



Town of Barnstable Town Council

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Councilors:

Paul Hebert
President
Precinct 3

Jessica Rapp Grassetti
Vice President
Precinct 7

Gordon Starr
Precinct 1

Eric R. Steinhilber
Precinct 2

Britt Beedenbender
Precinct 4

David W. Bogan
Precinct 5

Paul C. Neary
Precinct 6

Debra S. Dagwan
Precinct 8

Tracy Shaughnessy
Precinct 9

Matthew Levesque
Precinct 10

Kristine Clark
Precinct 11

Paula Schnepf
Precinct 12

Jennifer L. Cullum
Precinct 13

Administrator:
Cynthia A. Lovell

Administrative
Assistant:
Kelly Crahan

MEETING AGENDA

**February 27, 2020
7:00 PM**

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOMENT OF SILENCE**
- 4. PUBLIC COMMENT**
- 5. COUNCIL RESPONSE TO PUBLIC COMMENT**
- 6. TOWN MANAGER COMMUNICATIONS**
- 7. ACT ON MINUTES (Including Executive Session)**
- 8. COMMUNICATIONS- from elected officials, boards, committees, staff commission reports, correspondence and announcement**
 - **Council Workshop on Short Term Rental DRAFT Regulations (Discussion Only)**
- 9. ORDERS OF THE DAY**
 - A. Old Business**
 - B. New Business**
- 10. ADJOURNMENT**

NEXT REGULAR MEETING: March 5, 2020

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2020-136	Appropriation and Transfer Order in the amount of \$400,000 Of Community Preservation Funds for the creation of four affordable rental units located at 560 West Main Street, Hyannis, MA (Refer to Public Hearing 03/19/2020)	18-19

Approve Minutes; February 06, 2020

Please Note: The list of matters, are those reasonably anticipated by the council president, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Council may go into executive session. The Council may also act on items in an order other than they appear on this agenda. Persons interested are advised, that in the event any matter taken up at the meeting remains unfinished at the close of the meeting, may be put off to a continued session of this meeting, and with proper notice. Anyone requiring hearing assistance devices please inform the Town Clerk at the meeting.

A. OLD BUSINESS (Public Hearing) (Roll Call 2/3 vote)

BARNSTABLE TOWN COUNCIL

ITEM # 2020-080

INTRO: 02/06/2020; 02/27/2020

**2020-080 APPROPRIATION AND LOAN ORDER IN THE AMOUNT OF \$220,860
PURSUANT TO TEMPORARY REPAIRS TO PRIVATE ROADS PROGRAM
FOR CERTAIN PRIVATE WAYS REGARDING GOODVIEW WAY,
BARNSTABLE VILLAGE**

ORDERED: That the sum of **\$220,860** be appropriated for the purpose of making temporary repairs to Goodview Way in Barnstable Village, a private road within the Town of Barnstable, and that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, be authorized to borrow \$220,860 under and pursuant to Chapter 174 of the Acts of 1994, as amended by Chapter 350 of the Acts of 2014 or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that in accordance with M.G.L. c. 44, §20, any premium received by the Town upon the sale of any bonds or notes authorized by this order, less any such premium applied to the payment of the costs of issuance of such bonds and notes, may be applied to pay such project costs, thereby reducing the amount authorized to be borrowed by this order by a like amount; and that the Town Manager is authorized to contract for and expend the appropriation made available for these purposes, and for these purposes assess betterments in accordance with M.G.L. c. 80, and further that the Town Manager is authorized to accept any grants or gifts in relation thereto.

SPONSOR: Gordon Starr, Councilor, Precinct 1, Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Rationale
- ___ Public Hearing
- ___ Close Public Hearing
- ___ Council Discussion
- ___ Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2020-080
INTRO: 02/06/2020; 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: February 06, 2020
SUBJECT: Appropriation and Loan Order in the amount of **\$220,860** pursuant to Temporary Repairs to Private Roads Program for certain private ways regarding Goodview Way, Barnstable Village.

BACKGROUND: Chapter 174 of the Acts of 1994, as amended by Chapter 350 of the Acts of 2014, authorized the Town to borrow funds to repair and improve private roads within the Town. Under this Program the abutters to roads being repaired can be charged betterment assessments for 100% of the actual costs of repairs which they can elect to pay in one lump sum or over a period of up to 20 years (with interest). This road will not be taken by the Town of Barnstable and will remain a private road. A majority of the property abutters to Goodview Way, Barnstable Village have expressed an interest in having repairs made to their private road and 69% of the abutters have signed a Consent and Acknowledgement Agreement for Betterment Assessment. The proposed work includes engineering design, installation of new drainage structures, removal and replacement of the existing roadway pavement, cleaning of existing drainage structures and final restoration.

