Town of Falmouth Select Board
Regular Meeting Minutes

Monday, July 14, 2025, 6:30 PM
Senior Center
Old Silver/Surf Drive Program Room
780 Main Street, Falmouth, MA 02540

Select Board:

Present: Robert P. Mascali, Chair; Heather M. H. Goldstone, Vice-Chair; Douglas C. Brown; Jack Richardson; Colin Reed

Absent: None

Others present: Peter Johnson-Staub, Assistant Town Manager

OPEN SESSION – 6:00 PM

EXECUTIVE SESSION - 6:00 PM

a. M.G.L. c.30A s.21(a)(3) – to discuss strategy with respect to collective bargaining – AFSCME Local 1636, Unit A (various administrative, technical and maintenance staff)

b. M.G.L. c.30A s.21(a)(3) - Review and consider approval of a proposed workers' compensation settlement for a School employee

OPEN SESSION - 6:30 PM

Call to Order – Chair Mascali called the meeting to order saying the Board's executive session had concluded. He asked Mr. Johnson-Staub to discuss the executive session with respect to the AFSCME contract. Mr. Johnson-Staub said that an agreement had been reached on the collective bargaining contract for the fiscal years 2026 through 2028. He said the Board voted its approval this evening.

Pledge of Allegiance – Led by the Select Board

Proclamation – Mr. Reed read out the proclamation to declare July 2025 Cape Verdean Month in Falmouth. Alice Kociemba made additional remarks summarizing the work and benefits of the Cape Verdean Museum and Cultural Center. Barbara Burgo also made some additional supportive remarks.

Recognition –
Mr. Reed recognized the library for its annual book sale, with over $80,000 sold.

Announcements –
Mr. Mascali announced 1) the upcoming meeting reviewing the details connected with the disposition of lands for affordable housing; and 2) that the drought has been reduced and relevant details would be posted on the Town's website.

Public Comment –
Michael Finegold, 88 Palmer Ave. – said there is an opportunity to extend the Shining Sea Bikeway by removing the Falmouth secondary line – said the extension would get pedestrians and cyclists off the road – said it would drive revenue from residents and tourists – said a new track could be built from Joint Base Cape Cod to the Cape Cod Canal rail line, inland and away from the coastline – said it could lead to increased use of rail – said the secondary track is not used by the 4 Upper Cape towns – said the opportunity is now due to the planned Bourne Bridge replacement – acting immediately is crucial – asked the Board to support the removal of the Falmouth secondary.

CONSENT AGENDA

a. Administrative Orders

1) Consider a vote to accept a donation from the Teaticket Civic Association in the amount of $600.00 to the Veterans' Department donation account to be utilized for the purposes of supporting Falmouth Veterans in need

2) Authorize Town Manager to File Applications and Execute Agreements for SRF Loan for Great Pond (TASA) Phase 1 Sewer Project

3) Vote to execute a Sewer System Infrastructure Easement between the Town of Falmouth and the owners of 32 Pearl Lane

4) Consider a vote to appoint the Falmouth Elks Lodge No. 2380 nominee Lt. Col. Elizabeth S. Sweeney as representative to the Veteran's Council Committee

5) Consider a vote to appoint the Veterans of Foreign Wars (VFW) nominee Ahmed A. Mustafa as representative to the Veteran's Council Committee

6) Consider the approval of a letter of support for H3391, an Act relative to government surplus supply **(Held by Mr. Richardson)**

Motion by Mr. Reed: Excluding #6, to approve the Consent Agenda Second: Dr. Goldstone
Vote: Yes – 5 No – 0

Mr. Richardson commended the advocates of the bill and Rep. Moakley for his leadership.

Motion by Mr. Richardson: To consider the approval of a letter of support for H3391, an Act related to government surplus supply Second: Mr. Brown Vote: Yes – 5 No - 0

PUBLIC HEARINGS
Mr. Reed recused himself and left the room.
Dr. Goldstone read out the hearing notice.

