a motion to move the previous
18 question. All those in favor, signify by saying
19 aye.

20 [Aye.]

21 THE MODERATOR: All those opposed no.

22 [No.]

23 THE MODERATOR: The ayes have it by the
24 two-thirds and the previous question is moved.

1 The question will now come on the main
2 motion as recommended. All those in favor of
3 the main motion, signify by saying aye.

4 [Aye.]

5 THE MODERATOR: All those opposed no.

6 [No.]

7 THE MODERATOR: It is the opinion of
8 the chair that the ayes have it by a majority and
9 the article passes.

10 Article 3. This is to authorize the
11 Board of Selectmen and/or the Conservation
12 Commission to transfer by sale or lease the
13 Farley Bog property.

14 Board of Selectmen for the main motion.

15 CHAIRMAN JONES: Mr. Moderator, I have
16 a new motion. I think we will have a slide on
17 that; I'll wait until the slide is up before I
18 start reading.

19 The recommendation is that the Town vote
20 to authorize the Board of Selectmen to transfer
21 by sale or lease to the Falmouth Rod and Gun
22 Club, or a similarly purposed not for profit
23 charitable corporation, property commonly known
24 as the Farley Bog described as follows:

1 Land in Falmouth described in the Town's
2 deed dated April 29th, 1981, recorded in
3 Barnstable County Registry of Deeds in Book
4 233292, page 22, depicted on Assessor's Map
5 2006063000 and containing 12.5 acres more or
6 less.

7 And further that transfer shall be
8 subject to a conservation restriction conserving
9 the property for open space and conservation
10 purposes in accordance with Mass. General Laws
11 Chapter 184, §§ 31-33, to be held and enforced by
12 the Conservation Commission and upon such other
13 terms and conditions and for such consideration
14 as the Board of Selectmen deem appropriate.

15 And further that such transfer shall be
16 contingent upon (a) the Board of Selectmen
17 holding a hearing pursuant to the Town of
18 Falmouth Code Chapter 207, (b) approval by the
19 Massachusetts General Court of transfer property
20 which is subject to the provisions of Article 97
21 of the amendments to the Constitution of the
22 Commonwealth of Massachusetts, and (c) compliance
23 with any other legal requirement.

24 And further to authorize the Board of

1 Selectmen to petition the Massachusetts General
2 Court for appropriate special legislation to
3 permit the transfer in accordance with the
4 provisions of Article 97 of the amendments to the
5 Constitution of the Commonwealth of
6 Massachusetts, or do or take any other action in
7 this matter.

8 THE MODERATOR: Okay, that's the main
9 motion. Discussion on the main motion?

10 Mr. Anderson.

11 MR. ANDERSON: Thank you, Mr.
12 Moderator. Gary Anderson from Precinct 7.

13 Mr. Moderator, I would like to point out
14 a scribe's error on the Article 3, the third
15 line. It's says 14.5 acres. That's in conflict
16 with the motion. It should be 12.5 acres.
17 12.5.

18 THE MODERATOR: Yeah, and 12.5 is in
19 the new motion, so we're all set.

20 MR. ANDERSON: Yes.

21 THE MODERATOR: Thank you.

22 MR. ANDERSON: I may need an extra
23 minute. I can't talk quite as fast as our
24 moderator does at the outset. If I did, I could

1 do this in about five minutes. May I have an
2 extra minute?

3 THE MODERATOR: Sure. Yeah, you have
4 ten minutes for an opening presentation, so.

5 MR. ANDERSON: Okay.

6 THE MODERATOR: You want 11 minutes?

7 MR. ANDERSON: Yes.

8 THE MODERATOR: An additional minute.
9 All those in favor, signify by saying aye.

10 [Aye.]

11 THE MODERATOR: All those opposed no.

12 [No.]

13 THE MODERATOR: The ayes have it by the
14 two-thirds; you have 11 minutes.

15 MR. ANDERSON: I should have asked for
16 \$200,000.

17 [Laughter.]

18 MR. ANDERSON: It's great to be in
19 front of you again, although it's for a different
20 reason. About eight years ago at Fall Town
21 Meeting I stood before you as Chairman of the
22 Finance Committee and presented an assessment of
23 our Town's Fiscal Year 2009 difficult financial
24 picture. Apparently our local Enterprise

1 columnist, Troy Clarkson, thought it was a bit
2 like Chicken Little, and suggested that I might
3 try to be more jovial regarding our financial
4 future.

5 So, at the 2010 Spring Town Meeting, I
6 showed a slide I called The Jovial Meter, which
7 had a range from gloom and doom to almost
8 smiling. Tonight, on Article 3, I hope to peg
9 the needle on that Jovial Meter to the huge smile
10 side. Not on finances, but on a great
11 conservation project.

12 I don't have a clicker. Can you just -
13 oh, there is one here.

14 Let's see if I can do this. There it
15 is.

16 I'm the Treasurer of the Falmouth Rod
17 and Gun Club and president of Sporting Safety
18 Conservation and Education Fund of Falmouth,
19 which is an IRS approved charitable non-profit
20 organization. We abbreviate it to SSCEFF, and
21 it is the charitable foundation of the Rod and
22 Gun Club. We've handed out a fact sheet
23 describing the two organizations and the project
24 proposed in the article.

1 Tonight I'm asking you to vote yes on
2 Article 3. Over the next few minutes I will
3 briefly explain the proposal we've presented to
4 the Conservation Commission and the Board of
5 Selectmen to rehabilitate and restore two key
6 environmental assets in the Town of Falmouth.

7 The first part of our proposal is to
8 create a cold water fishery to foster the return
9 of native fish to the Upper Childs River, and
10 second, we are proposing a restoration of the
11 Farley Bog to wetlands.

12 This map is a high level view of the
13 proposed project location. It's no surprise that
14 many people have no idea where the Farley Bog is.
15 To orient you, this is Route 28. And right
16 about here is Carriage Shop Road; it goes up and
17 there's a little causeway here and the Rod and
18 Gun Club is just north of Carriage Shop Road
19 there.

20 If you go across the river, this is
21 Childs River, here. And go about a half mile
22 north, you have the Farley Bog.

23 There's a little dirt road that goes up
24 to the Farley Bog; that's how you access it.

1 That road is owned and maintained by the Falmouth
2 Rod and Gun Club.

3 The Farley Bog is about a 14 ½ acre
4 property, but the Mashpee Town Line runs right
5 through the northern tip. That's about two
6 acres. The Town of Falmouth owns the southern
7 12 ½ acre portion.

8 If you continue on this road, you will
9 come up to the Gardner bogs, which are in
10 Mashpee, and the road continues up to Old
11 Barnstable Road.

12 The Childs River flows through the
13 middle of the Gardner bogs, down through the
14 Farley bog, and continues under Carriage Shop
15 Road. It then goes under Barrows Road and under
16 Route 28 and eventually out to Vineyard Sound.

17 Herring and Brook Trout and other fish
18 used to traverse the Childs River to spawn.
19 Today, not so much. The river's too warm and
20 too shallow.

21 A minute ago, I mentioned that many
22 people don't know where the Farley bog is. One
23 of the main reasons is that the Farley Bog is
24 completely surrounded by land owned by the Rod

1 and Gun Club. The parcels shown here in white
2 and the grey parcels are in Mashpee. These are
3 in Falmouth and they're owned by the Rod and Gun
4 Club. Grey parcels are owned by the Rod and Gun
5 Club. The Club has recorded conservation
6 restrictions on all of these parcels so they will
7 never be developed.

8 Previously the Farley Bog and the
9 Gardner bogs were farmed for cranberries. A few
10 years ago, the last cranberry farmer notified the
11 Boards of Selectmen of Falmouth and Mashpee that
12 he was abandoning his leases on the bogs because
13 farming on these bogs was not economical for him.
14 The Boards of Selectmen have turned over these
15 abandoned bogs to the Town Conservation
16 Commissions for administration.

17 Here's a map -- I don't know if you can
18 see it too well - of the Farley Bog, and it shows
19 the Childs River going right down through the
20 middle of it. There's a road that goes around
21 the Farley Bog and there's a pond on the north
22 end.

23 Here's our proposal: the Falmouth Rod
24 and Gun Club, in conjunction with local, state

1 and federal partners, would undertake the
2 realignment of a portion of the Upper Childs
3 River to create a cold water fishery. We would
4 also move forward with a restoration of the
5 Farley Bog back to a natural wetland habitat for
6 waterfowl and other birds and mammals.

7 Here's a drawing of what the Farley Bog
8 might look like upon completion of this project.
9 Now, please bear in mind that this drawing is not
10 to scale. We propose re-routing the Childs
11 River from the middle of the Farley Bog to the
12 west side of the bog. Now, this looks like it's
13 a straight line, but actually the river would be
14 meandering as we look at it there.

15 On the west side of the bog, right along
16 here, this is a very steeply sloping wooded bank,
17 hillside, and that would provide shade for the
18 re-routed river that would lower its temperature.

19 The green line represents an embankment
20 we would construct all along the east side of the
21 meandering river; it would be about three to four
22 feet height, sloping down to the bog for 15 to 20
23 feet. We would plant this embankment with
24 trees, bushes and grasses, creating a corridor of

1 native vegetation. This would provide
2 additional shade to help cool the river from the
3 east side and protect the river from sediment
4 runoff.

5 We would alter the footprint of this
6 little pond on the north and create a new pond on
7 the south end. The road encircling the bog on
8 the north, west, and south sides would be removed
9 and planted with native species to discourage
10 dirt bikes and four wheelers which are currently
11 a big problem at the bog.

12 We would construct two foot bridges, one
13 on the north and one on the south, to cross the
14 Child's River for hikers. The rest of the bog
15 would be restored with native vegetation and
16 trees.

17 The Rod and Gun Club has always allowed
18 and would continue to allow the public access to
19 its 186 acres of land for hiking and interaction
20 with nature. This project, while enhancing
21 those recreational activities, would also create
22 educational opportunities for school field trips
23 and scouts to observe nature and learn about the
24 process of restoring a wetland to its natural

1 habitat.

2 A final benefit to the Town of Falmouth
3 would be to shift the responsibility and the
4 expense for administering an abandoned bog to two
5 organizations which have land and water
6 conservation as core elements of their mission.

7 This slide shows two scientists with the
8 U.S. Geological Survey dragging a ground
9 penetrating radar sled - I don't know if you can
10 see it, there - connected to a GPS unit - that's
11 that little white disk. They're dragging it
12 across the Farley Bog. And this technology
13 allowed them to create a topographical map of the
14 Farley Bog. And this is what that topographical
15 map that was created by that ground penetrating
16 radar sled looks like. It shows the depth where
17 a hard sand bottom lies. If you see these
18 little circles that go from the top left to the
19 bottom right, it shows where the sled was pulled
20 across the bog. The sled was set to record
21 depths up to 14 feet.

22 As you can see, there are no circles in
23 the middle of the bog. That indicates that a
24 hard bottom in the middle is at least 15 to 20

1 feet down.

2 Now, each of these concentric lines that
3 you see here as you head toward the middle of the
4 bog indicates about a two foot increase in depth
5 to hard sand bottom. Generally the soil
6 composition above that sand bottom consists of
7 peat. A critical discovery from these ground
8 penetrating radar results shows that the bog,
9 which is an ancient glacial kettle pond, could
10 support the weight of an embankment on the west
11 side.

12 Why is all this important? A recent
13 experience elsewhere on the Cape of building a
14 berm on top of peat had the unfortunate result of
15 the berm disappearing. It sank into the bog,
16 causing the river bottom to actually rise up and
17 flood the bog.

18 A key consideration of this proposal is
19 the control of and responsibility for the Farley
20 Bog parcel. This project will require a
21 substantial investment, as well as significant
22 hours of volunteer labor by the Rod and Gun Club
23 and SSCEFF members.

24 On February 22nd, the Conservation

1 Commission voted unanimously to declare the 12 ½
2 acre Farley Bog parcel surplus to its needs and
3 to make the fee interest available to transfer
4 subject to certain conditions. The Board of
5 Selectmen has put a positive motion on the floor
6 for Article 3. The Club is very interested in
7 acquiring the parcel for this significant
8 conservation project.

9 The Rod and Gun Club will agree to the
10 conditions imposed by the Con Com's
11 recommendations, including putting a conservation
12 restriction on the entire property. As
13 indicated earlier, the Club has done this with
14 all the abutting acreage that surrounds the
15 Farley Bog. We've requested of the Concom board
16 that this conservation restriction be held by
17 them. This would ensure that the Farley Bog
18 would be preserved in perpetuity in a natural
19 state.