The cost of improvements: Estimated as \$220,860 with a cost per 13 abutters, distributed as 12 full shares and one half-share, not to exceed \$17,670 per abutter full share and \$8,840 per half share.

FISCAL IMPACT: There is no cost to the Town, as all costs will be covered by betterments assessed on the abutters. The town will issue a bond to cover the cost of the repairs and use the revenue collected from the betterment assessments to make the annual loan repayments on the bond.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager requests favorable action by the Town Council.

STAFF SUPPORT: Daniel W. Santos, P.E., Director of Public Works

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM# 2020-081
INTRO: 02/27/2020**

2020-081 ACCEPTANCE OF A 2020 SUSTAINED TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT IN THE AMOUNT OF \$22,603 FROM THE EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY, OFFICE OF GRANT AND RESEARCH, HIGHWAY SAFETY DIVISION

RESOLVED: That the Town Council does hereby accept a Sustained Traffic Enforcement Program (STEP) Grant in the minimum amount of **\$22,603** up to a potential total amount of \$44,000 from the Executive Office of Public Safety and Security, Highway Safety Division for the purpose of funding Barnstable Police Department overtime costs of conducting traffic enforcement patrols at specific locations during specific days and times of the year and associated data entry administrative costs, and that the Town Manager is authorized to contract for and expend the grant funds for the purpose stated herein.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
_____	_____
_____	_____

- Read Item
- Rational
- Council Discussion
- Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2020-081
INTRO: 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Matthew K. Sonnabend, Chief of Police
DATE: February 27, 2020
SUBJECT: Acceptance of a 2020 Sustained Traffic Enforcement Program (Step) Grant in the amount of \$22,603 from the Executive Office of Public Safety and Security, Office of Grant and Research, Highway Safety Division

BACKGROUND: In December of 2019 the Department received notice that they qualified for application to the 2020 Sustained Traffic Enforcement Program Grant (STEP) in the amount of \$44,000. While we applied for \$44,000, our initial award was reduced to an award of \$22,603, but may be potentially increased incrementally over the grant period to the maximum amount of \$44,000. The main concept of the program is to enable the Barnstable Police Department to schedule traffic enforcement patrols on specific times of year and days when our data shows crashes and injuries are highest within the community. High Visibility Enforcement (HVE) patrols during these times, raise the perception of a greater risk of getting stopped and helps deter impaired, distracted and un-belted drivers. Eligibility is determined using crash data from two data collection tools utilized by the State - - the Massachusetts Traffic Records Analysis Center (MassTRAC) and the Data Driven Approaches to Crime and Traffic Safety (DDACTS). Based on this crash data, the Town of Barnstable is considered a “hotspot” for improving traffic safety that could lead to an overall improvement in key traffic safety categories as outlined by the Commonwealth. There are a total of 16 departments in the Commonwealth invited to make application for this grant.

ANALYSIS: Acceptance of this grant will assist the Department in targeting specific traffic intersections that have had a history of serious and/or excessive traffic accidents. The goals set in our grant application are as follows:

- To decrease fatalities 100% from 1 during calendar year 2019 to 0 in 2020
- To decrease inattention crashes by 30% from 275 during 2019 to 192 in 2020

GRANT DETAIL: The grant award will be expended on overtime to conduct enforcements at the following ten locations and also to cover the extensive data entry requirements of the grant:

- Falmouth Road @ Route 28
- Iyannough Road @ Route 28
- Iyannough Road @ Route 132
- Osterville West Barnstable Road
- West Main Street
- Main Street @ Route 6A
- South Street
- Route 149
- Bearses Way

FISCAL IMPACT: There is no required match and the overtime costs of the grant will be reimbursed.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager, recommends acceptance of this grant.