<u>Wetland/Dock Hearing - Woods Hole Oceanographic Institution - for a special permit pursuant to Section 240-14.8 of the Zoning Bylaw for its Complex for Waterfront Access to Exploration and Research (CWATER) project which will require dredging and filling in connection with the replacement of the existing waterfront dock, construction of a new waterfront building and associated site amenities at 86 Water Street, Woods Hole in the waters of Great Harbor</u>

Mr. Johnson-Staub briefly summarized the item for the Board, referring to *Item Report 5.a.* in the Select Board packet. He said it was an important project for the Woods Hole Institution and for the Falmouth community and extended region. He said work has been done at the Conservation Commission regarding this project and permits, and that the Town did hire an engineer for independent review, which resulted in some adjustments made to the plan.

Rob Munier, VP for Marine Facilities and Operations at WHOI, provided the Board a brief overview of the project and introduced two other members of his team. He said the project is the infrastructure of what allows WHOI's work to happen. He said it will be a phased project. His presentation included approximately 8 screens of information about WHOI and the project itself.

Next, Attorney Eliza Cox reviewed the requirements of the special permit and why the project is eligible for it. She also reviewed the permitting from various boards and agencies that has occurred to date. She said every request for a permit has been granted.

Dwight Dunk from Epsilon Associates summarized the project related to wetland work and its impacts. His information included wetland mitigation measures.

At this point, Dr. Goldstone recused herself from discussion of this issue out of an abundance of caution regarding perception of a conflict of interest and left the room. Atty. Cox then said that because it is a special permit, 4 votes would be required.

Due to 2 Board recusals and the need for 4 votes, Chair Mascali said that the Board would take a 5-minute recess to contact Town Counsel related to this matter.

At the conclusion of the recess, Dr. Goldstone, who had returned to the meeting, said her husband was employed by WHOI but not related to ship-going operations. She said she had recused herself out of an abundance of caution and the perception of conflict of interest, but after consultation with Town Counsel, it was deemed that there is no actual conflict of interest. She said both she and her husband will be filing the paperwork related to perception of conflict of interest after the meeting.

Atty. Cox said the presentation was concluded and asked if the Board had questions.

Mr. Richardson asked how sea level rise and worsening storms would impact this project. Rob Munier explained how they would raise the level of the dock over a series of steps. Chair Mascali asked about the dock's life expectancy. The answer was 80 years from an engineering perspective.

Dr. Goldstone asked if the order of conditions that extends for three years would be an issue for the construction time for the project. Dwight Dunk said no. He said they would be seeking extensions when necessary. Atty. Cox explained when and how those extensions would be sought. Dr. Goldstone also asked how the planned green space would be accessible to the public. Rob Munier explained how the fully built project would be phase-dependent and also provided details of the secure access that would be in place prior to completion.

Mr. Brown asked about the timeline for the implementation of the project and funding. Rob Munier said that the issue is complicated, but assured the Board that in all cases, they would be able to start and finish each phase with funding in hand. The dock would be first, he said, before the buildings.

Acknowledging the number of Woods Hole attendees in the room, Mr. Richardson asked when the work would be done and if it would be off-season. Rob Munier said much of the dock work would be done from the sea, but not all could be and there would be congestion. He said the full construction plan has not yet been completed due to on-going project refinements but said they are working on mitigating traffic issues.

Catherine Bumpus, Pres. of the Woods Hole Community Assn – said the project has changed since its earliest days – said she encourages more work being done from the sea – said there will be hurdles and that good communication will be important to keep things moving in the right direction.

Judy Laster, Woods Hole – said she supports the project – asked that a detailed traffic plan be attached to the permit that is given – said that kind of planning should be required for any project of significant public impact.

Mr. Richardson asked if the Board could add the traffic plan to the application at this time. Mr. Johnson-Staub said the traffic requirement is probably more relevant to a Planning Board special permit than a wetlands special permit.

Chair Mascali expressed confidence that the applicant will develop such a plan and mitigate any traffic issues.

