

**Tisbury Finance and Advisory Committee,
6:30PM, Wednesday, February 9, 2022
by Zoom Cloud Conference due to Covid-19 Restrictions**

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- Present:** Chair Nancy Gilfoy, Louise Clough, Jynell Kristal,
Mary Ellen Larsen, Rachel Orr, Dan Seidman, Sarah York,
- Town:** Select Board – Jeff Kristal, Town Administrator – Jay Grande,
Treasurer – Jonathan Snyder, Moderator – Deborah Medders,
Shellfish – Danielle Ewart, MVSG – Emma Green-Beach,
Harbormaster – John Crocker, Waterways – Jeffrey Canha,
IT – Heidi Rydzewski, DPW – Kirk Metell, Building – Ross Seavey,
- Others:** Lynn Fraker, Ben Robinson, Recorder – Marni Lipke,
Housing Bank - Kimberly Angell, Caitlin Burbidge, Elaine Miller,
Mary Ollen, Doug Ruskin, Laura Silber,

* TFC members late arrivals or early departures.

Call Meeting to Order

- The Tisbury Finance and Advisory Committee (FinCom) was called to order at 6:31PM and roll was called. (*Recorder's note: Discussions are summarized and grouped for clarity and brevity.*)

Review of Martha's Vineyard Shellfish Group (MVSG) Warrant Article – Emma Green-Beach, Executive Director (See documents on file.)

When the MVSG signed a 15 year lease for the State Hughes Hatchery which supplied 50% of all shellfish grown on the Island, it became responsible for extensive repairs. This was a one-time ask to replace the seawater lines (\$36,000 Tisbury share of \$271,000 total). Further capital needs would be paid for from other sources (grants, fundraising, etc.).

- Annual maintenance was part of the MVSG operating budget.
- Oak Bluffs, Edgartown and Chilmark had approved their shares.
- A previous Community Preservation Committee (CPC) fund request was for the Weaver Lane hatchery in Tisbury (see 1/25/20 Minutes p.5 #5j).

Review of Information Technology (IT) Fiscal Year 2023 (FY23) Budget and Warrant Articles – Heidi Rydzewski, Manager (See documents on file.)

Budget: IT decreased 2.8% with amounts moved within and between line items and departments.

- Software decreased, eliminating outdated or little used subscriptions but paying increased costs for OpenGov modules; for example separate Building Inspector billing software was replaced by OpenGov billing. Vision Appraisal, which was used solely by the Assessor, was shifted to that Department.
- Communications increased—partly due to rate increases.

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Computer Equipment paid for rotating computer replacements, while Computer Supplies paid for monitors, routers, printers, etc.—e.g. a new router for the Park & Ride.

- Technology Equipment Dept. #156 dealt with the larger system—e.g. servers.
- Heidi Rydzewski expected to use more Consulting services, for more efficient use of her time, instead of “trying to reinvent the wheel” by herself.

Articles: (See 3/3/21 Minutes p.1-2.)

- The Town website (\$35,000) needed to be rebuilt to expand services and be more user friendly, interactive and attractive (see below: Actions).
 - All current data would be transferred to the new site.
 - The vendor might be the same as Oak Bluffs and Nantucket.
 - The new site should last 3-4 years.
- Network infrastructure upgrade (\$39,000) would continue with Emergency Services (EMS) building cameras, switches, bandwidth, and Training Room audiovisual system—which was currently finicky and unreliable.
 - The building was used for some Islandwide services and coordination. The article would be pulled if Dukes County and/or State grants were awarded.
 - Most technology had a lifespan of about 5 years, so that constantly rotating upgrades were necessary.
- Ms. Rydzewski and the FinCom exchanged thanks.

Review of Department of Public Works (DPW) Fiscal Year 2023 (FY23) Budget and Warrant Articles – Kirk Metell, Director (See documents on file & 3/10/21 Minutes p.2-5.)

Budget: presented a major increase of 48.88%.

- Line item 5290 reflected the shift to outside custodial services. Last year \$80,000 in salary was used to offset contract services, which garnered one bid at \$130,000.
- In view of the upcoming Tisbury School construction, road work and other duties, Mr. Metell could no longer fill 2 positions and proposed reinstating the Facilities Manager position.
- In addition, the Building and Grounds Foreman had moved to Highways and a new Foreman was needed to oversee and increase in-house services for parks, recreation and Town rental facilities—producing some savings by reducing outside contractors.
 - There was now a new Town carpenter and Town electrician.
 - Managers worked on tasks alongside non-management workers.
- Lines were reduced because summer help was not available. For example:
 - the Town budgeted for 6 lifeguards but could only find 3;
 - lack of grounds and upkeep workers could be offset by the new foreman.