20 This project has been presented to
21 several state, federal and local conservation
22 groups and we've received their unanimous
23 endorsement. We've discussed this with State
24 Representative David Vieira to prepare

1 legislation to facilitate the transfer of this
2 Article 97 land, which requires a two-thirds vote
3 of the Massachusetts House and Senate.

4 We respectfully request that the Town
5 Meeting vote yes on Article 3.

6 Thank you for consideration of our
7 proposal.

8 THE MODERATOR: Okay. Article 3.
9 Discussion on Article 3.

10 Mr. Dufresne.

11 MR. DUFRESNE: Mr. Moderator, fellow
12 Town Meeting members, I'd like to thank my former
13 Chairman of the Finance Committee and my
14 Treasurer of the Rod and Gun Club. As a 55 year
15 member of the Rod and Gun Club, we have been very
16 cautious stewards of open space that we are
17 currently under our jurisdiction.

18 I would ask this body to vote this
19 article. It would be a win-win situation for
20 the environmentally sensitive area that has been
21 abandoned as a bog, and it will create a fish
22 area for what we all like to have every Friday,
23 Saturday, or whatever days that you like to have
24 fish.

1 [Laughter.]

2 MR. DUFRESNE: I can't think of
3 anything more to add to what Gary has just
4 proposed. I think he outlined it perfectly. I
5 don't think he left anything unsaid that does not
6 justify the passage of this article. And
7 hopefully the Town won't charge us too much for
8 it.

9 But, anyway, I would like to see a
10 positive vote on this article. I think it would
11 - we have been - and I've been a member for,
12 again, 55 years - good stewards of the open land
13 under our jurisdiction.

14 Thank you very much.

15 THE MODERATOR: Okay, Mr. Netto.

16 MR. NETTO: Joe Netto, Precinct 9 and
17 also a member of the Falmouth Rod and Gun Club,
18 though not quite as long as Mr. Dufresne has
19 been.

20 But, I would hope you would obviously
21 support this article because I think you have to
22 also be aware that, parallel with what the
23 Conservation Commission has outlined for the
24 Coonamessett River, if you look at the two

1 projects, they're hand in hand. The only
2 difference is the Falmouth Rod and Gun Club is
3 going to bear the full fiscal responsibility of
4 doing this and bringing this goal to achievement
5 if you vote to let us purchase this land.

6 I would also like to give you some
7 anecdotal history on this project. When my
8 father was president of the Rod and Gun in the
9 '60's, the Club tried to bring back the fisheries
10 and got Mass. Wildlife. We dug out the pond and
11 we planted it - seeded it, excuse me, stocked it
12 with trout. But it failed. And when the state
13 came back and the fish didn't survive, it was
14 because the water was too warm.

15 So, with the plan that's been developed
16 for the Club, as Gary brought out, bringing it to
17 a cold water fishery because fish don't like warm
18 water.

19 So, again, I would hope you would
20 support this. And it's a parallel project with
21 what's going on in the Coonamessett River.

22 Thank you very much.

23 THE MODERATOR: Okay, Mr. Latimer.

24 MR. LATIMER: Hi, I'm Rich Latimer,

1 Precinct 1. And I'm also - I'm no longer a
2 member of the Rod and Gun Club, but I still am a
3 member of Trout, Unlimited. I am an addict, fly-
4 fishing addict.

5 And I want to speak in favor of this and
6 I also want to point out how this could have, if
7 we're successful with this project and the
8 Coonamessett project, significant addition to our
9 tourist industry. I spent time with my wife's
10 sister and her husband down in Maryland, down in
11 Bethesda, and we, the brother-in-law and I,
12 always take an annual trip up to Carlyle,
13 Pennsylvania. Which the only real industry that
14 they have there is trout fishing, fly fishing.
15 They have an Orvis shop there, this little town
16 that isn't even a fraction of the size of
17 Falmouth, and people like us, thousands of them
18 every year, go to this little village and they
19 spend a lot of money.

20 These two projects - this one and the
21 Coonamessett project - would increase our tourist
22 base. Not just the summer, but we go up there in
23 April and they continue throughout the year, well
24 into late fall.

1 So I think this isn't just a nice
2 conservation effort, I think it's also something
3 that could contribute significantly to our
4 tourist industry and I would recommend that we go
5 thumbs up on this.

6 FROM THE FLOOR: Question.

7 THE MODERATOR: Okay, Mr. Shearer.

8 Yeah, we're - okay, call the question?
9 Anything new?

10 The question will come on the main
11 motion. This is a two-thirds majority because
12 of the property interest. All those in favor of
13 the main motion as presented, signify by saying
14 aye.

15 [Aye.]

16 THE MODERATOR: All those opposed no.

17 [None opposed.]

18 THE MODERATOR: The ayes have it
19 unanimous.

20 [Applause.]

21 MR. ANDERSON: Thank you very much.

22 THE MODERATOR: At this point the Chair
23 would entertain a motion to dissolve the Special
24 Town Meeting. So moved.

1 All those in favor, signify by saying
2 aye.

3 [Aye.]

4 THE MODERATOR: All those opposed no.

5 [None opposed.]

6 THE MODERATOR: The ayes have it and
7 the Special Town Meeting is dissolved.

8 All Town Meeting members please rise for
9 the establishment of the quorum for the Annual
10 Town Meeting and the tellers will return a count.

11 [Pause.]

12 THE MODERATOR: In the first division,
13 Mr. Netto.

14 MR. NETTO: 44.

15 THE MODERATOR: 44.

16 THE MODERATOR: The third division, Ms.
17 Schneider?

18 DR. SCHNEIDER: 61.

19 THE MODERATOR: 61.

20 MS. CUNY: 89.

21 THE MODERATOR: Second division, 89.

22 People lost power, they decided to come
23 to Town Meeting. By a counted vote of 194, we
24 have a quorum and the Annual Town Meeting is in

1 session.

2 Article 14, Mr. Chairman of the Board of
3 Selectmen for the main motion.

4 MR. FINNERAN: Mr. Moderator.

5 THE MODERATOR: Yeah, point of order?

6 MR. FINNERAN: No, I would ask this
7 body to entertain a motion to reconsider Article
8 13 of last evening.

9 THE MODERATOR: Article 13; this was
10 the Conservation Commission article?

11 MR. FINNERAN: Yes, sir.

12 THE MODERATOR: All right, what new
13 information do we have?

14 MR. FINNERAN: Substantial new
15 information, if you consider upwards to a half
16 million dollars with the potential for more to be
17 a substantial amount.

18 THE MODERATOR: I'm just going to take
19 a call for reconsideration on Article 13.

20 All those in favor, signify by saying
21 aye.

22 [Aye.]

23 THE MODERATOR: All those opposed no.

24 [None opposed.]

1 THE MODERATOR: It's the opinion of the
2 chair is that the nos have it by a majority.

3 MR. FINNERAN: Thank you.

4 THE MODERATOR: Article 14, Mr.
5 Chairman.

6 CHAIRMAN JONES: Mr. Moderator, our
7 recommendation is indefinite postponement.

8 THE MODERATOR: This is to authorize
9 the Board of Selectmen to petition the General
10 Court relative to land up in North Falmouth.
11 The recommendation is now indefinite
12 postponement.

13 All those in favor, signify by saying
14 aye.

15 [Aye.]

16 THE MODERATOR: All those opposed no.

17 [None opposed.]

18 THE MODERATOR: The ayes have it
19 unanimous.

20 Article 15, Chairman of the Board of
21 Selectmen for the main motion.

22 CHAIRMAN JONES: Mr. Moderator, the
23 recomondation of the Board of Selectmen is
24 indefinite postponement.

1 THE MODERATOR: Indefinite
2 postponement. This was to authorize the Board
3 of Selectmen to purchase or take by eminent
4 domain land along the Coonamessett River
5 Restoration Project.

6 Is there any need for a positive motion
7 on this article? Hearing none, the question
8 will come on the main motion as indefinite
9 postponement.

10 All those in favor, signify by saying
11 aye.

12 [Aye.]

13 THE MODERATOR: All those opposed no.

14 [None opposed.]

15 THE MODERATOR: The ayes have it
16 unanimous.

17 Article 16. Madame Chairman.

18 CHAIRMAN VOGEL: If I could have your
19 attention on the recommendation on Article 16.
20 There was a typographical or clerical error in
21 compiling the list of positions. In the first
22 page of positions, there's a line that says
23 Delete Sailing Instructor and Add Sailing
24 Instructor. That was placed there erroneously

1 and we just want to remove that from the
2 recommendation.

3 So the recommendation will now read that
4 the Town vote Article 16 as printed with the
5 addition of Wastewater II, minimum hourly wage of
6 \$18.74 and maximum of \$23.91. And change
7 election warden to \$12.34. And delete the Grade
8 3 sailing instructor.

9 Mr. Moderator, I move Article 16 as
10 corrected.

11 THE MODERATOR: Okay, so we have the
12 main motion there and we made the correction to
13 the Sailing Instructor section and then we have a
14 presentation for Article 16.

15 MR. SUSO: Thank you, Mr. Moderator.
16 Julian Suso, Falmouth Town Manager.

17 The first item at the top of the list on
18 proposed Article 16 relates to the request to
19 Town Meeting to place the position of Community
20 Development Director in the Town's salary and
21 wage ordinance. Hopefully, Town Meeting members
22 will recognize this as we discussed it at some
23 length and we appreciate your deliberation last
24 November when this proposal originally came

1 before you. It also arose in each of the last
2 two five year strategic plans, discussed and
3 adopted by the Board of Selectmen. It included
4 the proposed creation of this position and a
5 community development organization structure.

6 Why change the organizational structure?
7 To improve the coordination, communication and
8 effectiveness of the departments involved in land
9 use planning, regulation and permitting. To
10 improve the ability of the Town Manager to focus
11 on strategic priorities of the Board of Selectmen
12 by reducing the number of direct reports,
13 consistent with the departmental structure
14 already created for the Department of Public
15 Works, Marine and Environmental Services, Finance
16 Department, and Community Services.

17 There would be absolutely no change to
18 the roles of the existing department heads or the
19 existing boards or commissions. Unaffected as
20 to their roles whatsoever.

21 This, a brief organization chart,
22 proposed to the Board of Selectmen and affirmed
23 by them. You can see the position of Community
24 Development Director. As proposed, these eight

1 positions would be direct reports to the
2 Community Development Director: Town Planner;
3 Health Agent; Conservation Administrator; CPA
4 Fund Administrator, a position in the next
5 article proposed to be created; Building
6 Commissioner; Zoning Administrator; Housing
7 Coordinator and principal office assistant. With
8 the exception of the CPA Fund Administrator,
9 those are all existing positions. No additional
10 positions are proposed to be created other than
11 the Community Development Director.

12 I also want to remind Town Meeting
13 members: last November, when this was first
14 presented to you, it had two parts. Part one
15 was the creation of the Community Development
16 Director position and Town Meeting determined to
17 defer action on that, and we advised you of
18 course that we would be bringing this back to you
19 for your - respectfully for your consideration at
20 this time in Spring Town Meeting.

21 But the second part of that proposal was
22 the deletion of an existing staff position, which
23 was the Assistant Superintendent of Wastewater.
24 The reason that that was brought to you is in the

1 spirit that that would eliminate from the budget
2 a little bit over half of the total cost, the
3 maximum total cost proposed for the position of
4 Community Development Director. So that the net
5 impact on the FY '18 budget would be reduced by
6 over 50 percent.

7 You did approve the deletion of that
8 position, so I want to affirm and just remind you
9 that in the FY '18 budget, which we'll be looking
10 at as part of Article 18, this position is
11 included, as you know, the Community Development
12 Director, but it also includes the deletion of
13 the Assistant Wastewater Superintendent. So the
14 proposed maximum impact of a little over \$100,000
15 is reduced by over \$50,000 in a net impact in the
16 budget because the other position to which I
17 referred has been deleted fro the budget. And I
18 wanted to remind you of that.

19 The Town Manager how has 18 direct
20 reports, as noted in this chart. I won't go
21 through all the names of the direct reports in
22 the interest of time, but be assured that those
23 are direct reports now reporting to me as Town
24 Manager. The proposed creation of this new

1 position would reduce the number of direct
2 reports from 18 to 12.

3 This is a selected number of
4 municipalities. There are others in the
5 Commonwealth, but these are among a number that
6 already have a Community Development Department, a
7 Community Development organization. As you will
8 note, some are from the Cape, some are off-Cape.
9 Some vary in size: they're smaller than Falmouth;
10 some are larger than Falmouth; some are very
11 close in population to Falmouth. There is some
12 minor variation in the exact functions under the
13 Community Development organization, but they all
14 have in common that they have a Community
15 Development Department and organization. And,
16 again, those with experience in the Commonwealth
17 recognize that this is a reasonably common
18 structure in many other municipalities.