Motion by Mr. Brown: To close the hearing Second: Dr. Goldstone Vote: Yes – 4 No - 0

Mr. Brown said this is something that needs to be done and the applicant has everything in order. Dr. Goldstone said she appreciates the amount of work with the Conservation Commission and state officials to work out the mitigation plan and all the details of this, because it's a lot.

Motion by Chair Mascali: That the Board approve a special permit pursuant to Section 240-14.8 of the Zoning Bylaw for its Complex for Waterfront Access to Exploration and Research (CWATER) project which will require dredging and filling in connection with the replacement of the existing waterfront dock, construction of a new waterfront building and associated site amenities at 86 Water Street, Woods Hole in the waters of Great Harbor consistent with the application filed hereto Second: Mr. Richardson
Vote: Yes – 4 No - 0

Mr. Reed returned to the room.

BUSINESS - 7:00 PM
<u>Discuss concerns regarding traffic congestion and other public safety matters related to the Steamship Authority terminal construction project</u>
Mr. Johnson-Staub summarized the item for the Board, referring to *Item Report 6.a.* in the Select Board packet. Chair Mascali added that he suggested Mr. Davis come before the Board to explain the Steamship Authority's plans. He acknowledged the expressed concerns of many people, but that tonight's discussions would be limited to the traffic, parking, and safety issues related to the construction of the terminal. He said he would also allow public comment.

Bob Davis, General Manager of the Steamship Authority, began by introducing the following: Peter Jeffrey, board member from Falmouth; Mark Amundsen, COO; Allison Fletcher, director of shoreside operations; and Sean Driscoll, communications director. He gave a brief overview of the history of the need for the new terminal and the process that has unfolded. He outlined the challenges related to traffic and safety due to the project's location. Using approximately 12 screens, he showed the Board what steps had been taken to address traffic and pedestrian concerns. Next, Sergeant Oliver from the Falmouth Police Dept. informed the Board of how police details were being scheduled and used to help control traffic congestion and assist traffic flow.

Board discussion and questions with the Steamship Authority personnel included the following issues:

- The possibility of staging at Palmer Ave. during construction time
- When construction would occur on exterior and interior of the terminal building
- The possibility of using the Cataumet lot for staging and how it would work
- That traffic congestion may partially be the result of customers ignoring the caution that there is no parking at Woods Hole, and possible review of sailing times for 4 vessels in use
- Focus on the necessity of keeping work during the peak season to the interior of the building
- The number of drop-off spots for ride share users and problems related to ride share use
- The importance of engaging with ride share operators to facilitate the process and the SA's responsibility to address this situation
- The importance of emphasizing good communication between the authority and the Town
- The importance of a joint traffic flow study beyond what we have already done
- That long term plans should include a holding lot for short-term parking and ride share users, much like airports have done and where those spots might be
- Concerns about speeds of vehicles as they enter the WH Village area

At this point, Peter McConarty, DPW Director, reported on the use of jersey barriers in the area. He said on Luscombe and Railroad, they will remain as they are now. Regarding the barriers on SSA property, he explained how they might be moved to create a better situation in that area.

Mr. Richardson asked the SSA to acknowledge that the construction this season has had an impact on the traffic. Mr. Davis said they have had to adapt their operations, and they are getting better at that. He said he would look at the lease for the barriers on the bikepath, and he believed it required an 8-foot path, not 10. Chair Mascali said he would appreciate their taking a look at that.

Chair Mascali said he would allow public comment limited to three minutes, non-duplicative, and related to impacts on traffic and parking in Woods Hole.

Public comment:
Damien Kuffler, Woods Hole – said the statements from the SSA on external vs. internal construction were contradictory – said the mitigating actions have been taken only recently – said there is still chaos there – said there is no forethought to what has been done – noted the contradiction around the width of the bikepath - said he is not impressed so far – said the process is slow and chaotic. (Chair Mascali clarified the issue between the 8-foot and 10-foot requirement regarding the bikepath.)

