

# Pre-Town Meeting

Preparation & Information Session

April 30, 2025



# Annual Town Meeting

May 12, 2025



# Articles 1 -11: Consent Calendar

*Motion: Select Board*

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1. Report of Select Board, Town Officers, & Special Committees
2. Fund Elected Officials' Compensation (FY26)
3. Accept Transportation Bond Bill Funds
4. Hold State Harmless for Work
5. Authorization to Sell Surplus Equipment and Accept Gifts
6. Departmental Revolving Funds - Spending Limit Authorizations
7. Continuation of Municipal Rental Revolving Accounts
8. Fund Other Post Employment Benefits (OPEB) Liability Trust Fund
9. Appropriation from Water Quality Drainage Improvements Stabilization Fund
10. Appropriation from Town Pavement Management Program Stabilization Fund
11. Transfer Water Service Connection Funds



# Article 12: Fund the Design of a New Fire-Rescue Station

*Motion:*

*Discussion: Geof Deering, Fire Chief*

- Seeks \$4.5M to design new Fire-Rescue Station
- Current station is outdated and too small for needs
- Requires a Prop. 2 ½ Debt Exclusion for funding



# Article 12: Fund the Design of a New Fire-Rescue Station

Current station is outdated with major deficiencies:

- Health and Safety concerns
  - Air quality
  - Contamination
- Lacks appropriate male/female spaces
- Inadequate space for equipment/personnel
- No training space
- Ongoing major maintenance issues
- Lack of separated areas for decontamination
- Layout of building slows response



# Article 12: Fund the Design of a New Fire-Rescue Station



# Article 12: Fund the Design of a New Fire-Rescue Station

A new Fire-Rescue station will:

- Help ensure the health and well-being of our firefighters and protect them from the hazards of their occupation
- Remove obstacles that slow response time
- Ensure the training and readiness of firefighters to respond to your emergency
- Ensure vehicles and equipment are protected from weather and ready to respond
- Help maintain the quality of life of Orleans



# Article 13: Bills of a Prior Year

*Motion:*

*Discussion: Jennifer Mince, Town Accountant*

- Pays unpaid bills from before July 1, 2024
- Town Meeting must approve payment of prior year bills
- Totals to \$29,760.11



# Article 13: Bills of a Prior Year

DEPARTMENT	VENDOR NAME	AMOUNT	YEAR
DPW & NR	NAPA AUTOPARTS	\$47.98	FY24
DPW & NR	NAPA AUTOPARTS	\$7.98	FY24
		\$55.96	
BEACHES	CAPE ELECTRONICS	\$227.76	FY24
		\$227.76	
WATER	ALL AMERICAN GASKET	\$311.10	FY24
WATER	JOHN ANDERSON	\$242.93	FY24
WATER	NAPA AUTOPARTS	\$93.93	FY24
		\$647.96	
FACILITIES	CVEC	\$8,568.47	FY24
FACILITIES	FIRE EQUIPMENT, INC.	\$99.00	FY24
		\$8,568.47	
TRANSFER STATION	UNITED CONSTRUCTION & FORESTRY	\$2,160.96	FY24
		\$2,160.96	
DPW	SHI INTERNATIONAL CORP	\$2,497.44	FY24
DPW	SHI INTERNATIONAL CORP	\$3,240.30	FY20
		\$5,737.74	
FIRE	STRYKER	\$115.75	FY24
FIRE	MCKESSON (26 INVOICES)	\$12,245.51	FY24
		\$12,361.26	
	TOTAL DUE:	\$29,760.11	



# Article 14: FY26 Town of Orleans Operational Budget

*Motion:*

*Discussion: Kimberly Newman, Town Manager*

- Funds \$53.6M for FY26
- Covers Town operations including OES, and assessments for NRSD and CCTH
- 4% total increase over FY25
  - Town 3.7%
  - OES 5.6%
  - NRSD 5%
  - CCTH -11.5%



# Article 14: Operational Budget Override

Includes an operational override of \$989,627 to support areas of critical focus for FY26

- Retirement and Benefit Cost Increases Town & OES - \$691,754
- Public Safety Wages - \$297,873



# Article 15: FY26 Beaches Enterprise Fund Budget

*Motion:*

*Discussion: Kimberly Newman, Town Manager*

- Funds FY26 operations at Nauset Beach and Skaket Beach
- Budget \$2,796,454 – of which 12% is Debt
- 100% funded from beach revenues
  - 81% current year operations
  - 19% reserves



