

Approved 4/4/18
TOWN OF WEST TISBURY
SELECTMENS MEETING
Wednesday, March 21, 2018 4:30 p.m. – 6:11 pm

Present: Selectmen Skipper Manter, Cindy Mitchell, Kent Healy, Jen Rand

Also Present: Bruce Stone, Larry Shubert, Rhonda Conley, Michael Colaneri, Michael Noel, Morgan Reitzas, Michael Mszanski, Ted Jochsberger, Rise Tierney, Philippe Jordi, Ivana & Antoniya Sabeva, Richard Saltzberg

Minutes: *C. Mitchell motioned to approve the minutes of 3/07/18. K. Healy seconded the motion. The vote on the motion was unanimous in favor.*

Scott's Grove Lease Amendments & Closing Documents:

C. Mitchell motioned to sign the Notice of Lease. K. Healy seconded the motion. The vote on the motion was unanimous in favor.

C. Mitchell motioned to sign the Ground Lease Estoppel. K. Healy seconded the motion. The vote on the motion was unanimous in favor.

C. Mitchell motioned to sign the Assignment of West Tisbury Community Preservation Act (CPA) Housing Appropriation Agreement. K. Healy seconded the motion. The vote on the motion was unanimous in favor.

C. Mitchell motioned to sign the Landlord's Consent to Mortgage. K. Healy seconded the motion. The vote on the motion was unanimous in favor.

C. Mitchell motioned to sign the Assignment and Assumption of Lease. K. Healy seconded the motion. The vote on the motion was unanimous in favor.

C. Mitchell motioned to sign the Landlord's Estoppel. K. Healy seconded the motion. The vote on the motion was unanimous in favor.

Taxi Hearing – Rates & Regulations: Skipper re-opened the public hearing. He said he thought that a reasonable rate would be \$5.00 for the first 2/5th of a mile, then \$1.00 for each additional 1/5th mile. This translates to \$8.00 for the first mile and \$5.00 per mile after that. Jen said that when she did an analysis of the current rates \$5.00/mile was about average. Ivana asked about accounting for traffic tie-ups. Skipper said there was not a time element to the fare. Morgan Reitzas of MV Taxi said they were testing a metered system, it uses GPS to calculate mileage, he said that using 1/5th miles is not the most efficient way to run. He said they are trying to standardize rates in Edgartown and Tisbury. The rates are calculated on an iPad, which is mounted clearly on the dashboard; the iPad stores data so it can be referred back to later. Cindy asked what the cost of the software was, Michael Mszanski, representative from MV Taxi said its scaled to size, but they paid \$20 for the license. Skipper asked how the mileage gets certified. MV Taxi said the GPS is considered accurate enough for the State for other applications, the State has not yet ruled on its use in taxis. Cindy asked the representatives of Lighthouse Taxi if this system would work for them. Michael Noel said he thought it might work. Michael M. said the system would not work as well for multiple fares, so they were also maintaining a flat rate sheet as well. Skipper said the Board had also discussed cameras in the vehicles. Michael N. said

he didn't object provided the Town helped with the cost of purchase and video storage. He noted that some passengers might object to being recorded. Skipper said cameras in the Transit busses have helped resolve issues, and he felt it might protect the taxi drivers as well as the passengers. Jen was asked to contact the administrators in Edgartown and Tisbury to express support for the meter system and rate consistency.

“Silva Lot” on Lambert’s Cove Road: Skipper said that he was concerned that if the lot is turned over to affordable housing there will be no lots of any size available to the town for future unknown needs. Larry asked what the town would need that it doesn't already have, he noted that aside from water and sewer, we have built or upgraded all of the town buildings with the exception of the Council on Aging over the past few years so he couldn't imagine further growth needed for any other departments. Kent said he had concerns about building on the lot; it has some topographic challenges that would potentially make housing not a good fit. Cindy said she thought that a discussion at the town meeting outlining the concerns and the wishes of the Housing Committee would allow the voters to make an informed choice. Michael C. said the town has owned the lot for over thirty years and the restrictions have expired. He said engineers can handle the site constraints; he noted that there was a housing crisis especially for the elderly.

Old Courthouse Rd: Jen said the MV Commission had finished the public hearing for the 16 Old Courthouse Rd property. She said she has been given permission to demolish it, but must first try and find someone to move it. She added that the Governor's Appointee had stated repeatedly that it would cost no more to renovate the building than to build new, so did the Board wish her to reach out to him to show her the numbers and how to make that work? Skipper said the building was too close to the road and had no basement, he just didn't think it was worth pursuing renovation. Ted noted that if renovated ultimately it's still an old building with the problems that come along with that.

Town Meeting Warrant: *C. Mitchell motioned to sign the warrant. K. Healy seconded the motion. The vote on the motion was unanimous in favor.*

New Website: Bruce gave the Board a preview of the proposed new front page of the Town's website. The Board suggested a few small tweaks but overall was happy with the design.

Snow & Ice: *C. Mitchell motioned to exceed the snow and ice budget. K. Healy seconded the motion. The vote on the motion was unanimous in favor.*

Override Op. Ed.: The Board discussed the draft of the Op.Ed piece regarding the override. Kathy said she wanted to assure that the readers were clear that capital expenses were not driving the need, it was really general operating costs and OPEB expenses with regional entities contributing to that. She also said she was concerned about its length. Skipper wanted it clear that the School budget was also a driving force. Cindy asked Bruce if he knew what the impact would be on the average tax bill. Bruce will provide that and Cindy will make edits.