



## **Board of Selectmen** **Public Meeting Minutes** **November 13, 2018**

*The regular meeting was called to order at approximately 6:00 p.m. in the Town Hall Hearing Room by Chairman Holcomb. Selectmen present: Tracy Post, Mike Stone, and Mark Forest. Also attending: Yarmouth Town Administrator Dan Knapik and Yarmouth Assistant Town Administrator, Chris Dwelley.*

### **1. Public Announcements & Comments**

*Christine Greeley updated the Board on the Yarmouth Substance Awareness Committee and Vineyard Wind.*

*Vida Morris asked the police department to better coordinate public information campaigns.*

### **2. Dennis-Yarmouth School Information Meeting**

Town Administrator Dan Knapik reviewed the presentation by Perkins Eastman, the design and architecture firm retained for the project. If the project passes the ballot on December 4<sup>th</sup>, the Massachusetts School Building Authority (MSBA) would vote on funding the project on December 12<sup>th</sup>. The site selection process, development of the educational program, site plan, cafetorium, separate administration offices, traffic patterns, and design concepts were discussed. School construction cost estimate is \$503 per square foot, which would have been \$250 per square foot in 2010. MSBA reimburses a maximum of \$333 per square foot. Interest rates and competition for contractors and materials are the cost-drivers. Unreimbursed costs include the auditorium, USDA food storage space, central IT space, turf fields, site costs, demolition, furniture and technology, soft construction costs, and legal fees. The projected cost is almost \$117 million, and the projected population is 940 students. The maximum total grant is approximately \$44 million. The projected annual tax impact on the median single-family home is \$188.00. Chairman Holcomb asked for public comment.

Vida Morris asked for clarification on the cost of the auditorium and reimbursement rate. Hillary Mederios, Precinct 5, asked if central administration was going to be moved into the new building; it is not. Regarding the old Mattacheese School, it will be turned back to the Town and a Town Meeting vote will determine its ultimate disposition.

Selectman Post explained the process used to convert the MacArthur and Simpkins Schools.

Barb Lavoie asked about the regional agreement, and the declining student population. The status of negotiations on the regional agreement and MSBA's research on the student population were discussed. Town Administrator Dan Knapik advised that there is a list of over 100 items that can be modified or eliminated from the proposal if need be. Ms. Lavoie also expressed concern the project was not discussed or voted at Town Meeting. Mr. Knapik explained that the process began with MSBA, and there was not enough information available at the time of Town Meeting. Also, this is a school committee project and it voted not to bring the question to town meeting, which is why the selectmen are holding public information sessions.

Paul MacIntyre of Studley Road suggested selling Mattacheese and using the money to pay for the new school. The schools are leased to the District and will not be available to the Town until after the new school is complete. He also asked why the buildings are in such bad condition. Mr. Knapik explained flaws in the state funding system, such as “rewarding” communities with the worst buildings, and a preference for new construction over repairs or renovations. Only 15% of school funding applications get approved annually.

Joyce Flynn thanked all who worked on this project and commented on the flexible space design. Kristin Sullivan-Stone initiated discussion on the cost of repairs versus new construction. Selectman Post noted that based on the educational program voted by the school committee, it became ineligible for renovation reimbursement. Ms. Sullivan-Stone cited possible transportation efficiencies and energy savings as reasons she considered a new building to be the better investment. She also noted three local programs and one state program to help seniors pay their taxes.

Jim Cullen, District 1, asked what happens if the vote is “no” and 120 days elapse. Mr. Knapik advised that the District would have to start from scratch. A lengthy discussion of various options and scenarios followed. Selectman Post questioned the viability of the regional agreement. In the event the question fails, she would support a K-7 school for Yarmouth. Chairman Holcomb noted that a new agreement is needed because under the current agreement, Dennis’s share of the cost could go down, and Yarmouth’s could go up, which would be unsustainable. Selectman Stone did not support putting things on hold, and reviewed the general history of the regional agreement negotiations. He cited the upcoming capital expenditures like the DPW building, M. E. Small, and wastewater. There was agreement that the state funding formulas are inadequate.

Chris Greeley, Precinct 6, asked about the ultimate Pre-K – 3 school configurations, and the terms of the bond.

School Committee Liaison Joe Tierney suggested that if the vote passes, negotiations on the agreement can continue. Selectman Post suggested that if the vote passes, Dennis will not change the agreement.

Sharon Weimer asked if a Town Meeting vote is needed on the regional agreement, which it is. She noted that Yarmouth has voted overrides for the past two years and the regional agreement should be split 50/50 for capital.

Chairman Holcomb announced two more public information sessions. Absentee ballots will be allowed.

### **3. Presentation of Retirement Citation to Jim Armentrout**

Chairman Holcomb read and presented a citation on the occasion of James Armentrout’s retirement.

### **4. Public Hearing**

a. Golf Fee Hearing (1<sup>st</sup> Hearing). Chairman Holcomb read the legal notice into the record. No written comments were received.

**MOTION: To move that the Board of Selectmen open the public hearing.**

**Motion by: Tracy Post**

**Seconded by: Mike Stone**

**Yea 4 Nay 0**

Kristin Seymour introduced the Golf Enterprise Committee and presented the proposed golf rates for 2019, which include a one-time \$150 capital charge for annual passes. New options include the Gold and Silver Passports. The 10-play cards are proposed to be eliminated. In an effort to encourage younger players, those fees would remain the same or be reduced in some cases. Dynamic pricing will be instituted, with the cap on greens fees at \$96.00. The price would be lowered during slow times. The Committee expects a \$60,000 increase in revenue. Cart fees and club rental fees would also increase slightly.