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- New Bedford was no longer taking landfill (which was becoming obsolete) and after repeated time-consuming research the DPW transferred management of waste destinations to Bruno's, (as part of their contract), which found a receiver in Ohio. Per barrel sticker price would not be effected.
- The FY22 Local Drop-Off (LDO) deficit would be reimbursed as usual.
- HVAC Maintenance was reduced in consideration of the new Library and DPW building heating/ventilation/air conditioning (HVAC) systems.
- Roadwork bond language was broad enough to cover Town needs. Work priorities shifted after a water main break.
- Director Kirk Metell was comfortable with flexibility in the budget, the roadwork bond and Owen Park funds.
- The FinCom thanked the DPW staff for their endurance and excellence during the recent blizzard. (FY22 Snow & Ice spending was already over-budget.)

Articles:

- Post-Covid construction inflation generated additional costs to complete the CPC funded Lake and Church St. tennis/pickle-ball courts (\$100,000) (see 1/6/21 Minutes p.1-2). DPW and the Open Space Committee, were working hard together to offset courts' maintenance costs from a variety of sources.
- The rubbish truck (total \$110,000 part from Stabilization—see below: Actions), had a lifetime of serious problems, could no longer be repaired, and had become a health hazard. Consequently it was re-prioritized above the dump truck in Capital Planning.
- Mr. Metell preferred trucks and equipment that could be driven by anyone in the Department, with or without a Commercial Vehicle License (CVL).
- Although all Towns shared roadside safety equipment (\$50,000), (signs, cones, etc.) the Tisbury supply was not sufficient for its needs.

Review of Harbormaster Fiscal Year 2023 (FY23) Budget and Warrant Articles – John Crocker, Harbormaster

(See documents on file & 3/17/21 Minutes p.1-3.)

Budget: The Harbor Department was up 6.3%.

- Vehicle Repair had to cover brake-work on truck (hopefully a one-year expense as discussed with the garage).
- The new hire would increase the Instruction/Training and Uniforms line. (The FY22 Part-Time/Seasonal deficit would be covered by the Full-Time residual).
- (FY22 spending was slightly skewed by half year timeframe).
- The Department hoped to hire a full-time year round Natural Resources Assistant shortly (approved at 2021 Annual Town Meeting (ATM)). Like the Natural Resources Administrative position it would be shared with the Shellfish Dept., focusing on the Harbor during boating season.

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- The Harbor and Dock Attendants were part-time/seasonal—filling the positions required active recruiting.
- Harbormaster John Crocker was working with Building Inspector Ross Seavey on using OpenGov. for mooring permits and billing.
- Some maintenance was shifted to Waterways funding.

Articles: All the articles were funded by Waterways—which had a sufficient balance to cover all projected spending. Waterways funding was available directly after the ATM vote.

- Post-Covid inflation generated additional costs for the boat trailer (\$1,500).
- Annual Town mooring maintenance (\$35,000) covered chains, tackles, pennants, etc. and labor.
- Dredging (\$80,000) was for the Tashmoo dredge and also, pending permitting, the Harbor and breakwater.
- The new patrol boat equipment (\$3,500) would include Narcan and a defibrillator. (The construction of the new boat was progressing well.)
- The Tashmoo skiff (\$11,000—shipyard estimate \$9,400) needed a thorough overhaul: railing stripping and refinishing, bow cleat replacement, secure wiring, battery cables, running lights, topsides, etc.
- Two articles to cover the Tashmoo pump-out boat maintenance (\$2,500 & \$6,000) were for matching Clean Vessel Act grants.

Discussion of Martha's Vineyard Housing Bank Warrant Article, Laura Silber, Coalition to Create a Martha's Vineyard Housing Bank (CCMVHB) Coordinator (See documents on file.)

Coordinator Laura Silber introduced the CCMVHB members. The Coalition surveyed and responded to Town, Town Counsel and public input as well as the mining the experience of other resort communities (Tahoe, NM, Aspen CO, etc.) where housing prices outstripped workforce earnings.