19 Why create the Community Development
20 Director position? A supervisor of this position
21 would be a supervisor focused on coordinating and
22 supporting permitting and planning staff to
23 improve communication systems and customer
24 service. The Community Development Director

1 would not just be a manager. The Director will
2 be directly engaged in professional planning
3 work. Very important. There's insufficient
4 professional staff currently to keep pace with
5 the regulatory functions and the future-oriented
6 planning such as economic development and the
7 very critical function of coastal resiliency that
8 we've talked about at some length.

9 And now, Selectman Sam Patterson will
10 continue with his presentation.

11 MR. PATTERSON: I doubt if there are
12 many of you that know that I actually have a
13 Masters Degree in Organization Management earned
14 from Johns Hopkins University. And it's a, you
15 know, you would think it's an ivory tower kind of
16 situation, but I can assure you that my
17 instructors actually were mostly CEO's and
18 presidents from corporations as large as 2,000
19 down to 100.

20 I've worked in corporations as large as
21 2,000 and I've worked with small companies as
22 small as 100. So I have some experience in
23 management. I've been an engineer, a grunt
24 engineer, so to speak; a lead engineer, a project

1 manager, a program manager and I've actually
2 managed, at Benthos, a team of 16 engineers. So
3 I have hands-on experience; I've walked the walk
4 in terms of being an effective manager, and I've
5 observed how organizations are managed.

6 So, I bring that background to the role
7 of Selectman.

8 While serving as an engineering manager,
9 I helped Benthos earn the 9001 Certification by
10 the International Standards Organization for
11 being a quality management organization. It was
12 a two year process that improved the quality of
13 its products and services, its productivity and
14 its profitability. At the heart of this
15 process was getting every member of the company
16 to commit to continuous improvement of their work
17 and how the company does business as a whole.
18 This is the model that some of the academic
19 professors from Harvard and Yale and Princeton
20 took to the Japanese back in the late 40's and
21 50's, which was a --

22 FROM THE FLOOR: Speak directly into
23 the mic, please.

24 MR. PATTERSON: Okay, sure.

1 Which was adopted by the Japanese and
2 became the basis for corporations like Sony and
3 Toyota and Honda. And transformed the way they
4 did business so that they were very profitable
5 but they also turned out much more consistent,
6 high quality products and services for the
7 benefit of their customers.

8 So, that's what I was trained with, and
9 that's what Benthos adopted, and got quite a
10 transformation of their culture as a result of
11 that.

12 So I brought that experience here as a
13 selectman. And, like the many Falmouth citizens
14 who had brought issues to me on how we could
15 improve the quality of the town's services and
16 work, I share their commitment for continuous
17 improvement. I actually managed to get it into
18 the mission statement of our School Department;
19 it's still there, I believe. And it was a way
20 of saying, you know, as professionals, we should
21 always be striving to continue to improve our
22 work and the services that we provide to people.

23 The three areas that most deserve - that
24 most stood out for me in terms of the Town's side

1 were a lack of mutual respect that led to poor
2 communications between staff and citizens,
3 between Town departments and between Town staff
4 and contractors and developers. I've heard this
5 from many, many sources. It's not just a single
6 survey point. A lack of attention to the Town's
7 future economic vitality and a shortage of
8 managerial leadership. And that's not to
9 disparage Julian's efforts, because what was soon
10 obvious to me was that the Town Managers were too
11 overloaded with management, managing day to day
12 internal and external communications. I know I
13 go into his office at least every two weeks with
14 a list of six issues that have come up as a
15 result of my committee work or talking with
16 citizens. And that's a plan for a half hour
17 visit and the next thing you know we're in there
18 for an hour because Julian is bouncing other
19 issues that he's come across over me.

20 That takes time. And Julian is
21 impressive in the fact that he keeps a running
22 to-do list and he gets those things done. He
23 actually pays attention to them and follows up on
24 them. That's not something that you see in all

1 managers. So my kudos to him for the
2 thoroughness with which he follows up on items.

3 But they also have to worry --

4 THE MODERATOR: Mr. Patterson, we're at
5 the time. So do you want to request an
6 additional amount of time?

7 MR. SUSO: If we might, Mr. Moderator,
8 request another --

9 MR. PATTERSON: Three minutes, tops.

10 MR. SUSO: - three minutes, sir?

11 THE MODERATOR: Three minutes. All
12 those in favor, signify by saying aye.

13 [Aye.]

14 THE MODERATOR: All those opposed no.

15 [No.]

16 THE MODERATOR: The ayes have it by the
17 two-thirds.

18 [Laughter.]

19 THE MODERATOR: Go ahead.

20 MR. PATTERSON: Yes? I'll continue.
21 All right.

22 And the other thing was that there are
23 other issues that constantly come up and then
24 there's the challenge of supervising staff,

1 conflict issues and staff issues. And then, in
2 addition to that, worrying about long-term
3 challenges of economic vitality and community
4 development, which are the long term, future
5 things that will be impacting the Town and which
6 we need to be aware of.

7 And then there's the challenges of
8 keeping up with the changing - excuse me? I'm
9 trying to get this to go forward. Can you
10 advance it to the slide that I was going to
11 present? Oh, there we go. Well, that's
12 sufficient.

13 What I wanted to mention is just the
14 complexity of managing a 300 person organization,
15 because that's what this Town's staff represents.

16 FROM THE FLOOR: Microphone.

17 MR. PATTERSON: Sorry.

18 A 300 person organization is not like
19 steering a ship. You've got 300 degrees of
20 freedom going off in different direction, which
21 requires supervision and guidance, setting
22 missions. I have them listed here: aligning
23 Town services with changing state and federal
24 laws and regulations, which your staff doesn't

1 necessarily track. Providing required education
2 and training. Motivating everyone to take
3 responsibility for the quality of Town services
4 and work. Coordinating the collective response
5 of multiple departments.

6 There is a true need for management
7 leadership in order to accomplish all this. To
8 communicate examples of expected quality behavior
9 and work, to support and reward quality work by
10 staff, to evaluate staff behavior or work and
11 provide constructive feedback. To create an
12 interactive environment of mutual respect,
13 teamwork and professionalism. To generate the
14 personal interactions needed to maintain broad
15 quality services.

16 I would just want to say that, notice
17 there's nothing about cleaning house. I went
18 into Benthos and one of my nervous draftsmen came
19 up to me and said, "Look, I heard you were
20 brought in to clean house. And I'm worried
21 about my job. I need to have a job to support
22 my family." I said, "No, that's not why I'm
23 here. I'm here to actually help this department
24 work better, deliver quality products, and be

1 responsive." And that's how it all turned out.
2 Nobody had to be fired and we all came out.
3 And, as I said, we actually achieved a higher
4 level of quality service. Not just with the
5 Engineering Department but with the entire
6 company as a result of that kind of supervision
7 of constructive feedback and evaluations.

8 What I want to stress, though, is that
9 it takes the investment of time. It's not
10 something that happens automatically. We cannot
11 assume that every person is striving for the same
12 end goals within an organization of 300. We all
13 have personal issues that come into our lives.
14 We all have to make an interpretation of what's
15 in the best interests of the organization. And
16 that sort of thing takes coordination and
17 feedback and essentially confirmation that what
18 employees are doing is what's in the best
19 interest of the organization.

20 And I think that's why we need this
21 extra person in that position for the short term
22 management supervision of personnel. They're
23 going to be a manager of managers, so it's a
24 matter of managing the managers to do that sort

1 of thing, with the constituents --

2 THE MODERATOR: Okay.

3 MR. PATTERSON: - below them, and also
4 for that long-term --

5 THE MODERATOR: Okay.

6 MR. PATTERSON: - economic development
7 and community development.

8 THE MODERATOR: Yeah.

9 MR. PATTERSON: Thank you.

10 THE MODERATOR: Gotcha.

11 Discussion. Yeah, in the back. Mr.
12 Alphonso.

13 MR. ALPHONSO: Phil Alphonso, Precinct
14 9.

15 Mr. Moderator, I would like to make an
16 amendment to remove the Community Development
17 Director from the article.

18 THE MODERATOR: Okay, motion to remove
19 the Community Development Director from the main
20 motion. Discussion on the amendment.

21 FROM THE FLOOR: Yes.

22 THE MODERATOR: Well, let's let the --

23 MR. ALPHONSO: Okay, so --

24 THE MODERATOR: - one that made the

1 motion first. Then I'll put you on the list.

2 MR. ALPHONSO: So now I have four
3 minutes?

4 THE MODERATOR: Yes.

5 MR. ALPHONSO: Beautiful. Since last
6 year - I'm also a member of the Recreation
7 Committee - we have not had a Recreation
8 Director. We've had Joe Olnick - who's amazing -
9 do double the work. We've had maybe one person
10 working inside that building after five o'clock.

11 Our police force subcontracts out the
12 Sheriff's Department. That's not a bad thing.
13 I know most of those guys and they're really
14 great people. We could hire our own police
15 force, though. Chief Dunne should have the
16 authority to hire a full staff, not just a summer
17 staff.

18 Our DPW is beyond shorthanded. We have
19 one working DPW employee for all of the activity
20 fields in the Town of Falmouth. And a recent
21 study just put out by Gale Associates, all of our
22 fields are overused, under maintained. The
23 study calls for nine new fields of grass or three
24 turf fields.

1 Ladies and gentlemen, I ask this
2 position to not be passed through.

3 I personally feel that, Mr. Suso, you -
4 you do do a good job and I respect you. The
5 problem that I'm having here is you just got a
6 raise and a contract extension; I think a lot of
7 these duties should come directly from you. And
8 I don't know if it's a personality issue or a
9 personality conflict with the people that are
10 under you. We have a lot of Indians that don't
11 need more chiefs. The Indians we have are very
12 short-handed.

13 So, ladies and gentlemen, please, I ask
14 that that is taken away from the article.

15 Thank you.

16 THE MODERATOR: Mr. Latimer, on the
17 amendment.

18 MR. LATIMER: Thank you, Mr. Moderator.
19 Richard Latimer, Precinct 1.

20 I'm going to speak in support of this
21 amendment. I fully agree with all the reasons
22 stated by the gentleman in terms of the need for
23 more Indians and fewer chiefs - excuse the lack
24 of political correctness here.

1 I would like to point out that this came
2 up last fall and was tried to be just pushed
3 right through. And somebody stood up and said,
4 "Well, what's the job description for this
5 position?" They wanted to create this position
6 and - reluctantly the job description was put up
7 and it was put up for a short while. And the
8 thing that struck me most was first of all the
9 top line of the job description was: "regulatory
10 and supervisory authority". In this one person.
11 And then we went down to the lower and it said,
12 "regulatory and supervisory authority over
13 what?", and it said the Planning Board, the
14 Zoning Board, the Con Com, all of the agencies.
15 And we saw this in the flow chart that the - or
16 the organizational chart that Mr. Suso put up
17 with this Director of Development at the top and
18 everybody else reporting up.

19 And we saw him also comment that, well,
20 this is going to be not just a managerial
21 position, but a hands on, professional position.
22 So, essentially what he's talking about is
23 somebody who is going to stand in and take
24 supervisory authority over the Town Planner, the

1 Zoning Administrator, and not simply - excuse me.
2 I'm talking.

3 THE MODERATOR: Yes, Mr. Clark?

4 MR. CLARK: [No mic:] Point of order.

5 THE MODERATOR: What's the point of
6 order?

7 MR. CLARK: [No mic:] Are we discussing
8 whether we should separate this position from the
9 others or whether it has merit in and of itself?

10 MR. LATIMER: Whether it has merit to
11 delete it. To delete it.

12 THE MODERATOR: So, the amendment is to
13 delete it from --

14 MR. LATIMER: To delete it from this
15 article. It's an amendment.

16 THE MODERATOR: Yeah, to delete it from
17 the motion.

18 MR. LATIMER: This person will have -
19 report not to the people, like right now the
20 Planning Board does, or even the Zoning Board
21 does. It will report, in terms of supervision
22 and professional regulatory control, to this new
23 economic - or this new Director of Development.
24 It is a massive change in the way this Town

1 operates. And it is centralizing all authority
2 over the development of the Town not simply in
3 this Director of Development but going right up
4 to Mr. Suso.

5 As I said before, it is a naked power
6 grab. It is taking power away from the people
7 who currently manage the planning of our Town,
8 the zoning, who do it through the traditional way
9 that we have all learned to accept, which is on a
10 democratic, not autocratic basis. That is what
11 we are doing.

