

FY24 Budget Hearing #7 February 1, 2023 4:30 PM Meeting Minutes

Present: FinCom: Chairperson Susan Murphy, Rob Hannemann, Eric Glasgow, Vicki Divoll and Marshall Carroll. Bruce Golden and Don Leopold were not present. Select Board: Chairperson Bill Rossi and James Malkin. Warren Doty was not present. Others: Town Administrator Tim Carroll, Diana DeBlase, Accountant Ellen Biskis, Treasurer D. Barnes, Adam Turner, Joan Malkin, Videographer Lynn Fraker

At 4:30 PM Chairperson Susan Murphy called the meeting to order in the Chilmark Community Center at 520 South Road Chilmark.

Budget # 840 – Martha's Vineyard Commission (MVC):

Executive Director of the MVC Adam Turner and Chilmark representative Joan Malkin were present for this budget.

Mr. Turner handed out documents 1 a map, other an Island wide commission initiatives 2022-2023 and assessments comparisons of equalized value.

Mr. Turner referred to DOT grants and said we are determined to secure \$150,000 in grants this year. Mr. Turner said we have no new positions; we moved people around and some left but we did not raise cost of staff. Insurance and cost of running the building and the litigation is a big ticket DRI. Mr. Turner outlined some key efforts the MVC is working on

- Open space plans for 4 island towns
- Up island water quality plans (ponds) watershed planning to aid it securing State aid
- Climate change
- Storm tide pathways plotting municipal facilities and septic tanks
 - 1. Map vegetative communities
- Transportation study
- Permeable barriers and technology offer to innovative water qualities septic
- Wild fires / island wide emergency manager
- 2 traffic counters one in Chilmark and one beyond heading up-island
- Housing impact
- Working with ACE
- Woodwell institute look at weather

Mr. Turner discussed litigation:

Completed Chappy Tower litigation and Stop & Shop.

Meeting House way 30 units MVC denied it had litigation for 1 week with 15 depositions.

Lamppost approved as housing year-round rental but applicant chose to go another way.

Couple Historic Preservation items houses that are over 100 years old. Instituted new policy to keep the hearing open longer, to allow more communication in hopes to lower litigation.

Mr. Hannemann said our assessment is not huge part of our budget, but it is up 20% for FY24.

Mr. Turner said Equalized Value is how we assess what your increase is.

Chilmark's portion of the MVC FY24 budget is \$241,698.00.

There was further discussion about the litigation and if they are getting too involved. Mr. Turner said he did not think we could have done it differently.

MVC Continued...

Joan Malkin said the MVC works to improve projects. Deliberately looking to make sure what we are doing is good for the project. The applicants are better funded than they used to be. We are trying to protect what the community's value.

Ms. Malkin highlighted some important aspects of the MVC work.

- Certified open space plan. Mr. Turner said Cuttyhunk got \$400,000 in grant funding because they were certified. MVC Chairperson Malkin said having a Master Plan facilitates the funding and grants.
- Demolition projects: inviting the industry to give input during our policy hearings. Ms. Divoll said she was glad to hear MVC is inviting the industry (real-estate agents/ builders/ inspectors etc..) for this process.

Ms. Divoll asked about Meeting House Way. She read there was back and forth with MVC they did it then you said no. Joan Malkin responded the project was 30 homes for rich people to use for 2 weeks a year and that was not ok. Mr. Turner said the vote was 10 to 6. Mr. Turner said we issued a 30 page description with the denial.

Mr. Glasgow said he had a philosophical scenario to discuss. Mr. Glasgow said there is a property near me, I don't want to touch as the house is so old. House has had 4 additions done over 250 years, can't come close to make it energy efficient. How does the MVC balance this? Mr. Turner said we approve more of these than we deny. We have historic experts who looks at it. Facts and circumstances are considered. Joan Malkin said we try to look at it in 2 pieces how much is historic? Can you see it? In the historic have windows been replace. Our experts are really good.

Jim Malkin noted that the issues of DRI and demolition seem to be litigation. Mr. Malkin asked to what extent is the MVC working to communicate with the Towns when there is application. Mr. Turner said we recommend applicants to go to the town's Historic Commission and have them weigh in. Mr. Turner also said we can communicate better. Joan Malkin said with a DRI we often work closely with Planning Boards. Ms. Malkin said Towns sometimes have different opinions than we do. The MVC reviews the criteria every few years. Ms. Malkin said the towns don't have as broad authority as we have.

Mr. Glasgow said DCPC exist that give towns super authority. There is no MVC oversight how the towns are applying the authority. Ms. Malkin mentioned overlay zoning districts. Chairperson Murphy said philosophy was the views of our towns.