Becky Lash, Woods Hole – said she has huge concerns around safety – said classes she teaches have visited Juniper Point for many years – said the Town's beach near the Coast Guard is a favorite place – said students are walking through the dangerous congested area – said it feels quite dangerous – said there was an incident with 7- and 8-year olds getting to the Coast Guard dock with big trucks trying to turn.

At this point, Chair Mascali asked the person who was recording to identify himself.
Eric Hynes, Woods Hole, member of the board of the Children's School of Science – wants to continue to work toward what Becky Lash was talking about for the children ---(Chair Mascali reminded the speaker that this comment period is related to the construction project this summer, not other things going on in Woods Hole for years.)

Mr. Hynes continued – referred to the trucks Ms. Lash was talking about – said this is the first summer teachers have come to the Board to say this isn't safe for children – asked the Board to think about not only what is happening on the SSA property, but all the overflow traffic that is happening on Juniper Point and School St. (Chair Mascali said the Board is aware of the issues and may have a future meeting in Woods Hole to hear those concerns, but this is not the night to have those discussions.)

Adam Meehan, owns Falmouth Taxi – said he has an issue with only 4 parking spaces – said the ride share system is ridiculous – says he has nowhere to park when dropping people off – said the barriers are a problem – asked where the cab stand is – said no one can make it to the back parking lot – said there is no access to the SSA lot for pick-ups – said there is no solution – (Mr. Davis said the back spaces are for permit holders.) – said he needs a better solution – said he follows all rules as a business owner and needs better solutions.

Suzanne Kuffler, Woods Hole – said she has comments from a new citizen's action group on MV – said people who use the ferry service think expanded hours would not mitigate the safety issues or congestion – said they want solutions that will work for all communities – said we do have that group's support. (Mr. Mascali said the Board appreciates the support from the MV group.)

Mary Musacchia, 12 Wilson Rd. – said the enabling act is for necessities and adequate transportation for the island – said the construction exacerbates every problem we have in Woods Hole – said the 4 spots are often empty because no one is going to wait in line to use them – said no one uses the steps put in place so far – says more is needed than little signs that appear once on Palmer Ave. – said more is needed to effectively communicate how to use the ferry service – said the problem has just gotten worse over the years – said you can't keep trying to put more and more cars in the same little space – said those children on the bikepath trying to cross the road are at risk – said all efforts are a day late and a dollar short – said that over the years, the SSA's behavior has repeatedly shown that safety is not its primary concern because its actions speak louder than its words

Dawna Hammers, Woods Hole Rd. – said the bikepath is very narrow and curved and congestion creates hazards with traffic, shuttles, and pedestrians – said its dangerous and confusing – said elders have trouble getting to the boat – said customers call it death alley.

Judy Laster, Woods Hole – said the Board has the authority to require the SSA to give it proper planning for the site as well as impact on the surrounding community– said businesses in Woods Hole are greatly impacted by more than just the safety issues happening on the site, but also by the traffic coming into the village – if people think they can't come into the village, that puts them out of business – requested that the Board demand proper planning that is implementable – said their time matters, not the SSA's.

Chair Mascali summarized past practice regarding communication with the SSA and said that progress could be make if there is constructive dialog and listening to the community.

Mr. Brown asked Mr. Davis if there is anything taken away from this meeting that could be implemented right away. Mr. Davis said that due to the situation with the construction site right now, nothing could be done in the next few weeks. He said they could work with the Town on pick-up and drop-off areas. Mr. Brown said that the situation is coming to a crisis point and relief is needed now. He asked if the SSA could return to the Board with creative ideas for change. Mr. Davis said that regarding the construction schedule, he did not see much opportunity for relief other than prolonging the construction period into the fall of 2026. Again, Mr. Brown asked for immediate creative relief with traffic flow. Mr. Davis suggested reservation-only to minimize vehicle traffic looking for an earlier ferry, as well as working more closely with the terminal manager to address the situation.