- Passage required 4 of 6 Town approvals as well as State legislation.
- Although State housing bank bills were previously ignored, steeply rising Massachusetts home prices resulted in heavy momentum from towns, cities, hospitals, housing organizations, etc.
- Only Island member towns would be subject to the 2% buyer transaction fee (over the first \$1,000,000) or be eligible for housing bank funds/programs.
- The FinCom considered buyer vs. seller fees or a 50/50 split, however the most likely State legislation mandated only buyer fees. In consideration of the significantly lower Island transfer and deed excise fees, the 2% was less than added costs in most other locations.
- A Town's share would be proportionate of debt to the revenue percentage it contributed—Tisbury probably ~ 12-13%.

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- In order to accommodate workforce earnings (teachers, police, town employees, etc.) eligibility would be set at up to 240% Average Median Income (AMI) by lottery. Properties would be restricted as perpetually year round, and perpetually “community affordable”.
 - Year round was defined as 11 months residency with some case-by-case allowances as decided by the governing boards for family hardship, illness, military service, aging parent, etc.
 - The many housing agencies (Towns, State, Island Housing Trust (IHT), Dukes County Regional Housing Authority (DCRHA), etc.) made for a diverse field difficult to negotiate. However, most Island affordable housing was moving towards standardization and now used a common standard deed rider.
- Properties would be managed by the DCRHA and all administrative and managerial costs could be contracted out and paid by the Housing Bank. (Not unlike the CPC, the Housing Bank would fund properties but not manage or operate them.)
- 75% of funds had to be spent on previously developed properties, hopefully recapturing seasonal structures and retaining open land. Town environmental goals would be honored: net zero energy, no fossil fuels, zero nitrogen pollution, etc.
- Transportation availability was a priority not a restriction, allowing for projects in the more rural Island townships.
- Local governing structures and representation (subject to Open Meeting Law and governmental transparency) were reviewed, including a possible stipend to attract participation from younger citizens.
 - The FinCom asked why Assessors were not represented. The Housing Bank would be a governmental agency but, unlike the Landbank which took properties off the tax rolls, Housing Bank structures would be subject to taxes, and/or Payment In Lieu of Taxes (PILOTS). Assessors would be closely consulted but committee size had to be manageable.
- Enforcement was a major issue, particularly in terms of “perpetual” restrictions. The FinCom noted problems with inheritance timing, loans, etc. The CCMVHB expected day-to-day regulations and enforcement policy to be written by the governing bodies.
 - Towns preferred perpetuity restrictions after a number of affordable properties aged out and the recipients reaped windfalls without Town recourse.
- Towns could withdraw from the Housing Bank but had to collect the transfer fees until its debt obligation was fulfilled. However, the Housing Bank bonding debt was restricted to 10%, allowing pay-off within 2-3 years.
 - The Housing Bank would come up for renewal or termination every 30 years. (Aspen, CO where virtually all workers lived in Housing Bank properties, had renewed its Housing Bank 4 times.)

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- The FinCom debated the continuing artificial split in the real estate market.
 - For example, in the social justice lens, most U.S. citizens' wealth was in property equity which Housing Bank restrictions would decrease in both market value (~ 15-20%) and bank loan capacity. CCMVHB reported the Martha's Vineyard Bank was eager to cooperate, as it had its own trouble with workforce housing.
 - Other solutions were complex or non-existent. State or Federally funded "affordable" housing imposed 80% AMI restrictions, making the workforce ineligible. Housing prices could be subsidized but the process was complex and limited. There was also the possibility of long-term, permanent rentals.
- The FinCom thanked the CCMVHB members for their thorough explanation and background documents. CCMVHB member thanked the FinCom for their excellent questions.

Vote on Late-Filed Article from Wastewater Department – Not needed.

Approve Minutes from: 11/3/21, 12/8/21, 1/12/22, 1/19/22 as Amended, 1/26/22, 2/2/22

• *JYNELL KRISTAL MOVED TO APPROVE THE FOLLOWING MINUTES (AS CORRECTED FOR TYPOS):*

- *NOVEMBER 3, 2021,*
- *DECEMBER 8, 2021,*
- *JANUARY 12, 2022, JANUARY 19, 2022 AS AMENDED, JANUARY 26, 2022,*
- *FEBRUARY 2, 2022;*

MARY ELLEN LARSEN SECONDED; MOTION PASSED UNANIMOUSLY: 7 AYES, 0 NAYS, 0 ABSTENTIONS: SARAH YORK—AYE, JYNELL KRISTAL—AYE, MARY ELLEN LARSEN—AYE, DAN SEIDMAN—AYE, LOUISE CLOUGH—AYE, RACHEL ORR—AYE, NANCY GILFOY—AYE.