12 Now, we hear Mr. Patterson talking
13 about, well, this is how we do it in the
14 corporate world. Well, I'm going to remind
15 everybody: we are not a business corporation;
16 we're a community. We do not need to have lines
17 of authority that go up to our Town Manager.
18 What we need is to spread out that authority.
19 Which is what we have now. Which is what this
20 proposal will take away.

21 Mr. Suso put up a list of several towns
22 that have done this. He - this is the kind of
23 thing - he omitted the Town of Carver, which
24 recently created a similar position. It was

1 going to be the Director of Economic Development,
2 and you will note that Mr. Suso did refer to this
3 person will have authority for economic
4 development. And, you know, one of the first
5 things the Carver Director of Economic
6 Development did was, well, he had some vacant
7 land that was under-utilized and said, "Well,
8 this would be a --

9 THE MODERATOR: Mr. Latimer.

10 MR. LATIMER: - great place for an
11 industrial park --

12 THE MODERATOR: Mr. Latimer, we're at
13 four minutes.

14 MR. LATIMER: Excuse me?

15 THE MODERATOR: You're at four minutes.

16 The time's expired at four minutes.

17 MR. LATIMER: Just one - one --

18 THE MODERATOR: Your time's expired at
19 four minutes. I can put you back on the list,
20 if you like.

21 MR. LATIMER: Well, that person --

22 THE MODERATOR: Mr. Finneran.

23 MR. LATIMER: - put in a plan to take
24 people's property --

1 THE MODERATOR: Mr. Finneran.

2 MR. LATIMER: - for this industrial
3 park.

4 THE MODERATOR: Mr. Finneran.

5 MR. LATIMER: Say no. Just say no.

6 MR. FINNERAN: I don't question anything
7 that Mr. Alphonso said except for perhaps that
8 his approach is wrong. Wouldn't it be proper
9 for us to either split or divide this question,
10 just as we did last year in Town Meeting when it
11 was mixed with the Housing Coordinator? If you
12 can look in Article 16, you see that --

13 THE MODERATOR: It's a two page laundry
14 list. So, if you want to get rid of this
15 position, let's vote yes on this amendment and
16 then we can go through the other ones and decide
17 if you want to keep 'em or move 'em.

18 MR. FINNERAN: Well, wouldn't this be
19 better to be taken stand alone and rather than --

20 THE MODERATOR: That's going to be your
21 amendment; you vote yes or no on the amendment.
22 This - this isn't difficult. You either want
23 it; you vote yes. You don't want it; you vote
24 no. I mean, this isn't rocket science.

1 MR. FINNERAN: Well, you can split it
2 and --

3 THE MODERATOR: This is how the motion
4 will go: you vote yes if you want it, no if you
5 don't.

6 MR. FINNERAN: Okay. And then we can
7 have a new amendment, to split it or divide it?

8 FROM THE FLOOR: No, no.

9 THE MODERATOR: You keep it up, we'll
10 take the vote right now, like we did last night.

11 Mr. Anderson, you're next.

12 You want this position, you vote yes.

13 You don't want the position, you vote no.

14 That's as simple as I can make it for you all,

15 okay? I can't make it any simpler than that.

16 Yes if you want it; no if you don't.

17 Mr. Anderson.

18 FROM THE FLOOR: No. No, if want it.

19 Yes if you don't.

20 MR. ANDERSON: Gary Anderson from
21 Precinct 7.

22 THE MODERATOR: Yeah. You're going to
23 - the amendment is to remove it.

24 FROM THE FLOOR: Yes.

1 THE MODERATOR: That's correct. So,
2 if you vote to remove it, that means you do not
3 want the position in the Town's Classification
4 Plan. If you vote to remove this position from
5 this list, you will not have a Community
6 Development Director in Falmouth. Okay. That's
7 the amendment, is to remove this position from
8 the list.

9 Okay. Mr. Anderson.

10 MR. ANDERSON: Gary Anderson, Precinct
11 7. I'm opposed to the amendment.

12 We're going to be voting on \$128 million
13 budget, and that's a substantial sum. I used to
14 run a hundred million dollar company about 15
15 years ago. Many management consultants will
16 suggest to you that the optimum span of control,
17 in other words the number of direct reports for a
18 high level manager, is anywhere from six to
19 nine.

20 When I was on the Finance Committee back
21 in 2005 or 2006, I counted the direct reports to
22 the Town Manager at that time; they numbered
23 close to 26. I applaud Mr. Suso for getting it
24 down to 18. This will get it down to 12. I

1 think it makes sense to oppose this amendment
2 because we do have a very substantial - it may
3 not be a corporation, but it is a substantial
4 amount of money that needs some attention and I
5 think that we should vote this amendment down.

6 Thank you.

7 THE MODERATOR: Mr. Putnam.

8 MR. PUTNAM: Good evening, ladies and
9 gentlemen, Brent Putnam, Precinct 9. Again, as
10 well, I'm in opposition of this amendment.

11 When I was a Selectman, one of the first
12 things we saw, as Mr. Anderson just noted, was
13 that Mr. Whritenour, our previous Town Manager,
14 had a span of control that was far too broad for
15 him to do an adequate job. And when Mr.
16 Whritenour left, one of the first things we did
17 with Mr. Suso as a board, we tasked him with
18 reducing the span of control.

19 I - as with Mr. Anderson, I manage folks
20 myself. I actually have a team of 11 now that I
21 manage, which is a little on the large side. If
22 you've ever managed people, you know that one
23 difficult person can take all of your time away
24 from all of the other folks. And it's very

1 difficult when you're managing more than half a
2 dozen or eight or nine people, as Mr. Anderson
3 noted.

4 It sounds like an Indians versus Chiefs
5 thing - and forgive the analogy, but the reality
6 is is that when you manage an organization, you
7 need to have time to do your own work in addition
8 to overseeing the people that work under you.
9 And when you have a dozen, or two dozen people,
10 as it used to be, that you're trying to manage,
11 you don't have time to do your own job.

12 This is a small step. We already took
13 the step of making room in the budget by removing
14 the Assistant Wastewater Superintendent.

15 So it's really a no brainer, folks.
16 Let's drop the amendment. Let's move forward
17 with the position and, as Mr. Anderson noted,
18 let's get on to the big stuff.

19 Thank you.

20 THE MODERATOR: Ms. Kannelopoulos.

21 MS. KANNELOPOULOS: [No mic:] I quite
22 agree with --

23 THE MODERATOR: With a microphone,
24 please.

1 FROM THE FLOOR: Use the microphone.

2 MS. KANNELOPOULOS: I quite agree with
3 what Mr. Putnam has said and with what Sam
4 Patterson has said, too. If there's so much
5 grumbling in town about Town government, this is
6 a wonderful opportunity to see if we can improve
7 things. And it would be tragic to give up such
8 a good opportunity.

9 We can always make an assessment later.

10 Thank you.

11 THE MODERATOR: Okay, Mr. Dufresne.

12 MR. DUFRESNE: Fellow Town Meeting
13 members, Mr. Moderator. Last night I held this
14 article. I held it because everything that was
15 said by Mr. Suso was not available in what I was
16 reading.

17 Do we need another \$100,000 a year
18 position in Town Hall? It takes almost a
19 million dollars to pay for the corner office, the
20 people involved in the super management of the
21 Town of Falmouth, which has a 300 year plus
22 history. All of a sudden now they can't handle
23 what I interpreted are the people in Town Hall
24 not professional enough without having somebody

1 coordinate their efforts.

2 Now, I think - I've been walking in and
3 out of Town Hall since it was built. I find that
4 we have some very professional help in Town Hall.
5 Do we need another, again, repeat, another
6 \$100,000 a year position unless we want him to
7 oversee these people up here on the - on the
8 stand?

9 It just - it boggles my mind and I held
10 it - I didn't want to interfere with the
11 following portion of this article because I think
12 all of these employees deserve the money that
13 they're going to get. But we do not need
14 another \$100,000 a year position.

15 I want you people to consider very
16 carefully the people that you deal with when you
17 go into Town Hall now; do they need a coordinator
18 to help them get their job done? I don't think
19 so. And if you people think so, you go right
20 ahead and vote this position.

21 But I just have a hard time
22 understanding why, after some discussion at last
23 Town Meeting - which unfortunately is the first
24 one I missed in 45 years. I missed this article.

1 And I understand that it didn't pass. And if it
2 didn't pass then, it shouldn't pass now.

3 It's a waste of an employment position.

4 Now, we've consolidated other positions.
5 We've eliminated positions. We have a shortage
6 in DPW, Police Department, Fire Department, every
7 other agency within the Town of Falmouth that makes
8 up the core operation of the Town of Falmouth. But
9 now we need somebody to oversee what has been
10 going on? I don't think so.

11 I would say vote this position out.

12 THE MODERATOR: Mr. Netto.

13 MR. NETTO: Mr. Moderator, before you
14 start the clock -

15 THE MODERATOR: I've already started
16 it, so hurry.

17 [Laughter.]

18 MR. NETTO: Well - and I'm sorry. We
19 also have a presentation by a group that's
20 opposed to an article. And we didn't know what
21 to be opposed to, no offense, because there's
22 nothing in this book.

23 Now, I'll be quick as I can, but I'll
24 take more than four minutes. And I went out and

1 got some facts and I got some figures that would
2 support, I feel, for public safety and for the
3 benefit of the taxpayers of the Town of Falmouth,
4 but it's just going to take - and I will be as
5 fast as I can.

6 But, four minutes, I'll walk out of here
7 now and that's it. No offense. Because I
8 think we did not have -

9 THE MODERATOR: Mr. Netto, I can't
10 change the rule on the floor of Town Meeting, you
11 know that.

12 MR. NETTO: Well, we didn't know what
13 - we -

14 THE MODERATOR: So use your four
15 minutes wisely, please.

16 MR. NETTO: Yeah, okay. We had - I'll
17 be very quick, folks.

18 There was nothing in your warrant book
19 and what you saw today on that screen. So we
20 had no idea, I had no idea because it wasn't in
21 the book that was mailed to me. What a
22 tremendous lack of communication we have with
23 Town Meeting. No, seriously. That's number
24 one.

1 Let me get to the facts, please. And I
2 will be quick. Just, it bothered me last time
3 that we defeated this and it's brought up again
4 and we weren't told - didn't know what the
5 position encompassed. Not in our warrant books.

6 I went to the Fire and Police chiefs. I
7 went to positions that have been understaffed.
8 And I'm not an advocate - I'm not here saying we
9 gotta hire this many firemen and that many
10 policemen. Let me just give you some figures.
11 In the Fire Department we have ten man minimum.
12 Right now there are ten firefighters in five
13 stations. The population tonight is 31,000;
14 again, this summer, it's going to go up to
15 100,000.

16 In the administrator's written
17 explanation of the budget we did have a mention
18 of two additional firefighters, and two
19 wastewater personnel. In the Fire Department
20 last year we had 29,776 calls. That came out -
21 [Pause.]

22 MR. NETTO: Oh, I'm just so sorry for
23 this. [Laughs.] They came out - I'm sorry.
24 Because when you get thrown a curve ball in Town

1 government, when you're prepared for one and you
2 find out you have something else, things don't go
3 as you wanted them to.

4 We have not increased the Fire
5 Department in years.

6 I'd like to speak a little bit more
7 about the Police Department because it's really
8 amazing. In 2008, we had 66 patrolmen. When
9 hard times came financially in 2010, that was
10 reduced to 58. This budget today budgets 58
11 officers. Yet we've added wastewater
12 personnel, we're adding a Community Service
13 Director tonight, and there's no mention in the
14 administrator's explanation of the budget of any
15 police.

16 When I got the figures from the Fire
17 Chief on the runs just for this year, he came to
18 see me and he said, "Mr. Netto, before we talk.
19 I gave you that figure; add ten more. Between
20 two o'clock and seven o'clock tonight, the Fire
21 Department had ten more calls."

22 So, when we are an area with those
23 numbers of such a great need, I have to support -
24 I was just going to ask you not to vote the money

1 for this position. I think it'll deliver a
2 message to the Board of Selectmen: I want what
3 best protects, what best works for the
4 taxpayer/citizens of the Town of Falmouth -

5 THE MODERATOR: Okay, Mr. Netto.

6 MR. NETTO: - which gives the people
7 of East Falmouth, Woods Hole and North Falmouth -

8 THE MODERATOR: [Inaudible.]

9 MR. NETTO: - public safety. Thank
10 you very much.

11 The playing field --

12 THE MODERATOR: Mr. Clark.

13 MR. NETTO: -- I'm sorry, is not level
14 anymore.

15 THE MODERATOR: Mr. Clark.

16 MR. CLARK: Hello, I'm Peter Clark from
17 Precinct 1. I would like to speak in favor of
18 the position in opposition to the amendment.