Sergeant Oliver explained that part of the problem where the parking used to be for the cab stand is due to the ride share programs and how they use the space. He offered an idea for where to put those cars to be a safer situation.

At this point, Chair Mascali ended the public comment on this item and said anyone who wished to comment further could submit comments in writing. There was some disagreement called out from attendees who were present and had wanted to speak over ending the comment period. Chair Mascali reiterated that public comment was ended and called for a five-minute recess to allow people to leave the room.

<u>Report - Affordable Housing Committee</u>

David Garrison, Chair of the affordable housing committee, orally presented his report, which included updates related to staffing, the Falmouth Affordable Housing Fund and the need for additional funding, the need for recurring funding from other sources, RFPs for development of housing, and other strategies for addressing housing needs for members of the community.

Mr. Richardson asked what other steps the Board could take beyond funding. Mr. Garrison said it really is all about resources. He is looking for action, but the biggest need is resources.

Mr. Reed asked what the best way is to engage with all the housing entities to update the strategic plan most effectively. Mr. Garrison noted that the recently updated housing production plan is already working, and it is important to capture the flow of the HPP and build it into the strategic plan.

Mr. Brown said the Town would have to come up with additional projects. Mr. Mascali said the Town will have to work with developers in innovative ways. Mr. Garrison outlined some ways the Town is already making progress and said to keep doing those things, but that there is always more to do.

Mr. Richardson asked if the Town should look more into multi-family home models. Mr. Garrison said the Town has no real rental market, so yes, the Town needs to get into the rental market. This is a regional issue, he said.

<u>Report - Solid Waste Advisory Committee</u>

Alan Robinson, chair of the solid waste advisory committee, narrated approximately 7 screens of updated information on the work of the committee, including the improvements at the facility on Thomas Landers Rd. and the potential for a regional facility at Joint Base Cape Cod, solid waste trends in Falmouth, and other successful, imaginative actions in trash reduction. Mr. Robinson's presentation also included ways to improve messaging regarding the need to reduce trash. The presentation concluded with critical needs for the committee's work and requests of the Board, as well as appreciation for community engagement and response.

Dr. Goldstone appreciated the drop in trash tonnage and asked how Falmouth compares with other towns. Mr. Robinson said it's hard to come up with numbers due to the number of part-time residents. But in the winter time, it is good to see a reduction, so Falmouth is making a difference there, although there could be improvement on recycling, he said.

Mr. Reed commented on communication needs, and that the message isn't getting across to everyone. He commended the fix-it clinic. He cautioned against over-regulation and suggested focusing on implementation. Mr. Robinson offered thoughtful response to these comments.

Mr. Brown suggested stickers to place on recycling bins to remind people how to use them. Mr. Robinson agreed it was a good idea.

Mr. Richardson agreed that good communication is key, especially with seasonal residents.

Board members thanked Mr. Robinson for the work of the committee.

Discuss and consider a vote to approve fiscal year-end transfers

Mr. Johnson-Staub summarized the item for the Board, referring to *Item Report 6.d.* in the Select Board packet. He commended the department and finance staffs for the great job on the budgeting process.

Motion by Mr. Brown: To approve the transfers as presented Second: Dr. Goldstone
Vote: Yes – 5 No - 0

Chair Mascali held the next two items on the agenda:

Receive Town of Falmouth June 30, 2024 Annual Comprehensive Financial Report (Audit) and Letter to Select Board (Held)

Discuss and consider a vote to approve the Fiscal Policy with Proposed Amendments (Held)

Discuss sewer betterment policy for the Great Pond Phase 1 Sewer Project

Amy Lowell, Wastewater Superintendent, began her presentation focusing on two betterment method options - fixed uniform rate and uniform unit method, betterment allocation, and allocation of construction engineering and police detail costs. She continued to narrate approximately 15 screens of information, updating the Board on the project details/costs. Ms. Lowell noted her recommendations for action to the Board.