STAFF ASSISTANCE: Anne Spillane, Finance & Support Services Director, Barnstable Police Department

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM # 2020-131
INTRO: 02/27/2020**

2020-131 TRANSFER ORDER IN THE AMOUNT OF \$14,000.00 FOR TRAFFIC SIGNAL CABINET/CONTROLLER REPLACEMENT

ORDERED: That the sum of **\$14,000.00** be transferred from the Fiscal Year 2020 Public Works Department personnel budget to the Fiscal Year 2020 Public Works Department Operating Capital Budget for the purpose of funding the Traffic Signal Cabinet/Controller for the intersection of Barnstable Road & Winter Street, Hyannis, MA.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

- Read Item
- Rational
- Council Discussion
- Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2020-131
INTRO: 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: February 27, 2020
SUBJECT: Transfer Order of \$14,000.00 from the Fiscal Year 2020 Public Works Department Personnel Budget to the Fiscal Year 2020 Public Works Department Operating Capital Budget for the Purpose of Funding the Traffic Signal Cabinet/Controller Replacement at Barnstable Road & Winter Street, Hyannis, MA.

BACKGROUND: On February 7, 2020 the Hyannis area experienced numerous power outages due to high wind gusts exceeding 70 mph. The subject traffic signal cabinet & controller experienced a power surge that blew the circuit protection resulting in damage to the computer board and all associated wiring. Due to the damage and age of the cabinet and control system a complete replacement is required. The intersection is currently in flash mode creating an unsafe condition for motorists.

ANALYSIS: The Assembly will include the following items:

- TS2/Type 1 P Cabinet Assembly
- Siemens TS2 M60 Controller
- Commercial Panel
- Manuel Cord
- 24VDC Relay Assembly (Strobe)

FISCAL IMPACT: The available funds in the Department of Public Works personnel budget are due to vacancy savings from the turnover in several positions throughout the fiscal year. We are requesting to use some of these savings to cover this unanticipated expense. The total FY20 operating budget appropriation for the Public Works Department is not changing. The Town will file a claim with its insurance carrier and any cost recovered will be credited to the General Fund to offset the cost of this expenditure.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager recommends approval of the transfer order.

STAFF ASSISTANCE: Daniel W. Santos, P.E., Director of Public Works

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM # 2020-132
INTRO: 02/27/2020**

**2020-132 TRANSFER ORDER IN THE AMOUNT OF \$91,000.00 FOR THE
REPLACEMENT OF AN EVAPORATIVE CONDENSER AT THE HYANNIS
YOUTH & COMMUNITY CENTER**

ORDERED: That the sum of **\$91,000.00** be transferred from the Town Council’s Operating Reserve Fund to the Fiscal Year 2020 Hyannis Youth & Community Center Enterprise Fund Operating Capital Budget for the purpose of funding the replacement of a evaporative condenser, including the payment of costs incidental or related thereto.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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- Read Item
- Rational
- Council Discussion
- Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2020-132
INTRO: 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: February 27, 2020
SUBJECT: Transfer Order of **\$91,000.00** from the Town Council's Operating Reserve Fund to the Fiscal Year 2020 Hyannis Youth & Community Center Enterprise Fund Operating Capital Budget for the purpose of funding the Evaporative Condenser Replacement.

BACKGROUND: On February 7, 2020 the Hyannis Youth and Community Center Ice Refrigeration System experienced a small ammonia leak in the cooling tower evaporative condenser that was immediately identified, isolated and temporarily repaired. Further investigation by our on-call refrigeration & repair contractor for the equipment has found that the internal core of the cooling tower coil system has completely failed, is corroded and needs complete replacement. There is an immediate need for this work to be performed to preserve the safety of the facility users, employees and general public as well as to prevent damage to the ice facilities and related equipment at the HYCC. Additionally, failure of the cooling tower would result in the loss of the ice surfaces in the facility and impact the income to the enterprise account through loss of business.

ANALYSIS: The work purposed will include the following items:

- Direct factory replacement for the existing evaporator condenser (2 condenser coil circuits) , fan motor, water well, sump and blower motor
- All pipe, fillings and material needed for project
- Labor
- Crane rental and rigging
- All safety equipment needed for project
- All welding machines/welding materials
- Evacuation, start up, and ammonia needed to complete project

FISCAL IMPACT: Funding for this unforeseen expense is being requested from the Town Council's FY20 Operating Reserve Fund which was budgeted for \$250,000. Any remaining funds in the Town Council's reserve will close to the General Fund's surplus at the end of the fiscal year. There have been no other transfers requested to date from the reserve fund this fiscal year. An insurance claim will be filed with Town's insurance carrier and any cost recovered will be credited to the General Fund to offset the cost of this expenditure.

TOWN MANAGER RECOMMENDATION: The Town Manager recommends approval of the Transfer Order.

