

## **DRAFT Chilmark Select Board September 12, 2023 5:00 PM Meeting Minutes**

**Present:** Select Board: Chairperson Bill Rossi, James Malkin and Marie Larsen. Others: Town Administrator Tim Carroll, Richard Andre, Thamiris Marta, Ann Wallace, Cathy Thompson, Janet Weidner, Deb Hancock, Police Chief Sean Slavin, Treasurer D. Barnes, Accountant Sarah Smith, Julie Flanders, Diana DeBlase VG Reporter Emily Gajda and MVTV Videographer Lynn Christoffers.

At 5:00 PM Chairperson Rossi called the meeting to order in the Select Board meeting room.

### Minutes:

Draft minutes from Select Board meeting held August 22, 2023 were reviewed. Mr. Malkin moved to approve as written. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

### Master Plan Sub Committee:

Janet Weidner presented request and outline of survey: present a survey to the Town's boards, committees and departments. This will be the first step in a renewed Town Master Plan development initiative. This will have background of a Town Master Plan and the goals of the Planning Board in developing an updated Plan. The data and information gathered through this survey will inform the development of a wider survey planned to be given to the public in the future. This next step will be part of a Town visioning process and will provide the necessary input for a completed Master Plan

Ms. Thompson said this survey is qualitative.

Mr. Malkin said his observation to share is: we have an issue of growth as we sink under the weight of money.

Chairperson Rossi said this proposal makes sense to the Select Board and we support you to proceed and thank you.

### Menemsha - Basin Road speed bump - refer to Master Plan Sub Committee and MVC Dan Doyle:

Ms. Larsen said she supported a removable speed bump.

Ms. Weidner said Planning Board considered this when we did work with consultants. Police Chief Slavin said this proposal sounds good.

Mr. Carroll suggested Planning Board subcommittee talk about this and then we prepare for a warrant. for Town Meeting as we need funding for it. Mr. Malkin said there has been some work for bylaw change about farms. Mr. Malkin requested the Farms bylaw changes/updates go through our Planning Board and not an adhoc group. Planning Board members that were present said that makes sense.

### Middle Line Road Community Housing - Vacancy of a one bedroom apartment available 10/1/23:

Mr. Carroll said we are advertising to have interested parties contact our local Housing Admin Alison Kisselgof. There was discussion on the following items related to the MLR Housing unit.

- Target range - up to 150% of the AMI
- ProForma was for 2 units at 80% AMI and 4 units up to 150%

Middle Line Road Community Housing Continued...

- Currently all six have are at at 80% AMI rents.
- MLR has not been meeting its projected annual income with these lower rent revenues.
- A waiting list of 100 - 150% AMI has not been kept.
- Ms. Kisselgof will start a Chilmark waiting list for this instance of a vacancy.
- Collections process has been started to recover the 4 months past rent owed on this unit, and a payment plan has been started for another unit that is 2 months in arrears. DCRHA has needed to implement new monitoring of these collections with the loss of a long time employee in the office.

Appointment of election officials:

Select Board received a request from the Chilmark Town Clerk recommending Select Board to appoint the Election Officials. Chairperson Rossi read the list aloud

Ann Wallace, Warden

Election Officers: Michele Ida Leonardi, Jane A. Greene, Joan W. Jenkinson, Deborah K. Silliman Wass, Emily R. Broderick, Jeffrey D. McDonald, Amy M. Cody, Dona R. Flamme, Deborah R. Dunn, Ann Steiner, Laurisa D. Rich, Margaret Hannemann, Linda Coutinho and Vicki Divoll.

Mr. Malkin moved to appoint warden and election officers as proposed by Town Clerk. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Select Board also received request from Town Clerk to appoint the Town's Constable assignments to Marshall Carroll and Timothy Rich. Mr. Malkin moved to appoint as recommended by Town Clerk. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Vineyard Power-Community First Partnership:

Richard Andre presented new member to Vineyard Power; Thamiris Marta.