Chair Mascali asked how the recommended action regarding allocated costs might differ from what was done for the Little Pond sewer project. Ms. Lowell said that for Little Pond, the engineering and police detail costs were 100% covered as part of the betterment. Chair Mascali said, “So they were included in the 70/30 split.” Ms. Lowell said yes. She did go on to say that in Little Pond, there was not as big a component of the project that was serving future sewer areas.

Mr. Brown asked if the police details and engineering were taken out, what would the number be? Ms. Lowell said $25,210, which is a maximum estimate.

Ms. Goldstone questioned a figure on Table 6 regarding multi-family units. Ms. Lowell said they are defining anything zoned as single family as one SEU, regardless of number of bedrooms. Ms. Goldstone said, looking at it as an equity issue, she was thinking about the potentially disproportionate impact on smaller multi-family units. She also asked about sewer privilege fee and how that would work regarding future growth/development or new construction in the area. Ms. Lowell responded with a detailed explanation, making the point that a betterment is to pay for the cost of a project, but you can assess other fees related to other impacts, such as additional flow. The sewer privilege fee allows the Town to do that. She gave examples of how this would work.

Chair Mascali asked how it worked in the Little Pond area regarding redevelopment. Ms. Lowell said the sewer privilege fee is relatively new and came after redevelopment in the Little Pond project. She said the privilege fee is a way to account for the additional cost to the Town for additional flow.

Mr. Brown presented a scenario where a developer buys one home, tears it down, and builds a 10-unit building, and asked how the SEU/privilege fee would work. Ms. Lowell responded with a way the situation would likely be handled.

Public comment:

San Dignas, East Falmouth, Precinct 3 – asked about the 70/30 rule – recalled past discussions at Town Meeting of equity and the split seemed to go to 60/40 – asked what happened and if the Town was convinced it should pay more.

Ms. Lowell acknowledged that it was confusing and wished it were simpler. She said again that part of this project is for future sewer service. She further explained the rationale behind determining allocated costs. She assured that the Town Meeting vote was being honored here and reviewed the information on the applicable table. She said the Board now has to think about how it wishes to account for construction, engineering, and police details.

Tom Walrath, Precinct 3 – Regarding the 60/40 split, asked if this project, due to its location involving Rt. 28, will need more police detail than Maravista. Ms. Lowell explained how the area will be serviced by the project's sewer infrastructure and said that component was not in the former project. Mr. Walrath urged the Board to do what is fair and equitable to the people who live in the area and urged them to use Ms. Lowell's skill set if they have any questions before the vote in two weeks.

Jeff Thomas, Precinct 3 – asked for details of a grinder pump – said they have a defined life span. Ms. Lowell said this issue needs to be addressed again, and that the Board would be working on a grinder pump policy. Chair Mascali said the grinder pump issue will be taken up in the future.

There was brief discussion about a future forum on this issue and what that forum would include. Ms. Lowell said the information at the end of July was not intended to include information on grinder pump policy. She understood that the policy in the end lies with the Select Board. She went on to provide a general timeline for grinder pump use and sewer project completion. Decisions about the grinder pumps, while important, she said, are not as time-urgent as are decisions about the betterment and the construction contract, which goes out to bid in the fall.

Mr. Brown said he thinks the Board should do everything it can to reduce the cost of this project, perhaps by taking out the police details and engineering to get it down to $25,000. Ms. Goldstone said the police details are for public safety. Regarding engineering, the 60/40 split makes sense. She said she would lean toward 60% of engineering costs go into the betterment assessment but no police costs. Mr. Richardson agreed, saying police costs should be non-negotiable.

<u>Consider a request from ArtsFalmouth, Inc. for a waiver of the special event permit fee for the Artisans at the Harbor events on Thursdays from July 3 through August 28, 2025</u>
Mr. Johnson-Staub summarized the item for the Board, referring to *Item Report 6.h.* in the Select Board packet.

The applicant, Marilyn Rowland, was present and explained the importance of getting the waiver for her group. The name of the event has changed but the committee has remained the same.