Mr. Turner said the articles in paper are just the litigations. We do a lot of stuff that is not mentioned in the news. Mr. Turner said we learn from the litigation.

Mr. Turner said the MVC has a very wide perspective. Mr. Turner said for the COVID years we sometimes had 4 meeting a month vs our standard of 1 a month. How we do our business has not changed just busier. Mr. Turner said the Island is at a tipping point of being suburban.

Mr. Hannemann said we need to support our (Chilmark) Master Plan. Chairman Rossi said we don't look like our master plan from the 1980s.

Mr. Hannemann said what is important to Edgartown is not important to Chilmark.

MVC Continued...

Mr. Turner said fact is Chilmark more than anyone used to have people live here 3 months a year. Now live in Chilmark 6 months, many more living and working here. Chairperson Murphy thanked Ms. Malkin and Mr. Turner for the presentation.

At 5:27 thanked for presentation.

Budget # -Town Treasurer:

Town Treasurer D. Barnes handed out paper copy of budget and debt data.

Ms. Barnes said budgets 710 & 751 are long term loans. Budget 752 are short term loan payments / long term debt Interest payments. Ms. Barnes said is working on a short term BAN in February for \$3,000,000 for the Fire Station and Tri Town Ambulance (TTA) Headquarters projects. Ms. Barnes explained the plan to roll final bond at completion of construction.

Mr. Glasgow asked when the Middle line Road Housing project loan payments will be completed. Ms. Barnes said in 2025. Tim Carroll said the Peaked Hill housing project will be coming up for funding when Middle Line road housing loan payments are off the books.

Chairperson Rossi said we were in a good position to borrow for the Fire station and TTA projects.

Tim Carroll said the Peaked Hill housing committee will probably not go with a 40B; problem with 40B is developers can only bring in 80% AMI, people like teachers don't qualify. If we don't do 40B developers are not interested because they would not get the grant funding from the State. Chairperson Rossi said our intent is home ownership to residents and rentals. Mr. Malkin said intent of town is creating housing for island residents, if go to 40 b they can come from off island to be housed. Mr. Glasgow asked if we expect a proposal (Peaked Hill Pastures Housing) at town meeting. Chairperson Rossi said yes. Mr. Malkin said it may require a bylaw change.

Ms. Barnes said she moved here 10 years ago and within 2 months of working she was out of the 80% AMI. Ms. Barnes said her daughter who is a police officer in OB will within 2 years no longer be eligible. Tim Carroll said yesterday there was review of CPA funds of \$150,000 for peaked hill project to move forward. Chairperson Rossi said this would be to pay back Molly Flender Affordable Housing. The MFAHT has authorized \$150,000 to have engineering started to get it moving forward.

Ms. Divoll expressed her concern that the people below 80% AMI are we not included for the project.

Chairperson Rossi said no, our plan just allows to have over 80% AMI.

Chairperson Rossi said this is a DRI that MVC will work on.

Ms. Divoll asked who takes care of the people at 80% AMI. Chairperson Rossi said we have residents at 40% AMI at the Middle Line Road Housing. Mr. Malkin said a diverse community is the desire.

Budget #910 – Employee Benefits:

Ms. Barnes indicated some of the changes and updated expected for FY24.

- 1.54% increase to Medicare
- .1% unemployment
- OBRA trust contribution comes from the actuaries - TTA Chilmark portion
- OPEB 49.8% funded. That is very good.
- HSA management fee \$200.00 annually
- OPEB admin expense collectively \$2,300 Chilmark portion \$1,760
- HSA \$10,000 contribution from the town for 8 employees

D. Barnes all of the employees who are covered for insurance we have added 4% increase on these as we don't know exact figure yet.

- Healthcare retiree's totals \$152,800
- \$198,000 for elected officials
- MedEx very good package for retirees

Accountant Biskis said keep in mind if we pay by July 1 we can take a 10% discount. Tim Carroll said we will have a Warrant article to cover sick & vacation costs that were unfunded in budget. Mr. Glasgow suggested health insurance for elected officials should come to the voters to see if we should continue going forward but would not affect who holds them now. Grandfathered in for people who are already holding it. Tim Carroll said retirees prior to 2014 would not be affected. But when Select Board retire they don't get it.

At 6:04 PM Chairperson Murphy asked for a motion to adjourn. Mr. Glasgow moved to adjourn, Ms. Divoll seconded the motion. SO VOTED: FinCom 5 Ayes, 2 not present. Golden & Leopold

Select Board: 2 Ayes, 1 not present Doty

Minutes respectfully submitted by Diana DeBlase.

FinCom Approved 03/16/2023

Document List:

Select Board Approved 04/04/2023

- D. Barnes Treasurer documents
- MVC documents