



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF FEBRUARY 27, 2023

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Wesley Mott

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Antone Lima, Julie Russell

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Philip Cordella, Thomas Humphrey (*Vineyard Gazette*), Abigail Rosen (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-37 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF FEBRUARY 6, 2023

By a motion made and seconded, the Commission voted in a roll call vote five in favor, none opposed and Mr. Ewing abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending February 10, 2023: \$235,470.48

Revenues for the week ending February 17, 2023: \$127,372.00

Revenues for the week ending February 24, 2023: \$ 38,276.78

NEW BUSINESS

1. Agency Administration: Personnel and Staffing

Mr. Lengyel stated that staff will, in preparation for the fiscal year 2024 budget, be examining the personnel code for any needed updates and will propose that the position of wildlife biology intern be shifted from the hourly to the salary scale.

Ms. Russell reported that she had conducted interviews for this position and recommends that Bryn Willingham — whom the Commissioners voted, at their September 12, 2022 meeting, to employ as an interim intern — be hired. She outlined her qualifications, viz., a degree in natural resource conservation and four years of field experience, including being a crew leader.

Ms. Russell recommended (1.) that Ms. Willingham be placed at step 5 of grade 5 (which is \$53,167 per annum) on the salary scale; and (2.) that, given that she began performing full-time intern duties on January 20, 2023, her employment be made retroactive to that date.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to employ Ms. Willingham on the terms cited above.

2. Agency Land Management: Farmland Leases

Mr. Lengyel reported that the abundance of bidders for a Short Cove Preserve farm lease, discussed by the Commission at its December 12, 2022 meeting, led the staff to examine all land bank properties for new leasing opportunities. Following same, staff prepared a number of draft requests-for-proposals (RFPs) for various properties — Featherstone Farm; John Presbury Norton Farm; Quenomica Preserve North; Tea Lane Farm; and Wapatequa Woods Reservation — which Commissioners reviewed.

Discussion occurred as to (1.) why only a portion of the John Presbury Norton Farm is proposed for lease and whether livestock could avail themselves of the pond there, to which Ms. Russell responded that the balance of the field contains coastal plain pondshore habitat, such that [a] protected plants grow along its margin and [b] the water dries up in the summer; (2.) why the disjunct field at the Quenomica Preserve North is included, to which Ms. Russell responded that it offers an additional option to the main field; and (3.) the lessees' access to water and at whose

expense.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the RFPs. Mr. Kisiel will examine energy use and expenses associated with such leases as well as water access issues.

3. Agency Land Management: Disposition of Surplus Equipment

The Commission reviewed bids received for the disposition of three surplus Bobcat toolcats, most recently discussed at its January 23, 2023 meeting.

As for the 2017 Bobcat toolcat model 5610, Mr. Lima stated that two bids were received, listed in ascending order: (1.) \$2,863.00, Steven Zanazzi; and (2.) \$7,200.05, Charles Stutler.

As for the 2012 Bobcat toolcat model 5600, Mr. Lima stated that three bids were received, listed in ascending order: (1.) \$1,789.00, Steven Zanazzi; (2.) \$4,501.25, Charles Stutler; and (4.) \$25,000.00, Granville and Lynne White.

As for the 2011 Bobcat toolcat model 5600, Mr. Lima stated that three bids were received, listed in ascending order: (1.) \$1,789.00, Steven Zanazzi; (2.) Autoeuropa at Martha's Vineyard, Inc. (David Diriwachter), \$3,333.00; and (3.) \$4,001.25, Charles Stutler.

In addition, a composite bid was submitted, for both the 2012 Bobcat toolcat model 5600 and the 2011 Bobcat toolcat model 5600: (1.) \$5,601.00, Autoeuropa at Martha's Vineyard, Inc. (David Diriwachter).

Mr. Lima recommended that the Commission (1.) accept Mr. and Mrs. White's bid for the 2012 Bobcat toolcat model 5600; and (2.) reject all of the other bids, so that staff can study other options.

Discussion occurred as to (1.) the value of pursuing off-island bidders; and (2.) the importance, in the interim, of protecting the vehicles from the elements.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendations.

PUBLIC INPUT

1. Agency Administration: Public Input

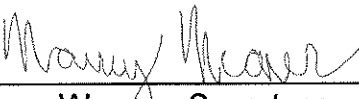
Phillip Cordella spoke to the wildlife biology intern position.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-37.

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 3:33 pm.

certification: 
Nancy Weaver, Secretary