There was no public comment. Ms. Seymour explained that the one-time capital fee would go toward capital debt. It is expected to raise \$120,000. Members were advised of the fee at a recent membership meeting. Director of Community Services Pat Armstrong was not able to estimate if the new fee structure will make golf self-sustaining. There is \$600,000 in outstanding debt, and \$300,000 needed to cover operating expenses. The proposal is not as drastic as what the consultant recommended. Chairman Holcomb pointed out the \$200,000 gap in projected revenue and expenses, and the lack of savings for capital needs. The Committee is hoping to eliminate the 5% cap on fee increases. Selectman Post asked for Town Counsel review of the capital fee.

Committee member Andy Martin suggested one membership level of \$1200 - \$1500. Ms. Seymour pointed out that this will be the first year with all 45 holes open since course renovations began, and the Committee needs a full year to evaluate how to move forward. In an effort to maximize the Links Course, a Links only membership is proposed. Discussion on converting the Links to a solar farm followed.

Chairman Holcomb suggested that the "freebies" with the passport levels are unnecessary. Ms. Seymour explained that they are incentives to maximize course use. The Committee is moving in a direction that is hopefully acceptable to members and taxpayers, but there is a limit to how much members can pay. There was discussion about the drawbacks of hiring a management company, including fee structures and lack of course maintenance. Chairman Holcomb asked the Committee to present a pro forma at the next hearing and projections of the impact of the proposed changes. The Board reviewed and discussed the 5% cap section of the bylaw.

**MOTION: To move that the Board of Selectmen continue the public hearing to November 20.**

**Motion by: Tracy Post**

**Seconded by: Mike Stone**

**Yea 4 Nay 0**

b. Recreation Fee Hearing (1<sup>st</sup> Hearing). Chairman Holcomb read the legal notice into the record.

**MOTION: To move that the Board of Selectmen open the public hearing.**

**Motion by: Tracy Post**

**Seconded by: Mike Stone**

**Yea 4 Nay 0**

Recreation Commission Chair Matt Andrews introduced members of the Commission and presented the proposal to increase recreation fees to accommodate the increases in minimum wage. Director of Community Services Pat Armstrong explained that the fees for Flax Pond and sailing programs would increase 20% in FY20 and 5% per year over the next three years. Fee increases are capped by the Department of Revenue. There was no public comment.

**MOTION: To move that the Board of Selectmen continue the public hearing to November 20.**

**Motion by: Tracy Post**

**Seconded by: Mike Stone**

**Yea 4 Nay 0**

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Ms. Armstrong explained that Lorusso Lodge rental fees have not increased since it began hosting events five years ago. The facility has been well-received and revenues are up; however, expenses have also increased, particularly labor costs. There is now reliable data to support rate increases which have been kept in line with other local venues. There was no public comment.

**MOTION: To move that the Board of Selectmen continue the public hearing to November 20.**  
**Motion by: Tracy Post                      Seconded by: Mike Stone                      Yea 4    Nay 0**

## 5. Town Meeting Attendance Proposals

Assistant Town Administrator Chris Dwelley presented the Board with voter survey results and recommendations compiled by the Charter Review Committee, which asked for feedback. The Committee suggested moving Town Meeting away from Saturday for one meeting; holding a spring and a fall Town Meeting; making the meeting an "event," for example, combined with the Volunteer Appreciation Breakfast.

The Board supported a "preview meeting" to prepare voters and answer questions; better use of social media to inform the public; keeping the meeting moving (going through a dry run); offering food; and splitting the meetings.

## 6. Board of Selectmen

a. Upcoming Agenda Review: November 14<sup>th</sup> public forum on the regional agreement, school building, and future mitigations for capital projects. Questions will be accepted via social media.

b. Individual Items: None

## 7. Town Administrator Items

a. Consent Agenda:

**MOTION: To move that the Board of Selectmen approve the Consent Agenda.**  
**Motion by: Tracy Post                      Seconded by: Mark Forest                      Yea 4    Nay 0**

## 8. Adjourn

**MOTION: To move that the Board of Selectmen adjourn the meeting.**  
**Motion by: Tracy Post                      Seconded by: Mike Stone                      Yea 4    Nay 0**

Meeting adjourned at approximately 10:30 p.m.

Respectfully submitted,



Linda Dennehy

## DISTRIBUTED MATERIAL AGENDA PACKET

- Dennis-Yarmouth School Information Presentation
- Yarmouth Golf Fee Hearing Presentation
- Recreation Fee Hearing Presentation
- Town Meeting Attendance Proposals
- 2018 BOS Upcoming Agenda Items Schedule
- Memo to BOS from Senior Services dated September 1, 2018 re: Gifts
- Memo to BOS from Senior Services dated October , 2018 re: Gifts
- Letter to BOS from Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs dated October 31, 2018 re: Environmental Bond Bill
- Letter to Town Administrator from MassDOT dated October 22, 2018 re: Chapter 90 Apportionment for FY2019
- Department of Public Utilities Notice dated November 1, 2018 re: NSTAR Three-Year Energy Efficiency Plan