# Article 16: FY26 Sewer Enterprise Fund Budget

*Motion:*

*Discussion: Kimberly Newman, Town Manager*

- Funds FY26 sewer operations and maintenance
- Budget \$4,522,340 – of which 35% is Debt
- 31% of revenues from operations, 57% from stabilization fund (STR), 12% reserves



# Article 17: FY26 Transfer Station Enterprise Fund Budget

*Motion:*

*Discussion: Kimberly Newman, Town Manager*

- Funds FY26 transfer station operations
- Budget \$1,374,435 – of which 96% is operations, 4% debt
- 57% of revenues from operations, 33% from reserves, and 10% from taxation



# Article 18: Adopt Capital Improvements Plan (FY27-FY31)

*Motion:*

*Discussion: Kimberly Newman, Town Manager*

*Mark Reil, Assistant Town Manager*

- Adopts a five-year plan for town projects and needs
- Includes vehicles, buildings, roads, and infrastructure upgrades
- Plan guides spending from FY27 through FY31



# Article 19: Fund FY26 Capital Budget

*Motion:*

*Discussion: Mark Reil, Assistant Town Manager*

- Funds FY26 capital projects using town multiple revenue sources
- Covers equipment, buildings, and infrastructure
- Projects labeled A–Y found in the warrant book



# Article 20: Orleans Solar Development

*Motion:*

*Discussion: Mark Reil, Assistant Town Manager*

- Funds solar projects at three locations: WWTF, Water Treatment Facility, and DPW Facility (with net metering for Police Station)
- \$5 million authorization, pending RFP results.
- Requires Prop. 2 ½ debt exclusion and will take advantage of all state and federal incentive programs



# Article 21: Town Cove Bulkhead Replacement

*Motion:*

*Discussion: Nathan Sears, Natural Resources Manager*

- Replaces failing bulkhead at 'Goose Hummock' landing
- \$1.6 million proposed, with tax override required
- Bulkhead is vital for seasonal boat and commercial use



# Article 21: Town Cove Bulkhead Replacement

## Background:

- 2018, a marine engineering firm was contracted by the Town to perform topside and underwater inspections of the eastern timber bulkhead
- Recommended that this section of bulkhead be replaced within 5 years to prevent continued loss of backfill and to remove the load restriction that was imposed due to compromised structural integrity
- Design and permitting was funded in 2022 and has been completed
- Estimated cost is \$1,600,000



# Article 21: Town Cove Bulkhead Replacement



Eastern Timber Bulkhead at Goose Hummock  
Town Landing



# Article 21: Town Cove Bulkhead Replacement

The existing timber bulkhead lining the eastern side of the boat ramp and landing is beyond its intended service life and is beginning to deteriorate. The bulkhead is unable to effectively contain material, which has led to the loss of material behind the bulkhead.



# Article 21: Town Cove Bulkhead Replacement



# Article 22: Fund FY26 Community Preservation Program Budget

- \$1,363,232 - Funds historic, housing, and open space and recreation projects, plus debt and administrative costs in FY26
- Revenues are generated by a 3% local surtax and a match from the Commonwealth
- Please note the dollar amount in the motion in your book does not match the actual motion being made at Town Meeting.



# Article 23: CWRMP Implementation Phase III Lakes and Ponds Sewer Area - Construction

*Motion:*

*Discussion: Richard J. Waldo, DPW & Natural Resources Director*

- \$40.5M funds Phase 3: Lakes and Ponds for sewer construction
- Supports clean water goals, Pleasant Bay Permit compliance
- Project may qualify for 0% loans, state and local aid