19 And you've heard lots about scope of
20 management and numbers of reports, and I believe
21 that, as a person who tried to run a large
22 organization. I know how important it is to have
23 so many people reporting to you that you don't
24 have time to do the coordination and the problem

1 solving with the important people.

2 We sat here and heard a nice - very good
3 presentation of a comprehensive plan that had
4 just been completed, and wanting to make it a
5 living plan. And yet, we have a situation in
6 which we cannot get the coordination necessary
7 and the combination of vision and regulation.
8 The people we have now are very, very busy with
9 the regulatory parts of their jobs. It makes it
10 very hard to create the vision, the coordination,
11 to make a comprehensive plan work for the Town.
12 We talk about wanting to make this a well run,
13 good place to be, and you have to have the
14 leadership to do that.

15 So I speak in favor of this position
16 because it doesn't - shouldn't interfere with the
17 roles of people doing their work, but it should
18 provide for the opportunity to coordinate the
19 vision that they bring and to have someone who is
20 looking long-range as well as short-range, which
21 you need both of.

22 This is a very important position for
23 the health and well-being of this Town. I
24 support it. I oppose the amendment.

1 Thank you.

2 THE MODERATOR: Okay, Mr. Jones.

3 CHAIRMAN JONES: I just want to take a
4 moment to correct a few misstatements.

5 One, any idea that we are putting
6 forward this position because of any concern
7 about the staff that we currently have at Town
8 Hall and about the job they're doing is so far
9 from the truth. I just make it very clear: this
10 has nothing to do with a dissatisfaction with the
11 people that are working in Town Hall.

12 What it does have to do with - and nor
13 does it - is this person going to be taking away
14 authority from any of our regulatory boards.
15 They can't. The Charter won't allow that.
16 What it does allow us to do is to be much more
17 proactive as a Town instead of reactive; that we
18 can try to prepare for some of the situations
19 that we see coming down the road. That we can
20 have someone who can actually look forward to
21 working with the committees together, and so we
22 won't have what happened last year - last night,
23 where we have two different boards having very
24 opposing views. Where we have the Planning

1 Board making one suggestion and the Zoning Board
2 of Appeals feels completely differently. We
3 could have someone who gets those committees to
4 be able to work together. And that's what we're
5 looking forward to try to get done, is having
6 someone who can really get us moving forward and
7 prepare for some significant issues that the Town
8 is going to be facing in the future.

9 THE MODERATOR: Okay, Mr. Noonan.

10 Ms. Murphy, you're on the list.

11 MR. NOONAN: John Noonan, Precinct 6.

12 Mr. Moderator, just a point of
13 information. If I ask a question, the response,
14 is that against my time?

15 THE MODERATOR: No, we stop the clock
16 when they're answering the questions.

17 MR. NOONAN: Thank you. I've got four
18 questions.

19 [Laughter.]

20 MR. NOONAN: I guess one of my concerns
21 is I'm not sure what the total cost of this
22 position is. When I say the total cost, I mean
23 the salary, the retirement funds that we have to
24 put in, the medical, the holiday pay, the sick

1 pay, all of those items. What do those all add
2 up to?

3 THE MODERATOR: Mr. Suso.

4 MR. SUSO: Julian Suso, Town Manager.
5 There's a range given for this position, as Town
6 Meeting members are aware. As reflected in the
7 proposed Fiscal Year '18 budget for this
8 position, the top end, were the Town to pay the
9 absolute maximum to this position, is a little
10 over \$100,000.

11 I certainly do not anticipate that we'd
12 be bringing anyone in at that figure, but that is
13 the salary range reflected in the minimum and
14 maximum in the proposal before you. And you can
15 add about 35 to 40 percent for benefits to that
16 figure, as you would for any full time position
17 in the Town.

18 MR. NOONAN: Thank you. So basically
19 it could be up as much as 140,000.

20 On the second slide, all of those
21 departments that you listed, would those report
22 directly to that coordinator only? And that
23 coordinator would report to you?

24 MR. SUSO: Yes, that's correct.

1 MR. NOONAN: Thank you.

2 Would this position require a secretary?

3 MR. SUSO: As proposed in one of the
4 slides as noted, one of them includes an existing
5 secretary that would be asked to serve more than
6 one department and more than one function. We
7 have been in discussions with our clerical staff
8 in all these permitting areas that have been
9 shown here on the slides, and with the
10 understanding that working with one another is
11 the standard that we're going to be following
12 going forward, and all our new hires in the
13 clerical area have been with that understanding
14 in advance, as a cost saving measure for
15 taxpayers.

16 MR. NOONAN: So my understanding is
17 that \$140,000 position won't have a secretary.

18 MR. SUSO: Not an exclusive secretary,
19 no.

20 MR. NOONAN: Thank you.

21 And Assistant Town Manager, do we have
22 one?

23 [Laughter.]

24 MR. SUSO: The gentleman sitting to my

1 left.

2 MR. NOONAN: And his purpose in regards
3 to this? I mean, couldn't he take this position
4 and do that job?

5 MR. SUSO: Mr. Johnson-Staub as
6 Assistant Town Manager has a specific job
7 description. Recently, as Town Meeting members,
8 many of you are aware, we created a grouping of
9 community services departments and Mr. Johnson-
10 Staub is overseeing all of those departments.
11 That includes Library, Recreation and others.
12 And that has become - that is only one of a
13 number of functions for the Assistant Town
14 Manager in addition to all the normal duties
15 which that position undertakes. That's a recent
16 change in responsibility.

17 MR. NOONAN: Mr. Johnson, I meant no
18 disrespect.

19 I guess my point is I'm looking at a
20 \$140,000 position. We have a Town Manager, we
21 have an Assistant Town Manager and I would just
22 like to see that maybe work better. Have - the
23 departments seem to be working pretty well. But
24 it's a \$140,000 position that I honestly believe

1 that you'll be coming back to us in November or
2 next year and saying, "We need a full time
3 secretary." So that's more money on the table.

4 And that's - I'm just concerned about
5 adding that to the cost of all that we're doing.
6 And I would like to see a Rec Director before we
7 add another layer of management.

8 Thank you.

9 [Applause.]

10 THE MODERATOR: Okay, Ms. Murphy.

11 MS. MURPHY: Thank you, Mr. Moderator,
12 Carol Murphy, Precinct 9.

13 I would like to vote this amendment and
14 yes to removing this position from the article.
15 Pages 41 and 42 of the Collins study for this
16 position asked to hire additional staff under
17 this position as needed.

18 I would like this amendment voted yes.

19 THE MODERATOR: Okay, Ms. Lichtenstein.

20 MS. LICHTENSTEIN: Leslie Lichtenstein,
21 Precinct 8.

22 I'm afraid I have to disagree with the
23 Selectmen. I think that last night when our
24 Planning Board and our Zoning Board of Appeals

1 both brought their professional views to this
2 body, it enabled this body to make the right
3 decision. Falmouth has had a Town Meeting since
4 1662, Folks. We function well when we get the
5 information. I don't want to see someone who
6 sanitizes it all and brings us only one opinion.
7 I am against this position, I'm sorry.

8 [Applause.]

9 THE MODERATOR: Okay, Mr. Brown.
10 Folks, let's go. Mr. Brown. Mr. Brown.

11 MR. BROWN: Hi, Douglas Brown.

12 I just want to highlight one issue that
13 may be improved by this Community Development
14 Director.

15 We recently had this - one thing about
16 the 40B process, there's two ways for a Town to
17 have leverage against a 40B. One is to achieve
18 the ten percent of affordability; that's a very
19 elusive goal. Another one is to have an
20 Affordable Housing Production Plan.
21 Unfortunately we fell off the mark in 2014 and we
22 don't have that Affordable Housing Production
23 Plan in place; that's why we have very little
24 leverage against a 40B developer coming to our

1 Main Street. So there is a little something
2 that could be improved in our Town as well as the
3 relations with developers trying to develop and
4 asking questions and getting unclear answers.

5 So, if we don't go with this, we're
6 going to have to come up with something else. So
7 we've got some work to do. So, if this doesn't
8 work for you, we'll have to think of something
9 else to improve our system.

10 THE MODERATOR: Okay, anything new, Mr.
11 Crotty?

12 MR. CROTTY: [No mic:] No, I just wanted
13 to move that we vote on the amendment and the
14 article.

15 THE MODERATOR: Move the previous
16 question on the amendment, to close discussion on
17 the amendment.

18 All those in favor of closing discussion
19 on the amendment, signify by saying Aye.

20 [Aye.]

21 THE MODERATOR: All those opposed no.

22 [No.]

23 THE MODERATOR: The ayes have it by the
24 two-thirds. So the question is going to come on

1 the amendment. This is to remove the Community
2 Development Director from the main motion. To
3 remove the position from the main motion.

4 All those in favor of removing the
5 position, signify by saying Aye.

6 [Aye.]

7 THE MODERATOR: All those opposed no.

8 [No.]

9 THE MODERATOR: All those in favor,
10 signify by standing and the tellers will return a
11 count.

12 [Pause.]

13 THE MODERATOR: In the first division,
14 Mr. Netto.

15 MR. NETTO: 23.

16 THE MODERATOR: 23.

17 In the third division, Ms. Schneider.

18 MS. SCHNEIDER: 29.

19 THE MODERATOR: 29.

20 In the second division, Ms. Cuny.

21 MS. CUNY: 49.

22 THE MODERATOR: 49.

23 All those opposed signify by standing
24 and the tellers will return a count.

1 [Pause.]

2 THE MODERATOR: In the first division.

3 MR. NETTO: 20.

4 THE MODERATOR: 20.

5 In the third division.

6 MS. SCHNEIDER: 29.

7 THE MODERATOR: 29.

8 In the second division.

9 MS. CUNY: 33.

10 THE MODERATOR: 33.

11 By a counted vote of 101 in favor and 82

12 opposed, we strike the Community Development

13 Director from the main motion.

14 [Applause.]

15 THE MODERATOR: Further discussion on

16 Article 16? Ms. Putnam.

17 FROM THE FLOOR: Break.

18 THE MODERATOR: Yeah, we're going to

19 take a break, but I don't want to do it in the

20 middle of this article.

21 Ms. Putnam. Microphone for Ms. Putnam,

22 someone, please?

23 MS. PUTNAM: Rebecca Putnam, Precinct

24 9.

1 I would like to make an amendment to
2 this article. Now that we've taken this other
3 position out of play, on behalf of the Fire
4 Department, the Police Department and our
5 community, and our community's safety, I would
6 like to ask that we add one police officer and
7 one fireman to each department. There is more
8 than enough that we just removed to cover it.

9 [Pause.]

10 THE MODERATOR: Okay, Ms. Putnam, Ms.
11 Putnam, we have Police positions, DPW positions,
12 Fire positions that are already within the
13 Classification Plan but haven't been budgeted.
14 So this article is to create positions within the
15 Classification Plan and then, if we ever get
16 through a break and come back and do the budget,
17 we'll actually be funding positions.

18 So we have positions that could be
19 funded if we had revenue that are already in the
20 Classification Plan. So do you really have the
21 desire and the need to make amendments? If so,
22 I'm going to need the specific positions, the
23 grades, the levels and the salary ranges.

24 FROM THE FLOOR: No.

1 THE MODERATOR: Yeah, she's not ready
2 for that, okay.

3 Further discussion? Mr. Netto? No.
4 Mr. Lowell? No. Any other discussion on
5 Article 16?

6 FROM THE FLOOR: No.

7 THE MODERATOR: Okay, the question will
8 come on the main motion, which is as amended,
9 removing the Community Development Director.

10 All those in favor of the main motion,
11 signify by saying Aye.

12 [Aye.]

13 THE MODERATOR: All those opposed no.

14 [None opposed.]

15 THE MODERATOR: The ayes have it
16 unanimous and let's take a 15 minute break. And
17 only 15.

18 [Whereupon, a recess was held.]

19 THE MODERATOR: Okay, all Town Meeting
20 members present please rise for the establishment
21 of the quorum.

22 [Pause.]

23 THE MODERATOR: I want to also make an
24 announcement that the Barnstable County Home

1 Consortium has prepared its 2017 Annual Plan for
2 the U.S. Department of Housing and Urban
3 Development and the plan is open for public
4 comment. It'll be posted with the information
5 on the Town website as to how you can submit
6 comments if you'd like to do that. You can also
7 submit them to the Barnstable County
8 Commissioner's Office down in Barnstable.

9 So, again, it's the Barnstable County
10 Home Consortium 2017 draft Annual Plan is
11 currently open for public comment.