Mr. Andre and Ms. Marta are here as Cape Light Compact awarded them the Community First Partnership. Mr. Andre asked for Select board to approve the Addendum and to be allowed to work with the Town Administrator to get the word out.

Mr. Andre said we would be sending out a message to every Chilmark resident to let them know that they're entitled to a free home energy assessment. And they're also eligible for up to 100% of all the installation work that needs to be done to be paid if they are income eligible. But if they're not 75% of that will be paid for. And then the final aspect of it is if they convert to air source heat pumps, that they're entitled to up to \$10,000 in rebates, for those projects as well.

In addition to that, we're also educating the public about the inflation Reduction Act and all of the rebates that are they're entitled to as well in regards to energy efficiency. So there's a tremendous amount of money that's available to every resident, and our job is just to try and get that word out.

Mr. Malkin moved to approve moving forward with the Community First Partnership and Addendum as presented by Vineyard Power representatives. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Mr. Carroll asked for a moment now to discuss the solar array at Tabor House with Vineyard Power still here.

Mr. Andre said the solar PV array at 10 years town has option to purchase, we are at year 9.

- Fair market value negotiating

Mr. Andre said probably have 20 years of use after you purchase it. Panels have not lost their use the inverters are the item that are failing. Estimated \$30,000 savings annually.

Mr. Andre also talked about donation from Vineyard Power for batteries for the solar storage, possible up to \$60,000 as we are doing with other towns.

Chairperson Rossi thanked Mr. Andre and Ms. Marta for this information.

Appointment of Stephen Kass to Community Preservation Committee representing the Conservation Commission: Mr. Malkin moved to appoint Mr. Kass the ConCom representative on the CPC. Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Movie filming September 14-16

Phil Keefe - CCC

Chris Dodds - CCC, Menemsha, private properties: Chairperson Rossi said this was ok but thought might be weather delayed. Mr. Carroll said he believed they would be.

Hurricane Preparations - announcements on web site and email list. Town facilities preparing for 72 hour checklist next week if necessary:

Mr. Carroll (who is also the Emergency Management Director for Chilmark) gave update: reminded departments to put outdoor items away. Mr. Malkin (who is also Island representative on Steamship Authority Board) if traveling Friday or Saturday reconsiders your traveling plans.

Chilmark Treasurer's office assessment – 9/8/23 by Mass Munifin:

Mr. Malkin asked Treasurer Barnes if anything in report seemed odd to you. Ms. Barnes said she found nothing odd. Ms. Barnes noted that being able to close office 2 days a week allowed for 2 months' worth of reconciliation to be completed in a month.

Chairperson Rossi asked if we would be ready for a Special Town Meeting with our free cash certification. Accountant Smith said she has a free cash meeting with reps from (Mass. Division of Local Services) DLS will talk to them about this. Ms. Larsen asked if we were all set with what Tri Town Ambulance needed for their reconciliations. Ms. Smith said she had everything needed for them.

Mr. Carroll said Oct 30, 2023 might be possible but not realistic for Special Town Meeting. Dec 6th possible date for STM. Chairperson Rossi said December date would be fine. Chairperson Rossi said to both Treasurer and Accountant that we appreciate your work.

Tree removal at Fire/EMS project – two quotes for lowest quote \$2,800 M C Clements:

Ms. Larsen moved to approve payment to MC Clements for tree removal. Mr. Malkin seconded the motion. **SO VOTED: 3 Ayes**

#### Fire/EMS Committee update

Julie Flanders said we see lights all night from TTA. Mr. Carroll said the parking lot lights should be turning off at 9:00 PM, and will look into that.

Deb Hancock said on topic of lights on at night; the light closest to the boats at USCG is very bright and needs to be tipped down. Mr. Carroll said we have a night sky bylaw and recommended she talk to building commissioner. Police Chief Slavin gave Ms. Hancock the contact name for Senior Chief Grimm of USCG and recommended to go talk to him directly. Ms. Larsen asked when is the noon test siren would be turned on and operational. Chairperson Rossi said we will work to get that started.