STAFF ASSISTANCE: Daniel W. Santos, P.E., Director of Public Works

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM # 2020-133
INTRO: 02/27/2020**

2020-133 TRANSFER ORDER IN THE AMOUNT OF \$17,000.00 FOR THE ENVIRONMENTAL ASSESSMENT OF A HYDRAULIC OIL SPILL

ORDERED: That the sum of **\$17,000.00** be transferred from the Fiscal Year 2020 Public Works Department Personnel Budget to the Fiscal Year 2020 Public Works Department Operating Expense Budget for the purpose of funding the Environmental Assessment of a Hydraulic Oil Spill.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

- Read Item
- Rational
- Council Discussion
- Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2020-133
INTRO: 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: February 27, 2020
SUBJECT: Transfer Order of \$17,000.00 from the Fiscal Year 2020 Public Works Department Personnel Budget to the Fiscal Year 2020 Public Works Department Operating Expense Budget for the purpose of funding the Environmental Assessment of a Hydraulic Oil Spill

BACKGROUND: On July 3, 2019, a street sweeper operated by the Town of Barnstable Highway Department suffered a ruptured hydraulic line, which resulted in the discharge of approximately 30 gallons of hydraulic oil along the northbound lane of Route 132/Iyannough Road, south of the Capetown Plaza from the Tiki Port Restaurant at 714 Iyannough Road to the intersection of Iyannough Road and Airport Road, an approximate distance of 1,700 feet. Subsequent to the discharge, Highway Dept. personnel applied sand and absorbents to the roadway for traction and absorption of the wetted surface. The Massachusetts Department of Environmental Protection (MADEP) and the Massachusetts Contingency Plan (MCP) required Licensed Site Professional (LSP) oversight to investigate a potential release to the environment.

ANALYSIS: Based on the emergency response actions undertaken by the Barnstable Department of Public Works, to apply and recover sand and absorbents, to capture any freestanding liquids, a release to the environment was averted. Seven cubic yards of sand and absorbents were later transported to a disposal facility under a Uniform Hazardous Waste Manifest. Subsequent inspections of the area of release along the roadway and the nearby storm water catch basins documented that no release to the environment had occurred, wherein no hydraulic oil had been released to the subsurface through imperfections neither in the pavement nor via discharge to adjacent storm water catch basins. The nearby catch basins were mucked-out as precautionary measure recommended by BEA and as part of the Barnstable DPW standard maintenance of roadways within the town. Therefore, pursuant to 310 CMR 40.0335 (1)(a), wherein no release to the environment actually occurred, the release is not required to be reported, nor is there need for Remedial Response Actions under the MA Contingency Plan (MCP).

FISCAL IMPACT: The available funds in the Department of Public Works personnel budget are due to vacancy savings from the turnover in several positions throughout the fiscal year. We are requesting to use some of these savings to cover this unanticipated expense. The total FY20 operating budget appropriation for the Public Works Department is not changing.

TOWN MANAGER RECOMMENDATION: The Town Manager recommends approval of the Transfer Order.

STAFF ASSISTANCE: Daniel W. Santos, P.E., Director of Public Works

B. NEW BUSINESS (May be acted upon) (Majority vote)

BARNSTABLE TOWN COUNCIL

**ITEM # 2020-134
INTRO: 02/27/2020**

2020-134 TRANSFER ORDER IN THE AMOUNT OF \$17,000.00 FOR SALT SHED FIELD AND STRUCTURAL ANALYSIS

ORDERED: That the sum of **\$17,000.00** be transferred from the Fiscal Year 2020 Public Works Department Personnel Budget to the Fiscal Year 2020 Public Works Department Operating Expense Budget for the purpose of funding the Salt Shed Field Investigation and Structural Analysis.

SPONSOR: Mark S. Ells, Town Manager

DATE	ACTION TAKEN
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_____	_____

- Read Item
- Rational
- Council Discussion
- Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM # 2020-134
INTRO: 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Daniel W. Santos, P.E., Director of Public Works
DATE: February 20, 2020
SUBJECT: Transfer Order of **\$17,000.00** From the Fiscal Year 2020 Public Works Department Personnel Budget to the Fiscal Year 2020 Public Works Department Operating Expense Budget for the Purpose of Funding the Salt Shed Field and Structural Analysis.