Motion by Mr. Richardson: To approve the request from ArtsFalmouth, Inc. for a waiver of the special event permit fee for the Artisans at the Harbor events at Marina Park from July 3 through August 28, 2025.
Second: Mr. Brown Vote: Yes – 5 No - 0

<u>Review and discuss terms for request for proposals (RFP) to lease Falmouth Country Club</u>
Mr. Johnson-Staub presented the information with slides and by referring to *Item Report 6.i.* in the Select Board packet. He said they are trying to find the right balance between having financial requirements for bidders that assure the Town a reasonable return but are not so onerous that potential operators are not interested. He showed a screen with a breakdown of the costs. Another screen showed golf revenues from 2006 to 2019. Another showed a revenue and cost forecast illustrated on a graph. A table showed RFP minimum payment options, and additional charts further detailed the options. With all scenarios, the operator pays the Town's property taxes every year. Mr. Johnson-Staub said Option 1 is better and explained why.

Chair Mascali asked Mr. Johnson-Staub to explain the 10-year renewal option and how it would work. Mr. Johnson-Staub said it would be by mutual agreement, either party can decide not to renew, but if both are happy, there is an opportunity to negotiate the terms. There would be no need, then, to begin again with an RFP. He reviewed the benefits of the 10-year renewal option.

Chair Mascali said he preferred Option 1 and explained why.

Mr. Brown said he was a little concerned over not addressing the capital plan, especially if the bidder doesn't know the club that well. Mr. Johnson-Staub said there would be an inventory of the equipment as an appendix to the lease, and the bidder could inspect the course as part of the process. Chair Mascali said there was also a prepared analysis of the future needs of the golf course that would be available. Mr. Brown suggested including language that acknowledges the Town's commitment to capital improvements when needed. Mr. Johnson-Staub explained the value of identifying, with the selected operator, which improvements are the most important and where the ability to share costs might exist.

Dr. Goldstone acknowledged the Town's capital commitment over the next ten years and how meeting that is important. She asked Mr. Johnson-Staub about the previous and current leases including a revenue share from food and beverage, and why that was not included in the options he presented. Mr. Johnson-Staub explained his thinking that if the private operator is retaining 100% of the profit, maybe they would be more inclined to invest in the product, such as better-quality food choices. Mr. Mascali noted that the facility itself doesn't lend itself to having a more active food and beverage concession.

Mr. Reed asked about the capacity of the golf course. Where would the increase in revenue come from? Are we letting the bidder decide how they are going to increase to meet the goals put out in the 3 scenarios? Mr. Johnson-Staub said that is correct. We may not be at maximum capacity, but we are close to it. Mr. Reed said the increase has to come from somewhere, so if there is an increase in fees, would that deter golfers. He said the Town has to cover bills and asked how much debt we want to take on.

There was brief discussion about the fees at Falmouth Country Club and if they would need to increase, and if so, what would that mean for revenue if golfers didn't come. Mr. Reed thought the club could outprice itself if it goes too high.

Carey Murphy, chair of the golf advisory committee – said we own those buildings – said the club is at its maximum after aggressively seeking members – said the course runs well – said the balance needs to be there and we've had a quality operator there – said now we're making money and we'd retire the note in 10 years and the numbers will change – said Peter's done a tremendous amount of work.

Mr. Richardson said it's important not to restrict the bidder, and to keep the fees affordable.

Mr. Johnson-Staub noted that the minimum requirements now being proposed are substantially less than they were for the previous 10 years. We learned from the previous RFP, he said. With the mix in Option 1, he said there is not too much pressure on the operator to raise fees.

Mr. Johnson-Staub confirmed that Board consensus is for Option 1 with $425,000 minimum base rent and a 25% minimum revenue share.