#### Chilmark School HVAC Update:

Chairperson Rossi said contractors are securing things at Chilmark School HVAC project in preparation for the possible storm. Chairperson Rossi said we are on target for Xmas vacation for project to be done. There was discussion from the Treasurer about the borrowing and the timeline of how project is moving and estimation of when would be completed.

#### Menemsha Beach trail discussion:

Mr. Carroll said the DEP got report about the trail and we need to comply; with possibility of Martha's Vineyard Land Bank managing trail.

Julie Flanders said speaking as a realtor: if town goes this way, would make the trail public that concerns me. Why not neighbors do it as they have. This would need to be in a public meeting and owners need to be notified of these proposals. Mr. Malkin said we need to be really careful of what we do in that delicate coastal area. Mr. Carroll said this would have to go to town meeting. Mr. Carroll said there would be more damage if no board walk to environment.

#### Pay Classification Study RFQ:

Mr. Carroll said he will work on this with Marie Larsen tomorrow to work on changes to the document. Mr. Carroll said we have advertised of its availability for Friday's paper and hope to have interested parties submit for the October 6, 2023 deadline.

Mr. Malkin said just do it right. Ms. Larsen said she feels confident we will get this done.

#### Solar Array at landfill:

Chairperson Rossi said we already discussed this earlier at this meeting.

#### Items not anticipated at time of posting agenda:

Chairperson Rossi said he has a Request from the Pasture Road Association. They want to get an estimate of cost to clear out Russian olive on town land. They are hoping to get this on a warrant article. Chairperson Rossi said think we will need 3 estimates. Mr. Malkin said when this came to the Select Board about 7 years ago we determined it was not a need for the tax payers of Chilmark at that time. Mr. Malkin said he feels the same now. Mr. Carroll said the Select Board could refer this to the Conservation Commission. No action taken at this time.

Town Administrator:

Mr. Carroll said The Up-Island Council on Aging notified the town that the towns have been appointing members to more than 2 consecutive terms. Mr. Carroll said they (UICOA) asked us to revoke appointed and ask a Select Board member to serve in their place. Mr. Carroll said we reviewed this with the Town Clerk and determined ours are all new appointees, or have only served 1 term. Mr. Carroll said the most recent appointed person is Peter Cook who is a 1 year term to fill out Sally's 3 year term. Mr. Carroll said we have Betty Farrow and Barbara Murphy. Mr. Carroll said he reached out to Barbara Murphy to see if she wanted to step down, have not heard yet but if she does would a Select Board member want to be appointed temporarily for a short term. Marie Larsen offered to be the Select Board member to serve on UICOA Board. Select Board agreed to appoint Ms. Larsen pending Ms. Murphy's resignation.

At 6:07 PM with no further items for discussion Chairperson Rossi asked for motion to adjourn. Mr. Malkin moved to adjourn, Ms. Larsen seconded the motion. **SO VOTED: 3 Ayes**

Draft minutes respectfully submitted by Diana DeBlase

Document list:

- Draft meeting minutes from Select Board meeting held 8/22/23
- Letter from Planning Board discussing the Master Plan Survey for Town Boards/Committees/Department
- Planning Board - survey questions proposed for the Master Plan Updating process
- Notice in newspaper of available Town of Chilmark Middle Line Road apartment
- Town Clerks recommended appointments for Election Officers, Warden and Constables
- Correspondence from Richard Andre for Community First Partnership agreement
- Conservation Commission recommendation to appoint Mr. Kass to Community Preservation Committee
- Requests to film at Chilmark town properties by Mr. Keefe & Mr. Dodds
- Quote from M C Clements to remove trees on town property (new fire station and Town hall parking area)
- Photos of new fire truck during production / prior to delivery