BACKGROUND: The Department of Public Works Salt Sheds located at the Highway and Transfer Station Facilities are nearing the end of their useful life and will require emergency repairs prior to the next snow and ice season. These funds will enable the department to identify structural deficiencies, assess the structural capacity of the building framing and provide recommendations for repair. The sheds are utilized extensively during the snow and ice season and the safety of personnel and equipment is jeopardized by their existing condition.

ANALYSIS: The scope of work shall include:

- Perform field measurements of the two facilities to determine roof and wall framing sizes and spacing, and note damaged components
- Perform a code review to determine current loading requirements for the structures
- Perform calculations to determine current loading requirements for the structures
- Identify damaged framing elements and provide recommendations for repair
- Prepare a draft letter report that includes a summary of findings

FISCAL IMPACT: The available funds in the Department of Public Works personnel budget are due to vacancy savings from the turnover in several positions throughout the fiscal year. We are requesting to use some of these savings to cover this analysis. The total Fiscal Year 2020 Operating Budget Appropriation for the Public Works Department is not changing.

TOWN MANAGER RECOMMENDATION: The Town Manager recommends approval of the Transfer Order.

STAFF ASSISTANCE: Daniel W. Santos, P.E., Director of Public Works

B. NEW BUSINESS (Refer to Public Hearing 03/19/2020)

BARNSTABLE TOWN COUNCIL

**ITEM# 2020-135
INTRO: 02/27/2020**

2020-135 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND J.P. BAXTER HOUSE, LLC FOR 8 NEW MARKET RATE RESIDENTIAL UNITS LOCATED AT 0 & 17 HIGH SCHOOL ROAD, HYANNIS

ORDERED: The Town Council hereby votes to support the acceptance of the Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and J.P. Baxter House, LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V, and the regulations promulgated thereunder at 760 CMR 66.00, for eight (8) new market rate residential units located at 0 & 17 High School Road, Hyannis (Assessor’s Map 308, Parcels 259 and 259-001) substantially in the form as presented to the Town Council at this meeting, and to authorize the Town Manager to execute the TIE Agreement and submit it to Department of Housing and Community Development for approval.

SPONSOR: Town Council Tax Incentive Committee: Britt Beedenbender, Councilor Precinct 4, Matthew Levesque, Councilor Precinct 10; Eric Steinhilber, Councilor Precinct 2

DATE	ACTION TAKEN
_____	_____
_____	_____

- _____ Read Item
- _____ Motion to Open Public Hearing
- _____ Rationale
- _____ Public Hearing
- _____ Close Public Hearing
- _____ Council Discussion
- _____ Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2020-135
INTRO: 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Elizabeth S. Jenkins, Planning & Development Director
DATE: February 27, 2020
SUBJECT: HDIP Tax Increment Exemption for 0 & 17 High School Road, Hyannis

RATIONALE: The Tax Incentive Committee of the Town Council has recommended approval of the Housing Development Incentive Program Tax Increment Exemption request from developer Jacob Dewey for property located at 0 and 17 High School Road, Hyannis known as J.P. Baxter residences.

In January 2018, Barnstable Town Council approved the Downtown Hyannis HD Zone and Plan and in March 2018 the Town received approval of its Zone from Department of Housing and Community Development. Approval of this Zone allows the Town to enter into Tax Increment Exemption Agreements with property owners within the Zone.

The goals of the Housing Development Incentive Program, which authorizes Tax Increment Exemption Agreements, is to increase residential growth, expand diversity of housing supply, support economic development and promote neighborhood stabilization.

The Housing Development Program (HDIP) Staff Review Committee and the Town Council Tax Incentive Committee reviewed the application from J.P. Baxter House, LLC and found the development meets the objectives of the HDIP Plan, including increasing residential stock and diversity of housing choice. The Committees reviewed the proposed Operating Pro Forma and found it to be reasonable and in line with industry standards. Based on limited availability of comparable development in the HDIP Zone, the proposed rents, at \$1,700 per month plus utilities are priced consistently with prevailing rents. The development will have a positive impact on housing supply and, in turn, support economic development.

The TIE Agreement is a contract between the property owner and the municipality which sets forth the amount of the tax exemption and the duration of the benefits. The Sponsor has requested and the Tax Incentive Committee recommends an 80% Tax Exemption for years 1-5 and a 50% Tax Exemption for years 6-10 on increased value anticipated to be \$1.2 million.

If approved by the Town, this project and TIE Agreement must also be approved by the State Department of Housing and Economic Development.