12 In the first division, Mr. Netto.

13 MR. NETTO: 42.

14 THE MODERATOR: 42.

15 In the second division, Ms. Cuny.

16 MS. CUNY: 77.

17 THE MODERATOR: 77.

18 In the third division.

19 MS. SCHNEIDER: 57.

20 THE MODERATOR: 57.

21 By a counted vote of 176, we have a
22 quorum and I call the Annual Town Meeting back
23 into session.

24 Article 17. The recommendation by the

1 Community Preservation Committee.

2 MS. CARMICHAEL: The Committee
3 recommends approval of the article as written.

4 THE MODERATOR: As recommended. This
5 is to add M-6, the Community Preservation Fund
6 Administrator. This was held by Mr. Donahue.

7 MR. DONAHUE: [No mic: inaudible.]

8 THE MODERATOR: Any further discussion
9 on Article 17?

10 Hearing none, the question will come on the
11 main motion as recommended. All those in favor,
12 signify by saying aye.

13 [Aye.]

14 THE MODERATOR: All those opposed no.

15 [None opposed.]

16 THE MODERATOR: The ayes have it
17 unanimous.

18 MS. CARMICHAEL: Thank you.

19 THE MODERATOR: Article 18 is the
20 omnibus budget. Madame Chairman for the main
21 motion.

22 CHAIRMAN VOGEL: Mr. Moderator, I move
23 Article 18 as recommended, deleting lines 70 to
24 72 for the Community Development position. That

1 will change the raise and appropriate number on
2 the last yellow page in the center to
3 \$123,082,496. The total Operating Budget number
4 will change to \$128,295,251.

5 THE MODERATOR: Okay, the main motion
6 as recommended, removing the Community
7 Development Director line item 70 to 72 and
8 adjusting the figures appropriately.

9 Do we have a presentation? Mr. Suso.

10 MR. SUSO: Thank you, Mr. Moderator,
11 Julian Suso, Falmouth Town Manager.

12 Article 18 is the Annual Operating
13 Budget for the Town of Falmouth, as Town Meeting
14 members are aware. As a lead-in, I want to note
15 to members of Town Meeting that the Town has
16 completed its first ever Comprehensive Annual
17 Financial Report. It was presented to the Board
18 of Selectmen recently. And here it is. It's
19 been online for several weeks.

20 The Comprehensive Annual Financial
21 Report or CAFR, again the first version was for
22 Fiscal Year '16. It's an overview of all the
23 Town's services, everything that it provides and
24 that we're privileged to deliver to you in basic

1 services. It is a financial section, which
2 includes the audited financial statements for the
3 Town and a full statistical section which has
4 some fascinating information about the Town. It
5 may even include some things that you weren't
6 aware of.

7 I want to underscore this has been a
8 goal of the Board of Selectmen and this Town
9 Manager and we're delighted to deliver on that
10 goal. We are now one of only 31 communities in
11 the Commonwealth that have a Comprehensive Annual
12 Financial Report. Less than ten percent of the
13 communities in this state have such a report and
14 it is a wealth of financial information and its
15 purpose is to better serve you.

16 So please take advantage of it and if
17 you have questions, either I or Finance Director
18 Jennifer Petit would be pleased to answer those.
19 I do want to thank Jennifer for her leadership
20 and that of her highly capable staff in working
21 to deliver this important financial product
22 annually to all the residents of the Town.

23 Let's talk about the FY '18 Budget and
24 budget increases. FY'18 will be the second

1 consecutive year in which I brought a budget to
2 the Board of Selectmen, the Finance Committee and
3 Town Meeting that includes that hiring of an
4 additional firefighter. It is the only full time
5 public safety position that's been recommended
6 for an addition, and again for the second
7 consecutive year.

8 I also want to note that, as Chief Dunne
9 will confirm, there was some earlier discussion
10 about additional needs in public safety and I do
11 want to take a moment to comment on that. In
12 addition to this being the second consecutive
13 year for a full time firefighter proposed to be
14 hired, in the Police Department with the
15 completion of the Consolidated Communications
16 Center, which was - just had gone live within the
17 past month or so, as I believe you're aware, the
18 Chief Dunne now has an additional police officer
19 in every shift for him to be able to manage and
20 assign to critical public safety tasks and
21 enhance safety in all our neighborhoods. Chief
22 Dunne has been anticipating that; with the cut-
23 over it's finally become available to him, and
24 what we intend to do is to evaluate what affect

1 that is having on public safety in the Town and
2 appropriately assess what the needs are in a
3 future budget year.

4 So, I just want to underscore that, with
5 the support of Town Meeting, we have been
6 enhancing our public safety services within this
7 town, within your existing budget, and living
8 within our means. And we anticipate that to
9 continue with your support.

10 As you'll note, the budget increases has
11 included a proposed Community Development
12 Director. We'll move beyond that. It also
13 included, as a reminder, the deletion of the
14 Assistant Wastewater Superintendent. That
15 continues.

16 The budget for FY'18 also includes
17 additional staff hours in the building area, in
18 health and in human services, and it also
19 includes a long-anticipated additional technician
20 in the Wastewater Department, and that's
21 consistent with the needs because of the
22 expansion in the wastewater area that's reflected
23 in the Little Pond Sewer Service Area that is
24 underway but nearing completion.

1 Budget increases continuing. 10.8
2 percent increase in health insurance. In the
3 budget that would begin July 1, that's about \$1.6
4 million.

5 The School Department budget increase is
6 2.3 percent, slightly over \$1 million. And I do
7 want to underscore what a pleasure it is in
8 working with Superintendent Nancy Taylor, Patrick
9 Murphy as the Finance Director there. Jennifer
10 Petit and I take particular pleasure in working
11 with our colleagues in the School Department
12 side.

13 We have a five percent increase in the
14 Retirement Assessment, representing \$368,146.

15 As you may be aware, we have 20 new
16 students attending the Upper Cape Regional
17 Technical School. That automatically translates
18 to an increase of \$418,000 that needs to be
19 budgeted to cover those costs.

20 We have \$350,000 in the FY '18 Budget
21 representing the need for a new solid waste
22 contract. The negotiations on that are
23 currently underway. We anticipate needing
24 additional resources in that ballpark.

1 The Fire Department's salary agreement,
2 which was a mediated settlement and was financed
3 previously with a stand-alone Town Meeting
4 article, now has to be incorporated routinely
5 into to FY - the annual budget. In this case,
6 FY'18. This represents an additional \$375,000
7 beyond what we had in FY '17 in the Annual
8 Budget.

9 The insurance, ESCO Project Debt and
10 Information Technology are an additional \$360,000
11 in the budget we're bringing to you now.

12 And I will step aside and have Finance
13 Director Jennifer Petit talk to you about one of
14 her favorite subjects, debt, on which she and her
15 colleagues do an incredible job in living within
16 our means, as you'll continue to see.

17 Jennifer.

18 [Applause.]

19 MS. PETIT: Thank you.

20 I just want to mention quickly, and I
21 want to thank the department heads and support
22 staff in the Finance Department; they do an
23 incredible job. And, you know, Tricia Favulli,
24 Patty O'Connell, Vicky Rose, Stacey Stokes and

1 Melanie Bush are real - assist a lot in what, you
2 know, when we put a lot of this together, and
3 they've done a great job. And I just, you know,
4 really wanted to mention that.

5 So, when you look at the FY '18 budget,
6 a big issue in the '18 budget, or I really
7 couldn't call it an issue, is really we're
8 incorporating the debt, a lot of debt into the
9 '18 budget. And we started that in FY '17. As
10 you know, a few years ago we voted \$100 million
11 in infrastructure projects for a water filtration
12 plant and also for the Little Pond Sewer Service
13 area. And when that was voted, we started the
14 project; now we had to put that financial plan in
15 place. And part of that financial plan was to
16 use our debt drop-off and other revenue sources
17 in order to support the tax levy not increasing
18 more than the allowable 2 ½ percent.

19 So, in the FY '17 budget we incorporated
20 principal and interest on thirty-one and a half
21 million dollars from the Mass. Water Pollution
22 Abatement Trust. And last December we refinanced
23 \$4 million in debt, and the Town bonded \$9
24 million since the interest rates were low, and we

1 rolled the cost of borrowing into the refinance.
2 So really what happened is we were presented with
3 a refinancing opportunity last year. And we had
4 a lot of short term debt. And in the financial
5 plan we were going to just keep the debt for
6 another year, but the interest rates were low; we
7 didn't know what was going to happen with
8 interest rates, we had a refinancing opportunity,
9 so a lot of our short term debt that we only pay
10 interest on, we went out to the market to issue
11 bonds so we'd start paying principal and interest
12 and take advantage of the low interest rates that
13 were outside of the Mass. Water Pollution
14 Abatement Trust.

15 So, because we did that, we did borrow
16 for or bond a second phase of the ESCO project,
17 which is within Proposition 2 ½, and I'll get to
18 that in a minute.

19 So the FY '18 budget includes principal
20 and interest on an additional 45 million dollars
21 of debt. Thirty-four million was from the Mass.
22 Water Pollution Abatement Trust. So the good
23 news is we've incorporated over \$70 million of
24 that hundred million into the budget, and we're

1 looking at the only tax increase would be the
2 allowable 2 ½ percent from Proposition 2 ½.

3 [Applause.]

4 MS. PETIT: Thank you.

5 Our debt policy. Last September, the
6 Board of Selectmen voted a - updated the
7 financial policy from 2006, and we updated it
8 substantially. And part of that is we really
9 wanted to incorporate what Town Meeting has been
10 hearing for a number of years, is that window of
11 opportunity, the debt drop-off and taking
12 advantage of that so not to artificially increase
13 the tax levy.

14 So, part of our debt policy, it does
15 state excluded debt and capital exclusions will
16 be issued in a manner that stabilizes the tax
17 levy over a number of years. The Finance
18 Director will maintain a financing plan that
19 calculates the current and future debt capacity.
20 And I'll show you the graph in a minute which I
21 have done.

22 THE MODERATOR: Ms. Petit, we're up at
23 ten minutes. So if you could just let us know
24 how much longer and we'll take a vote.

1 MS. PETIT: Five.

2 THE MODERATOR: Five more minutes.

3 All those in favor of an additional five
4 minutes for the budget presentation, signify by
5 saying aye.

6 [Aye.]

7 THE MODERATOR: All those opposed no.

8 [No.]

9 THE MODERATOR: The ayes have it by the
10 two-thirds and we'll continue on.

11 [laughter.]

12 THE MODERATOR: Ms. Petit.

13 MS. PETIT: Thank you. I'll move this
14 along.

15 The financing plan incorporates the
16 water rate increase voted by the Board of
17 Selectmen in May of 2016, and it also includes
18 the betterment revenue when Little Pond Sewer
19 Service Area is completed.

20 So there's an increase of 2.4 million of
21 principal interest in FY 2018. 2.2 million is
22 of additional excluded debt that will be offset
23 by 1.3 million from the Debt Stabilization Fund.
24 If you recall, we've been voting money into the

1 Debt Stabilization Fund because the original
2 financing plan we were sure when the Mass. Water
3 Pollution Abatement Trust, the Trust would go out
4 to bond, and so we're really - when they tell us
5 "We're going to bond, you have to start paying
6 principal and interest", we have to be ready for
7 that. So we're a little bit proactive. So
8 you'll see 1.3 million from the Debt
9 Stabilization Fund to offset that levy.

10 So, I know this doesn't comply with the
11 Rules in Town Meeting about font size and
12 everything, but there's so many numbers that go
13 to - oops - go to this - that I just want to
14 show. I don't think they have the red dot, but
15 just if you can pay attention to the far left
16 graph. That's like around 10.3 million. So
17 that's really where we stabilized our debt.

18 And, as you can see with all the other
19 different colors, we've incorporated new
20 projects. And you can see we've kept the levy
21 steady. We're going to have a little bit of
22 drop off in 2021, and the Senior Center's
23 incorporated into that, as well. It was, you
24 know, a future article at 9 ½ million. And I

1 wanted to show you all that because this is the
2 Financing Plan that I am to update periodically
3 according to the debt policy.

4 So, as you can see, the future debt
5 drop-off and all the projects that we're looking
6 at.

7 So, just to run through some things that
8 I've mentioned before and I've mentioned every
9 year: revenues and expenses. You know, we want
10 to make sure reoccurring revenues fund recurring
11 expenses. You don't want to use one-time
12 revenue for recurring expenses; you will get into
13 a deficit. And our reoccurring revenues are
14 four major ones, and it's calculated in the back
15 of your book in your Appendix you can see how we
16 calculate the tax levy and all the revenues that
17 we recommend to support the budget.