Future Meetings (See below: Meetings/Events & Actions.)

- February 16th – joint meeting with Select Board re: their budget and articles.
- The STM/ATM date was still pending State legislation.
- Town Hall sent many drafts and documents which Chair Nancy Gilfooy reduced to be as manageable as possible for FinCom members.

Items Not Reasonably Anticipated by the Chair - None

Adjournment

Chair Nancy Gilfooy thanked everyone for their good work and endurance.

• *LOUISE CLOUGH AND RACHEL ORR MOVED TO ADJOURN AT 9:11PM; MARY ELLEN LARSEN SECONDED; MOTION PASSED UNANIMOUSLY: 7 AYES, 0 NAYS,*

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0 ABSTENTIONS: SARAH YORK—AYE, JYNELL KRISTAL—AYE, MARY ELLEN LARSEN—AYE, DAN SEIDMAN—AYE, LOUISE CLOUGH—AYE, RACHEL ORR—AYE, NANCY GILFOY—AYE.

Appendix A: Meetings/Events:

- **TFC – 6:30PM, Wednesdays, February 16, 23, 2022 – Zoom**
- MVPS Vacation – February 28 – March 4, 2022
- STM/ATM – **TBD** – 7:00PM, Tuesday, April 12, 2022 – Tis. School Playground
or Saturday, April 30, 2022 – PAC

Appendix B: Actions

Heidi R. – Include volunteers in trainings for new website.

Kirk/Jon S. – revise rubbish truck article re: raise & appropriate vs DPW Stabilization.

Agenda – Minutes: 2/9/22

[\\$100,000 FY22 Reserve Fund spending tally – Balance: \\$75,000](#)
[8/25/21 – Selectmen Other/Finance - \\$25,000 Insurance shortfall](#)

Appendix C: Documents on File:

- Agenda 2/9/22
- FY 2023 Budget Plan Town of Tisbury Department 172 Shellfish (7 p.)
12/28/21
- Martha's Vineyard Shellfish Group 2022 Annual Town Meeting Warrant
Article 1/3/21
- FY 2023 Budget Plan Town of Tisbury Department 155 Technology (5 p.)
12/10/21
- FY 2023 Budget Plan Town of Tisbury Department 156 Technology
Equipment (2 p.) 1/11/21
- FY 2023 Budget Plan Town of Tisbury Department 423 Public Works
(6 p.) 1/11/22
- DPW Fiscal Year 2022 Operating Budget (5 p.) 2/8/22
- Department of Public Works Warrant Article (Lake & Church St. tennis
courts) 12/17/21
- Department of Public Works articles 11/30/21
- FY 2023 Budget Plan Town of Tisbury Department 295 Harbormaster
(6 p.) 1/22/22
- Town of Tisbury Harbor Department FY2023 Warrant Articles 12/17/21
- Town of Tisbury Office of the Town Administrator Article (Housing Bank)
(3 p.) 12/17/21
- Coalition to Create the MV Housing Bank memo re: Explanation of Changes
to MV Housing Bank Warrant Article (8 p.) 1/20/22

continued >

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Appendix C: Documents on File (cont.):

- Coalition to Create the MV Housing Bank Warrant Article for Spring 2022
Town Meetings (4 p.) 1/21/22
- Proposed Housing Ban Impact on Assessed Values Oak Bluffs Assessing
Department January 11, 2022 (27 p.)
- Town Clerk memo re: Articles Received for the Annual Town Meeting to be
Held ? (4 p.) 2/1/22
- Town of Tisbury Special Town Meeting Warrant, Tuesday, April 12, 2022
at 7:00PM (2 p.) Draft #4 2/3/22
- Town of Tisbury Annual Town Meeting Warrant, Tuesday, April 12, 2022
at 7:00PM (16 p.) Draft #4 2/3/22

Nancy Gilfoy – Chair

Date

Minutes approved as amended 3/23/22