Mr. Mascali tabled the next item:
<u>Review and discuss the Town's Entertainment License Regulation</u> (Tabled)

<u>Discuss and consider reaffirming Select Board opposition to the Steamship Authority's continued use of a 5:30 AM ferry service</u>
Mr. Johnson-Staub briefly reviewed the context of the item for the Board. He said the letter in the Select Board packet was drafted by residents to reinforce the position previously taken by the Board in opposition to the 5:30 AM ferry. Chair Mascali said he has circulated a slightly edited version of the drafted letter and asked Board members to take a look at that red line version. He said it in no way lessens the Board's position regarding the 5:30 ferry; it is really only messaging/language changes with respect to the Select Board and its position. He gave an example of

one of the edits – the section referring to "broken promises" – and read aloud the language edit and the reason for it. He said he thought the red line version was a better letter conveying the Board's strong opposition to the 5:30 AM ferry.

Dr. Goldstone sought and received clarification from Chair Mascali that the Board had sent a previous letter to meet a deadline of a hearing possibly closing, but this is the follow-up, detailed draft letter outlining specific examples and issues.

Mr. Brown asked for clarification for the edit on the bottom of p. 2. Chair Mascali gave his reason for the edit, striking the phrase "The Town of Falmouth has identified…" because the Town hadn't identified the possible solutions. They had already been put forward.

Motion by Dr. Goldstone: To approve the letter as amended reaffirming the Select Board's opposition to the Steamship Authority's continued use of the 5:30 AM ferry service Second: Mr. Richardson
Vote: Yes – 5 No - 0

Announce November 2025 Annual Town Meeting schedule
Mr. Johnson-Staub briefly explained the schedule to the Board, saying the final product is a little earlier than in the past.

Motion by Mr. Brown: To approve the date schedule as presented Second: Dr. Goldstone
Vote: Yes – 5 No – 0

COMMITTEE INTERVIEWS
Interview and consider a vote to appoint committee member: Recreation Committee - Carrie Shanahan

Ms. Shanahan gave a brief history of her connection to the Gus Canty center and work history – said her children went through the recreation programs and she has been a volunteer coach – said she has a degree in recreation and teaching – said she has time to give back now.

Chair Mascali asked where she would like to see the Recreation Committee go. Ms. Shanahan said she has a good partnership with Julie, and she would like to focus on playing fields. She said she sees beautiful facilities all over the country and "would like to see us work on that in Falmouth."

Motion by Mr. Richardson: To appoint Carrie Shanahan to the Recreation Committee Second: Mr. Brown
Vote: Yes – 5 No – 0

MINUTES
Review and consider a vote to approve minutes of meeting: Public session - June 30, 2025

Motion by Mr. Brown: To approve Second: Mr. Richardson Vote: Yes – 5 No - 0

TOWN MANAGER'S SUPPLEMENTAL REPORT
None

SELECT BOARD REPORTS
Mr. Reed asked about the skipped items from the agenda, *Business - Items e and f*. Chair Mascali said he held those items, and the finance director had been informed of that.
Mr. Brown reported on the following:

- Attended the inter-municipal Waquoit Bay meeting with Mashpee, Sandwich, and Falmouth

Mr. Richardson reported on the following:
- Attended the opening of the Hatchville fire station
- Attended The 300 Committee's annual meeting

Dr. Goldstone reported on the following:
- Attended the most recent Human Services committee meeting

Chair Mascali said he had hoped to get a matrix regarding committee liaison assignments out to members, but he will try to do so for the next meeting.

FUTURE AGENDA ITEMS
Mr. Richardson suggested reconsidering the potential extension of the bikepath, especially in light of the federal funding situation.

Chair Mascali said he would like to get the evaluation reports on the agenda for July 28. He said he would get goals from Mr. Renshaw that he has been working on over the past year.

Mr. Brown said the Cops and Cars car show raised $54,832 dollars for Tommy's Place.

Mr. Richardson said his family used to own the Elm Arch Inn, now Tommy's Place, and praised what the organization does for the community.

ADJOURN
Motion by Dr. Goldstone: To adjourn Second: Mr. Richardson Vote: Yes – 5 No - 0

Respectfully submitted,
Carole Sutherland, Recording Secretary