18 You have property taxes, state aid,
19 estimated local receipts and other available
20 funds, which are the special revenue and the
21 trust funds. A lot of that are separate
22 accounts that we use to transfer in to support
23 the debt.

24 One time revenues fund one time

1 expenses. Free Cash and reserves, you do not
2 want to use those, and it's part of our policy to
3 fund recurring revenue because it's unsustainable
4 - recurring expenses because it's unsustainable.

5 So, the property taxes. We have a 2 ½
6 percent levy capacity, Proposition 2 ½. We have
7 an estimated new growth. We estimated it at
8 around 700,000 this year. And, again, the Town
9 utilized its debt drop-off and more, issuing \$45
10 million in debt for FY '18.

11 Your Estimated Local Receipts are made
12 up of your motor vehicle excise, hotel/motel and
13 meals. The Selectmen voted a policy a few years
14 ago that your motel and meals tax is to be
15 funneled into the Capital Stabilization Fund,
16 which is in a separate article.

17 Then you have your departmental revenue,
18 which is your water and sewer, beach, licenses
19 and permits, ambulance and other.

20 In FY '18 we balanced the budget on a
21 projected of 18.9 million in estimated local
22 receipts. We did use additional water and sewer
23 revenue to offset budget increases for the new
24 water filtration plant and the wastewater plant

1 upgrades for the second year. That new
2 wastewater position is for the upgrade of the
3 wastewater treatment plant and that's the
4 additional sewer revenue that we'll be taking in.

5 And then I went over the other available
6 funds: your parking meter, embarkation fees; they
7 support public safety. Wetlands and waterways,
8 your energy receipts support the debt for the
9 wind turbines. Golf revenues, community
10 preservation debt, bond premiums - which will
11 come up in another article, and debt
12 stabilization.

13 I think I'm just repeating myself.

14 So, in the levy, we have 1.3 to offset
15 the tax levy, but we actually are transferring in
16 1.6 million from the Debt Stabilization Fund, and
17 what that is is 200,000 is for the principal and
18 interest on the ESCO. As I noted, when we took
19 advantage of the low interest rates for the ESCO
20 project, I wasn't planning on bonding, so I used
21 some of the rebates just to pay the first year of
22 the principal and interest. And I put in from
23 the Debt Stabilization fund. And the 137 that
24 we're transferring - and, if you remember with

1 the Library money that we voted at the last Town
2 Meeting, we transferred that into - well, that's
3 part of another article - putting it into the
4 Debt Stabilization because we had to get the
5 money off the books and it was excluded debt.
6 And we can't exclude it anymore, it has to be
7 within Proposition 2 ½.

8 And then we have our State Aid, which
9 we've level funded. Chapter 70, Education Aid.
10 Unrestricted Government Aid, which is the old
11 lottery. And then you have reimbursements; you
12 have School Choice reimbursement, which goes
13 directly to the School for their expenditure
14 without appropriation. And then we have Charter
15 School reimbursements that go into the General
16 Fund. And our Veteran's Benefits and property
17 tax exemptions.

18 We do have an increase in Veterans
19 Benefits in the budget, and that would be
20 supported for the money that we're getting in
21 from the state.

22 And this just shows you a pie chart of
23 really our sources of revenue and how it's, you
24 know, really divvied up to support the budget.

1 As you can see, 74.4 percent of that is from
2 Property Tax.

3 And then you have your operating budget,
4 and this gives you some percentages. It's a
5 good eye check, you know, to see where the budget
6 is going and those different categories that you
7 do see in your warrant booklet.

8 Educa - no, Health Insurance. In one
9 of the slides that Mr. Suso presented, there is a
10 10.8 percent increase in health insurance in the
11 rates this year. But the way - and, as you
12 know, and you can see, the way we've been
13 budgeting health insurance, we've been trying to
14 use a smoothing technique. So I only put five
15 percent in the budget because I have money in
16 there to support that other part of the increase.
17 If we were going to put a 10.8 percent increase
18 of health insurance in the budget, we'd be
19 looking at an additional 1.3 million, which
20 really is a budget buster.

21 And then you have your, you know, your
22 Retirement, your fixed cost increases,
23 contractual salary increases. We went over the
24 budget increases; Mr. Suso went over that.

1 And then we fund part of the budget but
2 are in separate articles. We do fund Reserves.
3 We have over a million dollars allocated to
4 Capital Stabilization. And these are really our
5 savings accounts: \$440,000 for your General
6 Stabilization. We do fund our Other Post
7 Employment Benefits. And we continue to fund
8 the Worker's Compensation Trust Fund.

9 And these are - we do have
10 appropriations that we have to incorporate into
11 our Estimated Revenue when we set the tax rate,
12 but they do not come to Town Meeting and do not
13 need a vote of Town Meeting. And really what
14 that is is our state assessments. We do have
15 assessments that we have to pay the state. And
16 our allowance for abatements, which we use to
17 offset when we issue an abatement for our
18 property taxes.

19 So, in conclusion, you know, this budget
20 was a difficult one. Probably one of the most
21 difficult ones I've put together since I've been
22 here. And but it allows for flexibility. We
23 were experiencing significant fixed cost
24 increases. And it continues the implementation

1 of further exploration of departmental
2 reorganization and cost saving measures.

3 Thank you.

4 THE MODERATOR: Okay, thank you, Ms.
5 Petit.

6 [Applause.]

7 THE MODERATOR: What we're going to do
8 now is we'll go through - this is an omnibus
9 budget, so it's not subject to the two amendment
10 restriction. We'll go through it section by
11 section. It's not a blanket; we're not going to
12 do any holds. I'm going to call it off section
13 by section; if you have questions or want to make
14 any amendments, do that when we get to the
15 section, and then we'll move on.

16 So the first section is Town Meeting.
17 Town Moderator. Selectmen/Town Manager.
18 Finance Department. Town Accountant.
19 Assessing Department. Town Treasurer/Collector.
20 Personnel Department.

21 Mr. Donahue. With a microphone,
22 please.

23 MR. DONAHUE: Bob Donahue, Precinct 3.
24 On Town Treasurer, Other expenses. And

1 I've noticed this through all the different
2 sections, there's other expenses. And these
3 other expenses seem to be large sums of money.
4 Like this one is \$222,220 of a total 533.
5 Shouldn't we list out what those others are or
6 could you tell me what those other things, other
7 expenses are? The Library is three hundred some
8 odd thousand other expenses. Um. I don't know.
9 It's certainly not for staples.

10 THE MODERATOR: Yeah, we can go through
11 -

12 MS. PETIT: The other, as you noted, a
13 lot of the - most of the departments have Other
14 expenses. It is listed in the budget, which is
15 online. It goes line item by line item. But
16 we vote Other expenses. And to get directly to
17 your question for the Treasurer/Collector's
18 Office, one of the - you know, we spend \$50,000 a
19 year in postage when we mail the tax bills. So
20 those are the other expenses.

21 We also have administrative fees in
22 there for the -for some of our borrowings from
23 the Mass. Water Pollution Abatement Trust. So
24 there's various expenses: postage, milage, you

1 know, maintenance, leases of computers - not
2 computers but really copy machines, things of
3 that nature.

4 THE MODERATOR: Personnel Department.

5 Legal Department. Mr. Duffy also
6 wanted me to let you know that we have some
7 copies of the report, the case reports, up front,
8 here, if anybody wants to take them. They're
9 also available online.

10 Finance Committee. Reserve fund.

11 Information Technology. Geographical

12 Information Systems. Town Clerk. Elections.

13 Conservation Commission. Planning

14 Department. Zoning Board of Appeals. Building
15 Department. Health Inspection.

16 Police Department. Ms. Putnam.

17 MS. PUTNAM: Rebecca Putnam, Precinct

18 9. Now I'm on the appropriate part, I would
19 like to add to the Police Department to Salaries
20 and wages \$52,377, which should cover a step one
21 police officer to be added.

22 THE MODERATOR: It's \$52,377?

23 MS. PUTNAM: Correct.

24 THE MODERATOR: To line item 95.

1 Discussion on addition of \$52,377 to line item
2 95.

3 Mr. Lowell.

4 MR. LOWELL: Nick Lowell, Precinct 5,
5 I'm a member of the Finance Committee.

6 I'd just like to remind Town Meeting
7 that the Finance Committee goes very carefully
8 through this budget, line by line. We review
9 the personnel, et cetera. And adding a new
10 position or funding a position in this case is
11 just not advisable. The budget, you could think
12 of it perhaps as a Jenga tower; adding or
13 removing pieces is not recommended on the Town
14 Meeting floor.

15 Thanks.

16 THE MODERATOR: Okay, Mr. Herbst.

17 MR. HERBST: [No mic:] I've got a
18 loud voice [inaudible].

19 THE MODERATOR: We're going to need it
20 for the record, though.

21 MR. HERBST: I just wondered don't we
22 have - Ralph Herbst, Precinct 8.

23 Don't we have to provide a funding
24 source when we make these kinds of things? So

1 is this going to come from Certified Free Cash?

2 THE MODERATOR: So, what I'm going to
3 do is if you guys vote for this, then we're going
4 to ask for the adjustment on raise and
5 appropriate.

6 MR. HERBST: Thank you.

7 THE MODERATOR: You've got some wiggle
8 room after removing the other line item.

9 Mr. Putnam.

10 MR. PUTNAM: Thank you, Brent Putnam.

11 And, to Mr. Lowell's comment, I would
12 point out as you just mentioned, Mr. Moderator,
13 that we have \$104,000 for a position that we
14 decided not to fund this evening, so there is a
15 little bit of wiggle room here.

16 THE MODERATOR: Mr. Netto.

17 MR. NETTO: Joe Netto, Precinct 9.

18 I'd like to speak against the addition
19 of putting this patrolman. I don't think that
20 this is our job as Town Meeting members to get
21 into the daily operation of the personnel plan.
22 You may find that surprising, but I do agree with
23 Mr. Lowell.

24 Also, it's a one-time source this year.

1 I know it would be built into the budget. But I
2 think we would be better off letting those people
3 who are in charge of personnel present us with a
4 position that has been well thought out of and
5 well funded. So I would speak against the
6 additional funds for this position. Let's do the
7 process the correct way.

8 Thank you.

9 THE MODERATOR: Mr. Putnam.

10 MR. PUTNAM: All right, so let's point
11 out a few obvious things.

12 Brent Putnam, Precinct 9.

13 This is a position that is in the
14 Classification, as we've been told earlier this
15 evening. So it's already in there. We were
16 told it wasn't funded. We decided not to fund a
17 position for \$104,000 which, by the way, was
18 going to be funded in perpetuity. I don't
19 imagine it was a one time expense, so we were
20 going to hire a \$104,000 position for one year
21 and then call it quits.

22 So, we have \$104,000 to work with. And
23 we all know that there are concerns about public
24 safety and it's a reasonable argument to make

1 that we can take half of that, apply it to the
2 Police Department to fund one of these approved
3 but unfunded positions. We're not toying with
4 the Town's Classification Plan. We're not
5 questioning management because management has the
6 unfunded position there.

7 It was just a question of: was the money
8 there for it or not. And since we have \$104,000
9 to work with, we don't want that position. We
10 struck it from the Classification Plan. It was
11 budgeted. It's available to use, folks, in
12 perpetuity, because we were going to fund that
13 \$104,000 position every year for the next God
14 knows how many years.

15 It's a no-brainer. Let's go for it.

16 THE MODERATOR: Okay, Mr. Clark.

17 MR. CLARK: Peter Clark, Precinct one.

18 I disagree with this amendment, this
19 suggestion. I feel we should not be adding
20 personnel on this floor. When people were
21 arguing about what was lacking in this community,
22 it ran across six or eight departments. There
23 are lots and lots of departments in which added
24 personnel might be helpful, and we can't balance

1 those needs. It's not our job. We should
2 leave that and let it be decided not here.

3 Thank you.

4 THE MODERATOR: Mr. Lowell.

5 MR. LOWELL: Nick Lowell, Precinct 5.
6 I'd like to call the question on this amendment.

7 THE MODERATOR: Okay. Motion to close
8 discussion on the amendment.

9 All in favor, signify by saying Aye.

10 [Aye.]

11 THE MODERATOR: All those opposed no.

12 [None opposed.]

13 THE MODERATOR: The opinion of the
14 chair is that the no's have it unanimously and
15 the question will come on the amendment to add
16 \$52,377 to line item 95. All those in favor of
17 the addition, signify by saying aye.

18 [Aye.]

19 THE MODERATOR: All those opposed no.

20 [None opposed.]

