

**COTUIT FIRE DISTRICT
PRUDENTIAL COMMITTEE MEETING
Freedom Hall
COTUIT, MA 02635
March 25, 2024**

The meeting was called to order by Fran Parks on March 25, 2024 @6:00pm at Freedom Hall.

Fran did a roll call:

Present: Seth Burdick, Mark Lynch, Fran Parks, Ray Pirrone, and Charlie Eager

Fran led the Committee in the Pledge of Allegiance

Public Comment:

- Janet Milkman, Barnstable Land Trust Executive Director
 - Ms. Milkman appeared with a request for the CFD to consider supporting the Land Trust in the purchase of the property located at 4609 Falmouth Road which their offer was just accepted on. It is a 5.85 parcel in Zone II and connected abutting another 7-acre parcel that Barnstable Land Trust owns with significant conservation value and Clear Water Supply protection value
 - When the 40b develop withdrew, the Land Trust made an offer to purchase the land and their offer was accepted 03.25.2024
 - Land Trust has had this kind of relationship with the district in the past when they purchased the 19 acres around Lowell Park Field and are looking for that support again.
 - Project cost is \$640,000.00 and looking for support of \$50,000.00 from the district.
- Scott Horsley, Chair of Water Department
 - Trying to implement a source water protection program to avoid high treatment costs later
 - Best way to do this is to preserve property within the Zone 2 area
 - Not long ago, all of Water Commissioners and Superintendent, Chris Wiseman, with the town Planning Staff, spoke about a high-density project that was proposed on this parcel with wastewater and storm water discharges right within Zone 2
 - Parcel is being targeted for development
 - Upstream of water supply
 - Feel that it is a good investment for the protection of water supply
- Fran stated that she would need to speak with Attorney Mark Boudreault regarding giving money to someone else to purchase land
 - Fran stated that Lowell Park Project the money was incorporated from the federal gov grant for the water tower that was built and Mike Daley figured out a way to get the money for the Lowell Park Project.
- Scott Horsley stated that the enabling legislation was reviewed (inaudible)
- Mark weighed in stating that he believes that it is a good idea but will need legal advice and reviewed the costs with Ms. Milkman

- Ms. Milkman stated that the Barnstable Land Trust will apply for a grant with the Comm. of MA for ½ funding and community preservation funding/support and support from the district.
 - She also addressed Fran's question/concern regarding Lowell Park, the conservation restriction was being co-held by water district and compact of CC Conservation. What the Prudential Committee would get would be Conservation Restriction/co-holding it.
- Ray spoke (inaudible)
- Ms. Milkman stated that the land can be sold but it cannot be developed according to MA, it stands behind the Conservation Restriction and it runs with the land and extinguishes the developing rights forever. It is recorded in the Registry of Deeds.
- Ray asked if it was a permanent restriction on the land.
 - Ms. Milkman answered yes.
- Mark asked Scott Horsley to review what "Zone 2" is.
 - Mr. Horsley stated that it is a state-designed protection area for public water supplies and is intended to identify the land area from which water flows to the pumping well under a certain set of conditions and this is what the state requires towns and water suppliers to protect the land
 - Zone 1 is a 400ft radius
 - Zone 2 is the larger area that water comes from because water comes from far beyond the 400ft radius
- Mark asked if there was a particular number for Zone 2:
 - Mr. Horsley answered that each one is unique to the flow conditions
 - The town has adopted zoning overlay based upon this information
 - Well is less than a mile from the edge of the property
- Chris Wiseman clarified that when this was originally done, they went to the District Meeting and it was voted on. The funding was not there. The USDA grant that it was rolled into came about later on when they were doing the tank and they ended up getting USDA loan and they gave the \$500,000.00 grant with it. Mike rolled it in and said it was a win-win and that was how it was paid through USDA.
- Ray asked if its designated Zone 2, but there was going to be developing permitted?
 - Mr. Horsley stated that it is 40b, which is the comprehensive permit affordable housing in MA and the way that it is written, allows you to put the development anywhere without regard so it creates conflicts
- Stacy Gunther from Osterville and she is on the committee to save Dowses Beach which is a citizen's group
- Peter Hansen, also on committee to save Dowses Beach and is the COMM Water Commissioner
 - Ms. Gunther and Mr. Hansen appeared at the Prudential Committee meeting to make two requests regarding the three (3) offshore wind projects proposed and under development and they plan to attend the Cotuit Water Commissioners meeting in April.
 - They believe that the US EPA has an obligation to review all of these projects
 - Under its Soul Source Aquifer program, EPA reviews are mandatory when a project receives Federal financial assistance and they urge the Cotuit Fire

District to consider petitioning the EPA office in Washington, D.C. and Boston to initiate such a review

- 1/3 of the projects Commonwealth Wind with its proposed 1200 megawatt 3-cable landing at Dowses's Beach is in its early stages of permitting. It has no PPAs (Power Purchase Agreements), no host agreement and the town has expressed disinterest in this project. (inaudible) Proposed site is a Wellhead Protection Zone.
- The Town of Barnstable and (inaudible) have both filed formal petitions for full intervenor status with EFSB for the Commonwealth Wind Project.
- Deadline has passed to file for the Park City Wind Craigville Project
- They are asking that the District also petition for full intervenor status

Minutes from previous meeting

- November 2023 minutes were reviewed. Fran made a motion to accept the minutes. Seth moved. Mark seconded. All in favor.

Fire Department Budget

- Chief Brown from Cotuit Fire Department
 - **Salaries and Wages** – requesting a 10.87% increase for FY
 - Drivers would be contractual obligations and one of the biggest percentage increases would be for incident recall
 - Total is \$2,309,735.00 for the salaries and wages of the 12 FT personnel, Chief, Deputy, recall and EMS Certification training and OT associated with those
- Mark asked about the % increase in permanent FT employees and the contract called for 6% annual increases plus training?
 - Chief Brown answered that there were also additional training certification monies added to base pay for the personnel (boat operators / fire prevention officers / certain training certificates). Chief and Mark discussed the various reasons for the % increases and certifications.
- Mark asked the Chief to explain “recall.”
 - Chief answered that off-duty personnel will be brought in to assist for additional support and the scene of the incident.
- Mark asked why the recall rate has increased every year?
 - Chief answered that there is an organizational culture shift and incentives that were piloted (prior to the Chief's arrival) and they had their busiest calendar year on record (20% increase in Calendar Year 2023).
- Ray asked a question (inaudible). Chief and Ray had a discussion regarding numbers not matching (inaudible)
- Kevin Conley, Cotuit Fire Department Chairman spoke regarding coverage at the station.
- Seth asked if there has been a reduction in mutual aid calls?
 - Chief answered that he would have to look at that. He stated that it is mostly balanced (give Mutual Aid and get Mutual Aid).

- Seth, Chairman Conley, and Chief Brown had a discussion regarding Mutual Aid.
- Rick Pisano, Commissioner for Cotuit Fire Department, Chairman Conley, Chief Brown, Seth, and Ray had a discussion regarding the budget re FY 23 (many parts were inaudible and hard to follow as there were people on ZOOM that were speaking the same time as the people in Freedom Hall).
- Mark asked if there was a full-time compensation salary for a Cotuit Fire Fighter with all of the incentives and call-backs
 - Chief Brown answered that there was a base-wage scale
 - Ray answered that he could calculate it and base it upon the actual wages currently paid
- Fran mentioned that everyone's salaries in the annual report
- Fran questioned the generator maintenance
 - Chief confirmed that South Shore generator is the company that they use
 - Fran stated that she used to use them but she switched to Cape Independent Power in Mashpee so the travel time that South Shore applies would not be the case with Cape Independent Power
 - Chief stated that he would look into them to possibly save money
- Ray asked about the Community Risk Reduction program and Chief explained what the program entails
- **Operating Expenses**
 - Overall increase request is a 9.83% increase
 - Chief went over what the drives for the increases are
- **Engine 263 to be replaced**
 - \$800,000.00 capital project
 - Need to build and design a fire engine to fit into the basement of the firehouse and it is not to modern standards so there is an increase in cost
 - Probably a three-year delivery date before the new engine would be released and most contracts have "relief clauses" in them
 - Seth asked how much a fire engine would cost – one that would fit into modern day fire stations
 - Chief Brown answered that he spoke with a neighboring Fire Chief and said that they are asking for \$1.1 million for the same fire engine, fully equipped
 - Chairman Conley added that over the next few months, there will be various conversations with vendors regarding this subject and, at this time, this is the best estimate based on the information available to them
 - Seth asked where does the study and capital planning stand right now? Could money be saved by waiting for a new station?
 - Chief Brown answered that he did not anticipate that money would be saved by waiting and may add cost. The money that is being requested now is based on the current information available and it is very possible that there could be a time when more money would be requested.