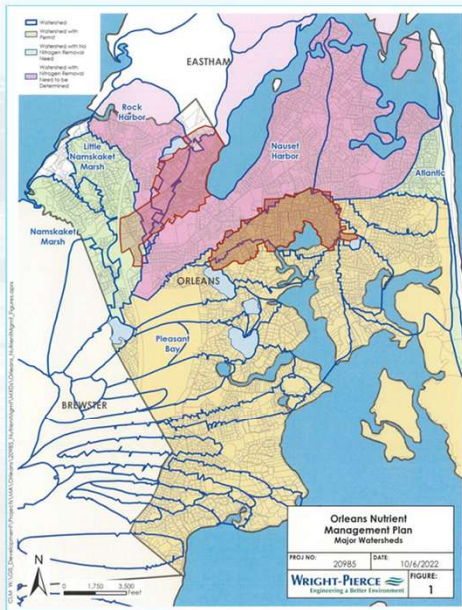


# Article 23: CWRMP Implementation Phase III Lakes and Ponds Sewer Area - Construction

- CWRMP = Comprehensive Water Resources Management Plan
- CWMP = Comprehensive Wastewater Management Plan
- Initial 2011 CWMP Amended in March 2024 (ACWMP):
  - Expanding Town-Wide sewer phasing from 6 to 16 phases
  - Included Non-Traditional Technologies (ex. PRB's, Oyster Aquaculture)
  - Primary focus on nitrogen removal
  - Provide flexibility for non-traditional technologies



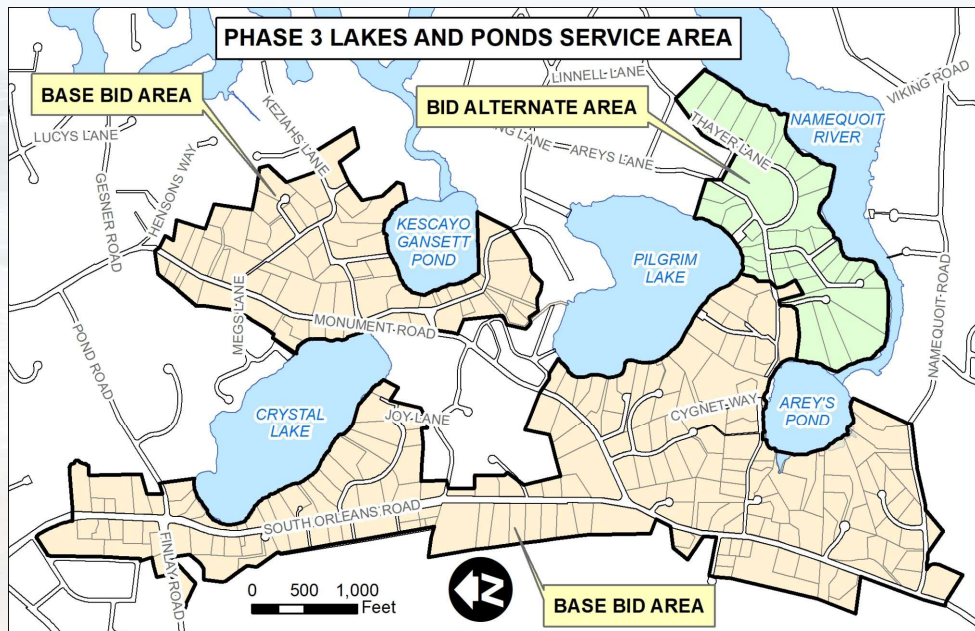
# Article 23: CWRMP Implementation Phase III Lakes and Ponds Sewer Area - Construction: Purpose and Need



- Compliance with Massachusetts Department of Environmental Protection (MassDEP) requirements
- Critical to meeting Town's water quality objectives
- Nutrient loads from septic systems are damaging water quality
- Environmental and Town Benefits (Tourism, Swimming, Fishing, Boating & Shellfishing)
- Avoid Innovative/Alternative (IA) septic system requirements (Title 5 revisions)
- Cost effectiveness, esp. for funding opportunities and subsidies



# Article 23: CWRMP Implementation Phase III Lakes and Ponds Sewer Area - Construction: Service Area



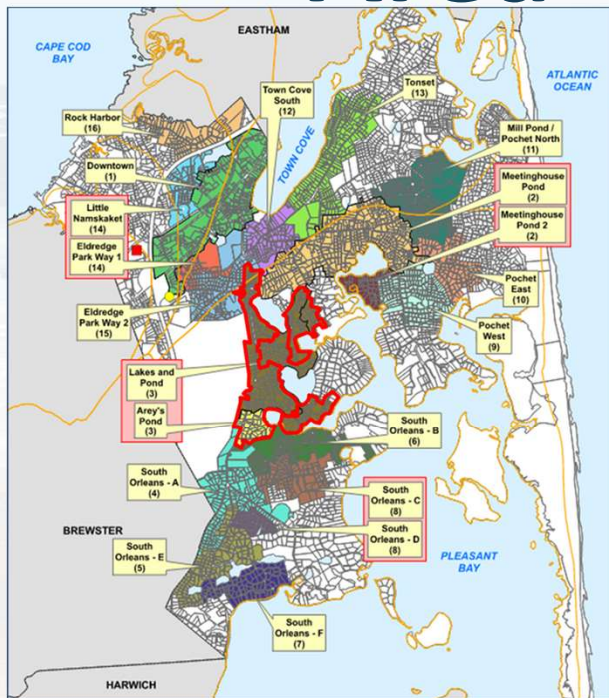
- Efficiently meets nitrogen and phosphorus removal requirements:
  - Nitrogen TMDL, point sources include:
    - 78% Wastewater, 12% Fertilizer , 10% Stormwater
  - Phosphorus identified in Management Plans
- Bid alternate area provides implementation flexibility
- Not all parcels in original Study Area will be sewered
  - Future Expansion Possible



# Article 23: CWRMP Implementation Phase III Lakes and Ponds Sewer Area - Construction: Context

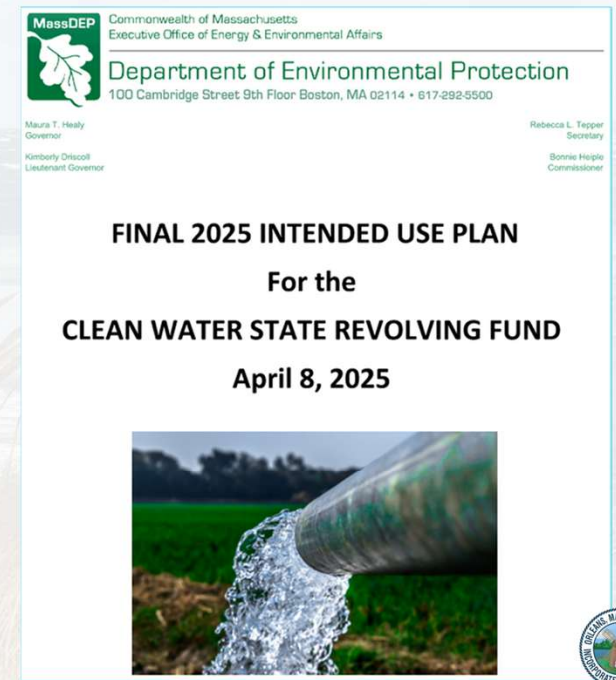
- 3rd of 16 phases identified in the Amended CWMP
- Critical to meeting Pleasant Bay Watershed Permit commitments
- Phase 3 connects future sewerage of S. Orleans to wastewater plant
- ~ 1,400 kg/yr nitrogen removal (8% Total)

Phase	% of CWMP Acreage	Nitrogen Removed (kg/yr)	% of Total Nitrogen Removed
1	11%	~4,000	~25%
2	13%	~2,200	~14%
3	12%	~1,400	~8%
4-16	64%	~7,300	~53%

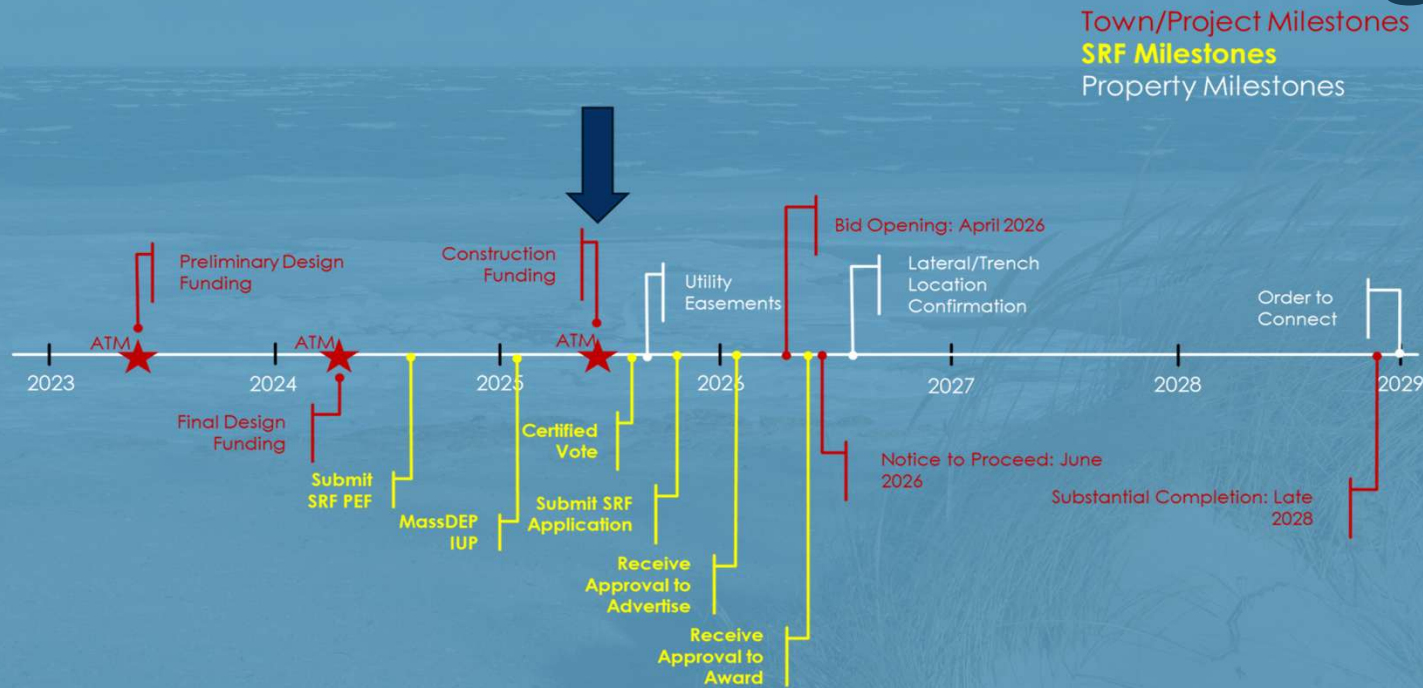


# Article 23: CWRMP Implementation Phase III Lakes and Ponds Sewer Area - Construction: Funding

- Included on 2025 Intended Use Plan for Clean Water State Revolving Fund
- 0% interest rate financing for nutrient reduction projects
  - Phase 1 and Phase 2 qualified for 0% financing
  - Phase 3 anticipated for 0% financing
- SRF Application due by 10/3/25
  - Project implementation details
  - Permit-ready drawings and specifications
  - Land rights suitable for construction and O&M
  - Construction appropriation (Article 23)
- Cape and Islands Water Protection Fund - Subsidy for up to 25% of SRF eligible costs



# Article 23: CWRMP Implementation Phase III Lakes and Ponds Sewer Area - Construction: Timing



# Article 24: CWRMP Implementation Phase II Meetinghouse Pond Area - Connection Engineering Services

**Provide Phase 2 Connection Services similar to those provided in Phase 1**

- Preliminary work with property owners' engineers to provide available documentation as a basis for their design
- Review and comment on the connection design
- Conformance with the Sewer Use Rules and Regulations
- Coordination with Town staff and Operator
- Town inspection of installation



# Article 25: Fund Water Quality Testing

*Motion:*

*Discussion: George Meservey, Planning & Community Development Director*

- \$122,500 for testing and monitoring local water quality
- Supports pond studies, oyster work, and project compliance
- Includes funding to finish Boland Pond management plan



# Article 25: Fund Water Quality Testing

## Projects:

- Cedar Pond Monitoring: Required per MADEP Superseding Order
- Lonnie's Pond Oyster Project: Required to document nitrogen removal
- Namskaket Marsh Monitoring: Required under Groundwater Discharge Permit
- Boland Pond Management Plan: Complete analysis and management plan



# Article 25: Fund Water Quality Testing: Requested Funds

Cedar Pond Monitoring	\$39,000
Lonnie's Pond Oyster Project	\$22,500
Namskaket Marsh Monitoring	\$30,000
Boland Pond Management Plan	\$31,000
<b>TOTAL</b>	<b>\$122,500</b>



# Article 26: Mill Pond Nitrogen Management Evaluation

*Motion:*

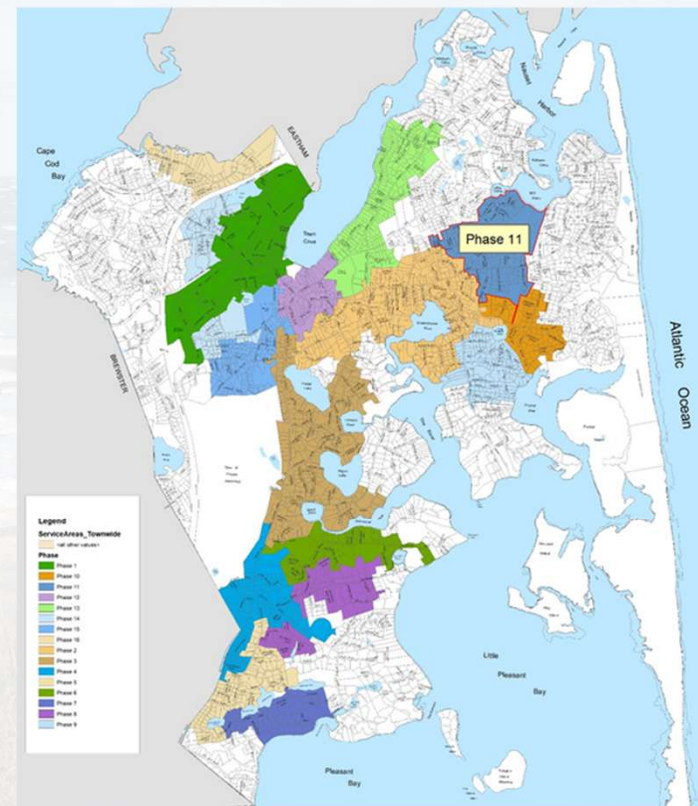
*Discussion: George Meservey, Planning & Community Development Director*

- \$125,000 for Mill Pond water quality improvement planning
- Aims to find short-term solutions before sewer installation
- Focus on feasible, cost-effective nitrogen management



# Article 26: Mill Pond Nitrogen Management Evaluation

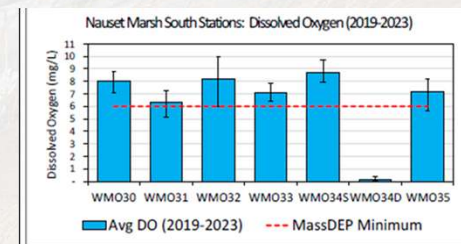
- Mill Pond is Impaired
- Low Dissolved Oxygen
- Excessive Plant Growth in Water
- Nitrogen Levels Exceed Healthy Thresholds



# Article 26: Mill Pond Nitrogen Management Evaluation

## Alternatives:

- Extend Sewers earlier than Phase 11
- Permeable Reactive Barriers (PRBs)
- Local Sewer System and Satellite Treatment Facility
- Shellfish Aquaculture
- On-site Denitrifying Septic Systems (Innovative/ Alternative)
- Dredging/Flushing
- Stormwater Management
- Emerging Technologies



# Article 26: Mill Pond Nitrogen Management Evaluation

Requested Funding: \$125,000

- Cost-Effective Actions Yielding Early Benefits
- Based on Available Information
- Includes Preliminary Cost Estimates for projects
- Coordinate with MADEP and CCC
- Evaluation Completed by December 2025



# Article 27: Orleans Retail Cannabis Courier Services

*Motion:*

*Discussion: George Meservey, Planning & Community Development Director*

- Updates zoning to align with MA Cannabis Control Commission
- Allows existing Marijuana Retailers to apply as couriers
- Orleans limits cannabis retailers to 2 existing businesses



# Article 27: Orleans Retail Cannabis Courier Services

- Retailers from other municipalities can currently deliver to Orleans
- Aligns local regulations with Commonwealth
- Preserves local revenue from sales



# Article 27: Orleans Retail Cannabis Courier Services

## Revenue

- Taxes: 10.75% Excise, 6.25% Sales, **3% Local Tax**
- Revenue commenced FY25
- Total Revenue: \$119k for 3 quarters of FY25 (includes late FY24 revenue from one retailer)
- Enables local retailers to compete more effectively with other retailers for delivery-based business



# Article 28: Amend General Bylaw Chapter 104 - Affordable Housing Trust Definition of Moderate Income Housing to 120% AMI

*Motion:*

*Discussion: Elizabeth Jenkins, Assistant Director of Planning and Community Development*

- Expands moderate income housing definition to 120% of AMI.
- Targets housing for middle-income earners struggling with affordability.
- Supports Orleans families and workforce by broadening Affordable Housing Trust eligibility.



# Article 28: Amend General Bylaw Chapter 104 - Affordable Housing Trust Definition of Moderate Income Housing to 120% AMI

- The Orleans Affordable Housing Trust creates and preserves housing for low- and moderate-income individuals and families
- Income eligibility for CPA funds remains capped at 100% AMI



# Article 28: Amend General Bylaw Chapter 104 - Affordable Housing Trust Definition of Moderate Income Housing to 120% AMI

- Expand the number and range of households the Trust can serve
- Help retain families and younger people
- Housing options at a range of income levels support housing stability for families as they move through different life stages



# Article 29: Amend General Bylaw Chapter 106 - Demolition of Historical Structure - Appeals to Select Board

## *Motion:*

- Changes appeal process for historic demolition decisions to Orleans District Court
- Removes Select Board appeal for demolition delay bylaw



# Article 30: Amend General Bylaw Chapter 40 - Personnel

*Motion:*

*Discussion: Mark Reil, Assistant Town Manager*

- Updates personnel bylaws for compensation, vacation, and insurance
- Aligns benefits for non-union employees with union agreements
- Supported by the Personnel Advisory Board



# Article 31: Accept MGL Ch. 59 § 5 Cl. 22I - Property, Exemptions - Increase Disabled Veteran Exemption

*Motion:*

*Discussion: Brad Hinote, Assessor*

- Doubles property tax exemption for disabled veterans and spouses
- Affects disabled veterans with Orleans primary residence
- Funded through annual contribution to the overlay reserve



# Article 31: Accept MGL Ch. 59 § 5 Cl. 22I - Property, Exemptions - Increase Disabled Veteran Exemption

Under MGL Ch. 59, Sec. 5, Clause 22, veterans with a minimum 10% service-connected disability rating are eligible for real estate tax exemptions on their domicile. The amount they receive ranges from \$400 to a full exemption depending on the level of disability they incurred.

The amounts awarded have been the same since these clauses were originally adopted by the state legislature. With the passage of the HERO Act in 2024, these veterans are being afforded a chance to increase the exemption award by up to 100%, and the Board of Assessors is seeking town meeting's support to do just that.



# Article 31: Accept MGL Ch. 59 § 5 Cl. 22I - Property, Exemptions - Increase Disabled Veteran Exemption

- Orleans awarded disabled veterans' exemptions to 43 properties in FY2025, 41 of whom would benefit from this increase.
  - 32 exemptions would increase from \$400 to \$800
  - 9 exemptions would increase from \$1,000 to \$2,000.
- No additional funding would be needed, as our annual allocation to the overlay account would be sufficient to cover the \$21,800 increase.



# Article 32: Acceptance of the Massachusetts General Law: Seasonal Community Designation

*Motion:*

*Discussion: Elizabeth Jenkins, Assistant Director of Planning and  
Community Development*

- Recognizes Orleans as a *Seasonal Community* for available state resources
- Grants eligibility for funding for infrastructure and services
- No new regulations or restrictions on residents or businesses



# Article 32: Acceptance of the Massachusetts General Law: Seasonal Community Designation

- Designed for towns with seasonal changes in population and employment
- Access to new set of tools to promote year-round housing



# Article 33: Establishment of the NRSD Special Education Stabilization Account

## *Motion:*

- Establishes a fund for unexpected special education costs
- Helps manage unbudgeted expenses for special education services
- No funding proposed for this new fund at this time



# Article 34: Grant Eversource Easement for 10 Old Colony Way

*Motion:*

*Discussion: Mark Reil, Assistant Town Manager*

- Authorizes the Select Board to grant Eversource easement for EV charging station installation
- Supports the development of first non-tesla DC Fast chargers (2) in Orleans at Depot Square
- Necessary for the construction phase to begin.



# Article 35: Fund the Budget to Enable a Residential Exemption (Citizen Petition)

## *Motion:*

- Proposes funding for residential exemption implementation
- Requests \$13,270 for overtime budget increase
- Seeks \$6,000 for CAMA software customization



# Article 36: Closing Article

*Motion:*

- Annual Town Meeting shall be formally adjourned
- Thank you for your participation!