21 THE MODERATOR: The opinion of the
22 chair is that the nos have it by a majority.

23 Anything else on the Police Department.

24 Fire Department - oh, yes, Mr. Donald.

1 MR. DONALD: Yeah, I have a question
2 going back to the Legal Department. Apparently
3 the Finneran report is presented in paper copy to
4 us tonight. It's a little bit - it's a little
5 tardy, here, and it would be really nice to have
6 it presented before Town Meeting so we could all
7 see it.

8 THE MODERATOR: Okay, it was on the
9 website last week and we brought a -

10 MR. DONALD: Last week?

11 THE MODERATOR: - couple copies.

12 Yeah, we brought printed copies to Town
13 Meeting.

14 MR. DONALD: Okay, sorry, I didn't -

15 MR. DUFFY: It was also here last
16 night. It's been on the website since last
17 week, as the Moderator said.

18 THE MODERATOR: Fire Department.
19 Consolidated Communications Department. Marine
20 & Environmental Services.
21 Facilities Maintenance. Administration
22 and Engineering. Highway Department. Snow and
23 Ice Control. Street Lighting. Vehicle
24 Gasoline. Waste Management Facility. Solid

1 Waste Collection. DPW Wastewater Utilities.
2 DPW Water Utilities. Revewable energy. DPW
3 Parks.

4 School Department. Upper Cape
5 Vocational School.

6 Clinics and Nurses. Council On Aging.
7 Veterans Services. Commission On Disabilities.
8 Human Services.

9 MS. AGUIAR: Mr. Moderator.

10 THE MODERATOR: Yes, Ms. Aguiar.

11 MS. AGUIAR: Deborah Aguiar, Precinct
12 9.

13 Can someone tell me what 214 is,
14 Outmigration Prevention, what it does and so
15 forth?

16 THE MODERATOR: Yes, Ms. Cordeira.

17 MS. CORDEIRA: Good evening. I'm Karen
18 Cordeira. I'm the Director of the Human Services
19 Department.

20 Let's see. I do have a presentation
21 for you.

22 As you can see, we've changed - or we're
23 proposing to change the funding strategy for the
24 Human Services Funds that has been in existence

1 for quite some time. For more than 30 years,
2 you've been funding the Operatign Budget of 17 -
3 approximately 17 agencies each year. Those 17
4 agencies were the same each year.

5 Most of those agencies 30 years ago were
6 in their infancy and Town Meeting was looking to
7 support the development of those programs and
8 those programs are now strong and stable
9 organizations. So the Human Services Committee
10 conducted a year long strategic review of trends
11 and community needs in Falmouth and on the Cape,
12 as well. And they came up with five key areas
13 of unmet needs. The full report can be located
14 on the Human Services - falmouthhumanservices.org
15 website.

16 The first need is homeless prevention,
17 which many people have talked about here at
18 length.

19 Outmigration is really the disappearance
20 of the age group between age 25 and 44, which is
21 a Cape-wide phenomenon that we've been seeing.
22 On the Cape as a whole there's been a 26 percent
23 decline in one decade of that particular age
24 group. That's what we're calling outmigration:

1 where we're having the migration in of elders,
2 we're having an outmigration of this particular
3 age population.

4 We also have mental health needs of
5 increasing depression and anxiety among adults
6 and children, as well. Substance abuse issues
7 have been talked about extensively here. I'll
8 just pass over those because I think you're
9 pretty well aware of those kinds of issues. And
10 there are some other support services that are in
11 existence but not as maybe as highly recognizable
12 as the initial four.

13 As a result of this needs assessment,
14 the Human Services Committee is recommending a
15 revision to the funding policy that you have been
16 funding for many years. What they're suggesting
17 is that you consolidate the Human Services funds
18 - and in the past, it's been about 92, 93,000
19 dollars a year - into the five identified unmet
20 needs. And utilize competitive requests for
21 proposals to address those needs.

22 And then to track the progress that
23 we're making to alter some of the trends that
24 we're seeing, and periodically review and revise

1 the areas of unmet needs every five years or so,
2 so that we can stay abreast of current changes.

3 We're hoping that this new strategy will
4 keep the funding up to date with how things are
5 progressing in the Town, what new needs are
6 arising, what progress we're making to address
7 the needs that we've documented in the past, and
8 that it will be a strategy that will grow with
9 the Town and the changing needs.

10 So, the budget, where you see a lot of
11 zeros, this is actually what we're proposing to
12 fund. And FY '18 is on the left and we're
13 proposing \$20,000 for homeless prevention;
14 \$20,000 for the outmigration reduction, which is
15 strategies to change that trend of young adults,
16 young working adults moving off Cape; 17 for
17 Mental Health; 26,7 for Substance Abuse; and ten
18 for other Support Services.

19 Does that answer your question enough
20 about outmigration?

21 FROM THE FLOOR: No.

22 MS. AGUIAR: No.

23 THE MODERATOR: So, we've had - you
24 see the line items in Human Services, and over

1 the years we had accepted organizations that we
2 were giving little pots of money to; and we still
3 have those listed here. The shift in the
4 philosophy is to go to these five programmatic
5 areas to set some priorities within those areas
6 for each year, put out competitive grants and
7 then to put impact funding into the community to
8 address those areas. Outmigration being one of
9 them, being that age category that Ms. Cordeira
10 mentioned as one of those five priority areas.

11 So, as we transfer into that five
12 priority area, these individual line items will
13 not exist in the future in the budget. They'll
14 be the five areas of the unmet needs and those
15 would be competitive applications for community
16 impact need.

17 Ms. Cordeira had the opportunity to
18 present this to the Citizens Academy members that
19 are currently participating, and they had a lot
20 of good questions about it. And this will be
21 Ms. Cordeira's last Town Meeting as our Human
22 Services Director, and I want to thank you on
23 behalf of the Town for the work that you've done
24 over the years as director, but particularly -

1 [Applause.]

2 THE MODERATOR: - for bringing this
3 innovative way of funding our future unmet needs.

4 [Applause continuing; standing ovation.]

5 MS. CORDEIRA: Thank you.

6 I can give you a tad more information
7 about outmigration. When we put out a request
8 for proposals for this \$20,000, we required that
9 agencies that were sending proposals to us had to
10 address one of the following four issues. They
11 had to either provide supports for family
12 households whose income falls below a hundred
13 percent of the area median income in order to
14 cover basic living expenses, or they had to
15 increase training, mentoring and advancement
16 opportunities within small businesses or not for
17 profit organizations to positively impact long
18 term employment, or they had to increase housing
19 opportunities for young families to remain on or
20 move to the Cape; or they had to increase the
21 engagement of young people in civic opportunities
22 and enhance their knowledge of Cape-wide issues.
23 So those were the types of proposals we
24 were looking for to address what we're calling

1 outmigration.

2 THE MODERATOR: Okay, further
3 discussion on Human Services.

4 Mr. Putnam.

5 MR. PUTNAM: Thank you, Mr. Moderator,
6 Brent Putnam, Precinct 9.

7 Question about these programs. Sounds
8 like a great idea, but how do we measure success?
9 How do we know that the money that we're putting
10 towards these programs are actually achieving the
11 results that we're hoping for?

12 MS. CORDEIRA: This is part of the
13 request for proposals that we put out, is that
14 the organizations that were submitting a proposal
15 had to build in measurements, and they're -
16 depending on the proposal they're submitting,
17 they're required to measure the outcomes that
18 they say they're going to achieve.

19 So. And the Human Services Committee
20 will be tracking that.

21 THE MODERATOR: Mr. Dufresne.

22 MR. DUFRESNE: Motion to go beyond the
23 eleven -

24 THE MODERATOR: Motion to go beyond

1 eleven o'clock. All those in favor of going
2 beyond eleven o'clock, signify by saying aye.

3 [Aye.]

4 THE MODERATOR: All those opposed no.

5 [No.]

6 THE MODERATOR: The ayes have it; we'll
7 go past eleven o'clock.

8 Any further Discussion on Human
9 Services? Yeah, Ms. Wilson.

10 MS. WILSON: Holly Wilson, Precinct 1.

11 I'm looking around and it doesn't appear
12 that people around me have a copy of what Karen
13 put up on the screen. There's stacks of them
14 out in the foyer, along with a lot of other
15 information that was to enhance our ability to
16 understand what's going on during this meeting.

17 Thank you.

18 THE MODERATOR: Okay, Ms. Connolly.

19 MS. CORDEIRA: Those were also handed
20 out at Precinct meetings, so people may have read
21 them earlier.

22 THE MODERATOR: Ms. Connolly.

23 MS. CONNOLLY: Hi. Annie Connolly,
24 Precinct 6. I'm on the Falmouth Human Service

1 Committee.

2 We have worked as a committee, really
3 quite diligently under Karen's and her
4 professional staff's guidance to review the
5 variety of unmet human service needs in Falmouth.
6 I would strongly encourage you to pass this as
7 presented and not hold it or amend it or do any
8 of that other stuff.

9 Additionally, we have a vacancy, I
10 believe, on the committee. Two, two vacancies.
11 So if you'd like to join us, we'd love to have
12 you.

13 Thank you.

14 THE MODERATOR: Okay, Further
15 discussion on Human Services.

16 Ms. Aguiar.

17 MS. AGUIAR: Deborah Aguiar, Precinct
18 9.

19 Quickly. I'm looking at the rest of
20 the Human Services and there are an awful lot of
21 zeroes. Now, just so I can understand, is this
22 being combined next year or what is the story on
23 that? I'm a little confused.

24 THE MODERATOR: Ms. Cordeira.

1 MS. CORDEIRA: Yes, the funding, in
2 the past, you funded 17 agencies with these
3 small amounts. And you can see the agencies
4 listed here and all of the small amounts. Those
5 all added up to what we're recommending be
6 distributed now just to five unmet - to address
7 five unmet needs. So we're no longer going to
8 be funding the operating budgets of these 17
9 agencies.

10 Does that make sense?

11 FROM THE FLOOR: Yes, yes.

12 THE MODERATOR: Okay, Falmouth Public
13 Library. Recreation Department. Beach
14 Department. Bikeways Committee.
15 Retirement. Unemployment. Health
16 Insurance.

17 Yes, Mr. Noonan.

18 MR. NOONAN: I just have a question on
19 the health insurance. You had mentioned that you
20 only carried a five percent increase and there
21 was a 12 percent increase. So should we look
22 for a larger increase next year? In other
23 words, if it goes up ten percent, am I going to
24 look at a 17 percent increase?

1 MS. PETIT: I have a slide.

2 If you could put that up real quick, if
3 you don't mind. It's Article 33.

4 And it will just answer your question
5 and just kind of -

6 Okay, so if you look at this graph, you
7 have a line graph with the black line. That has
8 been our rate increases over the last few years.
9 As you can see, the rate increases are high. We
10 have some savings in the budget, and what we've
11 been doing, even in the year when we had a 1.8
12 percent increase, we still put like 3 ½ in there
13 because we're building a savings in that budget.

14 As you can see, what we're budgeting
15 health insurance has been seven, six and five.

16 Now, if the rates are going to continue
17 to climb more than, you know, five to seven
18 percent, then those two lines will meet at some
19 point. But it really is a smoothing technique
20 so I don't have to look at the budget and try to
21 come up with like one point - you know, 3 million
22 one year and then maybe 400,000 the next.

23 So, no, we're good right now. And
24 you'll notice in another article we'll be

1 transferring some money.

2 THE MODERATOR: Okay, Life Insurance.
3 Medicare Tax. Other Employee Benefits. Court
4 Judgments. Town Insurance.

5 Long Term Excluded Debt. Long Term
6 Unexcluded Debt. Short Term Debt.

7 Any further discussion on the Fiscal '18
8 Budget? Hearing none, then the question will
9 come on the main motion as presented by the
10 Finance Committee.

11 All those in favor, signify by saying
12 Aye.

13 [Aye.]

14 THE MODERATOR: All those opposed no.

15 [None opposed.]

16 THE MODERATOR: The Ayes have it
17 unanimous.

18 Do we want to do one more or do you want
19 to call it a night?

20 All those in favor of adjourning,
21 signify by saying Aye.

22 [Aye.]

23 THE MODERATOR: All those opposed no.

24 [No.]

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THE MODERATOR: The ayes have it and

I'll see you at 7:00 tomorrow.

[11:00 p.m. Whereupon, Town Meeting adjourned.]

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BARNSTABLE, SS

I, Carol P. Tinkham, a Professional Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the foregoing is a true and accurate record of Night One of the Falmouth Annual Town Meeting, taken by me on Tuesday, April 4, 2017. To the best of my ability the within transcript is a complete, true and accurate record.

In witness whereof, I have hereunto set my hand and Notary Seal this 13th Day of May, 2017.

Carol P. Tinkham, Notary Public
My Commission Expires:
April 5, 2024

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