

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
MONDAY, APRIL 10, 2023 – 6:30 P.M.

LAWRENCE SCHOOL
113 LAKEVIEW AVENUE
FALMOUTH, MA 02540

ROOM 105

Present: Nancy Taylor, Chair; Onjalé Scott Price, Vice Chair; Sam Patterson; Doug Brown; Scott Mr. Zylinski.

Staff Present: Peter Johnson-Staub, Interim Town Manager.

OPEN SESSION

1. Call to Order by Chair Taylor at 6:30 p.m.
2. Pledge of Allegiance

BUSINESS

1. Discuss/Vote Motions and Reports to Special Town Meeting and Annual Town Meeting as Needed

Mr. Johnson-Staub orally previewed/summarized all agenda items for the Board, referring to a memo in the Select Board packet entitled *Preliminary Report for April 10, 2023*, and dated April 7, 2023.

a.

Ms. Scott Price made a motion to amend Line 9 under the Select Board/Town Manager to \$696,246. Mr. Zylinski seconded the motion. Vote: Yes-5. No-0.

b.

Mr. Zylinski made a motion to amend Line 175 under DPW Parks to \$1,118,027. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

Mr. Johnson-Staub noted that the total of the funds remains unchanged.

c.

Mr. Johnson-Staub explained that they are asking the Finance Committee to indefinitely postpone Article 28 because of ongoing dialogue between Water Department staff and the U.S. Airforce (USAF) regarding this cleanup. The USAF is funding most of the cost of bringing the wells online, but not this particular phase of the project. In the article it said funds would not be used unless the Airforce would reimburse the full cost. They will take some time to pursue other funding opportunities, see what can be negotiated with the USAF and bring it back to Town Meeting in November. No Select Board action is needed for this item.

d.

Article 32 – Amend Flow Neutral Bylaw requires action on the part of the Select Board as described in the packet. Staff has been engaged in dialogue with Massachusetts Department of Environmental Protection (DEP). The purpose of the article is to modify the bylaw to meet the requirements of DEP to qualify zero interest loans for wastewater projects. They just came back with a final set of revisions to the bylaw, so there will be a new main motion. It has been emailed to town meeting members.

Mr. Zylinski made a motion to move a new Main Motion for Article 32 as presented by the Wastewater Superintendent in the packet. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

2. Discuss, Consider and Vote Date for November 2023 Town Meeting
Mr. Zylinski made a motion to set the November Town Meeting date to Monday, November 13, 2023. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

3. Acting as Trustees of the Falmouth Affordable Housing Fund, discussion and vote to reduce previously approved funding amount, and change legal entity receiving funding, for affordable, age-restricted housing project at 24 Scranton Avenue & 763 Main Street

Linda Clark, Falmouth Housing Corp., stated that there is a reduction in the Town subsidy for this housing project because additional funds were received from the Cape Light Compact.

Mr. Johnson-Staub explained they want to reduce the dollar amount and make a change to the entity receiving the funds to a for-profit LLC needed to receive the tax credits.

Mr. Patterson made the following motion: “The Board, acting as Trustees of the Falmouth Affordable Housing Fund, previously voted to grant \$4,800,000 to the Falmouth Housing Corporation for the Scranton and Main Project. Falmouth Housing Corporation has advised they will only need \$3,785,000 of said award. Mr. Patterson moved, we now award the requested decreased amount of \$3,785,000 to the Falmouth Housing Corporation.” Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

Mr. Patterson made the following motion: “The Board, acting as Trustees of the Falmouth Affordable Housing Fund, previously granted an award to the Falmouth Housing Corporation. Since then, Falmouth Housing Corporation has created a limited liability company (LLC) for the Scranton and Main Project, Scranton Main LLC. Mr. Patterson moved, we now grant the award in the amount of \$3,785,000 to the newly created entity, Scranton Main LLC.” Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

4. Other Business As Needed

Chair Taylor stated that she filed a disclosure in Town Clerk’s office today, the 23(b)(3) form, in advance of the Falmouth Affordable Housing Fund discussion, in case there are any questions.

5. Adjourn

Ms. Scott Price made a motion to adjourn at approximately 6:46 p.m. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary