

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF SEPTEMBER 12, 2022

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Maureen Hill, Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Philip Cordella, Eunke Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-11 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mrs. Goff declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF AUGUST 29, 2022

By a motion made and seconded, the Commission voted unanimously in a roll call to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending September 2, 2022: \$271,276.00

Revenues for the week ending September 9, 2022: \$341,525.00

TRANSFER FEE HEARINGS

1. Alexander Sherman (Town of Aquinnah)

The Commission conducted a hearing on Mr. Sherman's request for a one-year extension of the timetable by which he must domicile on his "m" property (transfer no. 61846). Mrs. Goff opened the hearing at 3:03 pm.

The Commission reviewed the contents of a September 5, 2022 email from Mr. Sherman in which he reports that he expects construction to be completed this winter. Mrs. Goff closed the hearing at 3:04 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a one-year extension, such extension to terminate on August 17, 2023.

2. Brendan Morris (Town of Edgartown)

The Commission conducted a hearing on Mr. Morris's request for a one-year extension of the timetable by which he must domicile on his "m" property (transfer no. 62037). Mrs. Goff opened the hearing at 3:06 pm.

The Commission reviewed the contents of a September 7, 2022 email from Mr. Morris in which he reports that he was stymied by the pandemic in finding contractors and supplies; he expects to reside on the property in the "late spring of 2023." Mrs. Goff closed the hearing at 3:07 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a one-year extension, such extension to terminate on September 21, 2023. Staff is to caution Mr. Morris — since no more than two one-year extensions are possible and since his construction has yet to commence — that statutory interest continues to accrue and that he may wish to consider extinguishing his "m" before such additional accrual if he believes that he may not be able to meet the timetable.

NEW BUSINESS

1. Agency Administration: Receipt of Gift

Staff reported that the land bank had received a \$100 gift from Tammy Kallman, in memory of Wayne Kallman. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the donation, with gratitude.

2. Agency Land Management: Hunting on Land Bank Properties

Mr. Kisiel reported that, despite ample publicity, no one signed up for the land bank's Youth Hunt Day, scheduled by the commonwealth for October

1, 2022. Commissioners had most recently discussed this matter at their August 29, 2022 meeting.

He stated that September 23 would be a reasonable final deadline, as staff could, if anyone were to express interest by that date, still have time to organize the event. Commissioners concurred.

3. Agency Administration: Personnel and Staffing

Ms. Russell reported that wildlife biology intern Rhiannon Henderson had resigned, for personal reasons; her term was due to conclude on February 28, 2023. In replacing her, Ms. Russell believes that the land bank should experiment with a different arrangement — e.g., a 12-month term that is renewable for an additional 11 months — in order to avoid premature departures.

Ms. Russell further reported that she inquired with Brynn Willoughby, who served as a summer ranger this year, as to whether she could offer interim assistance; Ms. Willoughby is able to do so. The wage for the first step for this position is \$18.00 per hour.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to advertise the availability of the position; (2.) to amend, temporarily, its job description for this position, so as to call for the term proposed by Ms. Russell; and (3.) to hire, temporarily, Ms. Willoughby, for however many hours she can offer.

4. Agency Land Management: Purchase of Supplies and Equipment

Mr. Kisiel reported that he had solicited three quotes for the purchase of a hand-held seed collector. Two were received; they are, in descending order by price (each of which includes shipping costs): (1.) Seedburo of Des Plaines, \$2,746; and (2.) GP Restoration Solutions, \$2717.40. The budget contains \$3,000 for this item. Mr. Kisiel noted that GP Restoration is the manufacturer. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to select the low bid.

Mr. Kisiel further reported that he had solicited and received three quotes for the purchase of a stackable washer-dryer for the caretaker's cottage at the Quenomica Preserve South; they are, in descending order by price: (1.) Crane Appliance, Vineyard Haven, \$2,066.54; (2.) Home Depot, Hyannis, \$1,599 (includes shipping); and (3.) Cottage City Home Appliance and Outdoor Power Equipment, Oak Bluffs, \$1,599. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to select the Cottage City bid.

Mr. Kisiel further reported that he had solicited and received three quotes for

the purchase of approximately 1000 square feet of click-lock vinyl plank flooring for the caretaker's cottage at the Quenomica Preserve South; the current surface is primed plywood. The bids are, in descending order by price: (1.) Karpet Kare, Vineyard Haven, \$5,000; (2.) Parker Carpet, Edgartown, \$4,250; and (3.) Home Depot, Hyannis, \$3,872 (includes shipping). After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to select the low bid.

5. Doug's Cove Preserve (Town of Oak Bluffs)

The Commission reviewed a deed, apropos of the soon-to-be-constructed Beach Road bicycle path, effectuating conveyance to the commonwealth of 0.08 acres in fee-simple and 0.004 acres as a utility easement, plus several temporary easements. The legislature recently passed a bill (chapter 152 of the acts of 2022) authorizing the land bank to issue such a release deed. The Commission and its Oak Bluffs Town Advisory Board (TAB) had voted to approve this action, at their respective April 26, 2021 and April 20, 2021 meetings.

The document was prepared by counsel for the commonwealth's transportation department and vetted by land bank counsel. Commissioners discussed the proffered award of \$10,000 for the transfer, in particular whether it was untoward for one public agency funded by taxpayers to accept cash from another public agency funded by taxpayers.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote four in favor, none opposed and Mr. Mott abstaining (1.) to decline to accept the payment; and (2.) to authorize its chairman, vice-chairman and/or secretary-treasurer to execute the deed.

PUBLIC INPUT

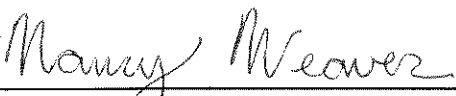
None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-11.

EXECUTIVE SESSION

By a motion made and seconded, the Commission voted unanimously in a roll call vote to enter executive session for the purpose of discussing the purchase, lease, exchange or value of real property. Mrs. Goff stated that the subjects to be discussed are the purchase or value of real property and declared that an open meeting may have a detrimental effect on the negotiating position of the Commission. She further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:32 pm.

certification: 
Nancy Weaver, Secretary