- Seth commented about a “significant spending item” but most of what was said was inaudible.
- Ray spoke (inaudible)
- Chairman Conley stated that over a year and a half ago, the Fire Department ordered a new ambulance and a ship date still has not been given to them.
- Mark asked if there was any resale value for a 33-year-old fire truck.
- Both Chief Brown and Chairman Conley stated “no.”

- **Protective Clothing**

- Fire Department has six (6) sets that are at or are approaching their end-of-life cycle for the department’s standards (National Fire Protection Association’s industry standards on PPE).
 - Helmet, hood, jacket, turn out pants, gloves, boots
 - Mark asked about air packs.
 - Chief Brown answered that air packs are a separate Capital project

- **Fire Station Design Services**

- Cotuit Fire Department has employed Catalyst to assist with the conceptual design process with the expanding fire house with possibly encumbering the adjacent lot
 - Certain additional services included in the contract – not necessarily with Catalyst
- To get the survey done to combine the two lots to see if the above is possible, the CFD had a contract with a civil engineering company to do all the surveying for almost \$4,000.00
- Assessment of the existing structure to see if it can be utilized, that would have to be contracted with different vendors
 - Chairman Conley added that CFD may need to use a structural engineer to review the current station and the current foundation (poured foundation, cinderblock foundation and stone)

Cotuit Water Department

- Department went over budget (that was on screen)
- Federal Cola was discussed
 - Mark, Fran, and Water Department discussed figures
 - Ray spoke (inaudible)
 - Ray spoke (many parts were inaudible)

FY25 Proposed Budget

- Summary of Proposed budget changes for FY25 was discussed (on screen)
- Several articles that are not being used so they are being saved to help fund the disposition of the school property
- At the next Annual District Meeting (ADM), these should be repurposed to fund the ultimate disposition of the school property
 - Approximately \$350,000.00 that can be used to offset that will incur
- Last year, when the warrants were compiled, the free cash was overused by approximately \$37,098.00
 - This error was not caught before the Warrant was finalized and voted on
 - Need to allocate \$37,098.00 out of current free cash to cover Water Stabilization.

Cotuit School Property

- Fran stated that there has not been any further destruction of windows or interior property
- Alarm company will be installing heat and motion detectors and the motion detectors will come with an alarm
- Fran stated that for the SDM, a warrant is needed to request money for architects to do the RFP
 - Fran stated that she spoke with the Procurement Office and they have a list of architectural firms that they use
 - Ray stated that the list they have is under regulation but as a District, cannot use that list
 - Mark stated that there is already \$27,000.00 for figuring out what is going to be done with the school, including demolition and will need to ask the Villagers approval to spend the money that is already there for the architects to do an RFP to demolish the building
 - Seth spoke (inaudible)
 - Mark, Seth, and Fran drafted an article regarding same

Federated Church Hall May 4, 20224, 1pm

- Music
- Public Notice
- Postcards need to be sent out
- Fire Department will help bring chairs from Freedom Hall to Federated Church (they only have around 150 chairs)
- Freedom Hall was inspected by the town and several of exit and emergency lights were out so an electrician fixed them but is waiting for LED component to come in
- Town will be using Freedom Hall in the next few weeks so it is staying busy where patrons can learn about the Town of Barnstable and all of the departments also the local Comprehensive Committee will be in town and using Freedom Hall as well
- Mark stated that the Osterville Men's club could borrow (inaudible) signs for a period of time for (inaudible).
 - Group that does college scholarships

- Mark stated that he told them that the Prudential Committee will use the signs for the ADM and SDM but after that, they can use the signs

Public Comment:

- Citizen could not see the shared documents
- One Zoom message regarding School discussion but the time was past 7:30pm

Fran stated a Motion to Adjourn. Mark stated so moved. Seth seconded. All in favor.