FISCAL IMPACT: The estimated value of the new residential portion for both parcels when developed as proposed is \$1.6 million resulting in an increase of \$1,425,480 in residential value.

As proposed, the total value of the TIE is \$98,279.67. By approving the TIE Agreement, the Town agrees to forgo an estimated \$98,279 in tax revenue over 10 years in turn for an investment of \$1.2 million in downtown Hyannis.

STAFF ASSISTANCE: Mark Milne, Finance Director; Ed O'Neil Assessor; Karen Nober, Town Attorney; Charles McLaughlin, Jr., Senior Counsel, Elizabeth Jenkins, Planning & Development Director; Arden Cadrin, Housing Coordinator

B. NEW BUSINESS (Refer to Public Hearing 03/19/2020)

BARNSTABLE TOWN COUNCIL

**ITEM# 2020-136
INTRO: 02/27/2020**

2020-136 APPROPRIATION AND TRANSFER ORDER IN THE AMOUNT OF \$400,000 OF COMMUNITY PRESERVATION FUNDS FOR THE CREATION OF FOUR AFFORDABLE RENTAL UNITS LOCATED AT 560 WEST MAIN STREET, HYANNIS, MA

ORDERED: That, pursuant to the provisions of the Community Preservation Act, G. L. c 44B, the sum of Four Hundred Thousand Dollars and NO/100 (\$400,000.00) dollars be appropriated and transferred from the Undesignated Funds portion of the Community Preservation Fund and that the Town Manager is authorized to contract for and expend the amount appropriated and transferred for the purpose of creating community housing consisting of three (3) new low income and one (1) new very low income rental units to be located at 560 West Main Street, Hyannis, and to execute, deliver and record documents and restrictions for the stated purpose subject to restrictions as provided in G. L. c 44B for the stated purpose and the oversight of the Community Preservation Committee.

SPONSOR: Mark S. Ells, Town Manager upon recommendation of the Community Preservation Committee

DATE	ACTION TAKEN
_____	_____
_____	_____

- ___ Read Item
- ___ Motion to Open Public Hearing
- ___ Rationale
- ___ Public Hearing
- ___ Close Public Hearing
- ___ Council Discussion
- ___ Move/Vote

BARNSTABLE TOWN COUNCIL

ITEM# 2020-136
INTRO: 02/27/2020

SUMMARY

TO: Town Council
FROM: Mark S. Ells, Town Manager
THROUGH: Lindsey Counsell, Chair, Community Preservation Committee
DATE: February 27, 2020
SUBJECT: Appropriation and Transfer Order in the amount of \$400,000 Of Community Preservation Funds for the creation of four affordable rental units located at 560 West Main Street, Hyannis, MA

BACKGROUND: At the February 24, 2020 Community Preservation Committee meeting, members present voted unanimously for recommendation to the Town Council through the Town Manager, Mr. Jake Dewey's request for \$400,000 in Community Preservation Funds to create 4 deed-restricted affordable rental units (\$100,000 each) within a 14 apartment unit redevelopment project called "Mid Point Apartments" located at 560 West Main Street, Hyannis. The proposal is to renovate and repurpose the existing Mid-Point Motel and attached single family home into 14 rental units comprised of 12 studio apartments and two 1-bedroom apartments. Additionally, the property contains four 2-bedroom apartments that will be brought back into service as market rate rental inventory. Three of the proposed affordable units will be restricted at 80% AMI and 1 unit will be restricted at 65% AMI to meet inclusionary requirements. This request for \$400,000 in Community Preservation Funds represents a portion of the total \$2,442,121 project budget.

ANALYSIS: This project provides much needed residential units in many beneficial ways: it features compact studio interior design; and, it can be renovated quickly due to its sturdy construction. Additionally, permits for the renovation can be streamlined due to existing zoning and infrastructure. The rehabilitation and repurposing of existing structures that have been underutilized is a priority of the Community Preservation Committee and also is consistent with the Local Comprehensive Plan as well as many other planning documents. Mid Point Apartments are located in a neighborhood in proximity to amenities including a walkable grocery store, public transit, downtown Hyannis, waterfront and area beaches, and will increase the range of housing opportunities available for residents.

FISCAL IMPACT: This appropriation will be provided from the undesignated program area of the Community Preservation Fund which has a current balance of \$5,029,688.

TOWN MANAGER RECOMMENDATION: Mark S. Ells, Town Manager recommends approval of this appropriation.