

Approved 6/12/19
TOWN OF WEST TISBURY
SELECTMENS MEETING
Wednesday, May 29, 2019 4:30 p.m. – 6:03 pm

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

Also Present: Bea Phear, Jane Rossi, Clark Rattet, Doug Ruskin, Cynthia Aguilar, Larry Shubert, Ted Jochsberger, Jane Dreebin, Mackenzie Brooks, Michael Colaneri, Susan Fellers, Matt Merry, Rise Tierney, Sam Hall, Jeffrey Dubard, Philippe Jordi, C. Kaplan, R. Saltzberg, H. Pretsky

Minutes: *C. Mitchell motioned to approve the minutes of 5/15/19 with a correction. K. Healy seconded the motion. The vote on the motion was CM & SM in favor, KH abstained.*

Housing Bank Discussion: Skipper reminded everyone of the vote taken at town meeting directing the Selectmen and Affordable Housing Committee to form a committee to develop legislation for a housing bank that can be brought back for a vote at a later town meeting. Jen explained that she had a very informal conversation with the other Town Administrators and at this moment they are not ready to work on an island-wide basis to bring something forward. Some towns have formed committees and some are not working on the issue at all right now. She also noted that there is a piece of legislation that has been filed that would create another real estate transfer tax to benefit affordable housing. She said she had spoken to Rep. Fernandes who indicated that will be a difficult piece of legislation to get passed so the town should continue to explore other options. Rise said she thought process was part of the problem, people complained there wasn't enough information and that the work of the Housing Bank group was conducted in secret. She said its important to keep working on and the entire process must be transparent. Susan asked if the town could have its own housing bank if no other town joined in. Jen mentioned that there was already a Housing Trust, and there was also the option of a stabilization fund for housing. Matt said he thought the voters needed a clearer understanding of the financial needs of the town before they committed to tying up funds from the rooms tax. Cindy agreed. Susan noted that the there was no clear understanding of what "year-round" housing meant in the housing bank proposal. Michael said the town was doing a good job at providing a variety of affordable housing options; he was not in favor of the proposal because the town would lose local control. Skipper shared his concern over the loss of local control. Doug said the housing bank goal was looking for an island-wide solution, he noted that there had been island-wide support for the concept before the request was put to the voters with a plan to pay for it. He said the intent was to pass something now and clarify the language later. The language for year-round housing was to address the needs of those who live and work here but make too much money to qualify for affordable housing. He said the use of funds from the short term rentals tax made sense as those rentals are the reason there is less year round housing. He said the committee that is formed will have a framework to start with. Skipper said he would prefer the committee start with a blank slate. Jeffrey said he thought the concern was the lack of clarity not the idea. Bea said there is a benefit to having an island wide housing bank due to the strength in funding and flexibility. Larry said he hopes the housing bank would address the housing issue island wide so it would no longer matter what town someone lived in in order to be eligible for available housing. In addition, the funds can be used to address other needs associated with housing such as wastewater. He noted also there were changes that could be made to zoning that would help alleviate the lack of housing. Doug also suggested asking the legislature to amend CPA laws to allow funds to be spent on up to 150% of Annual Median Income (AMI), he said that would possibly have island-wide support. Cindy noted that each town had their own Housing production Plan as well as the island wide plan. A lot of public input went into that and a lot of work. If the town begins there

and identifies overlaps in each plan on the island and focuses in those areas we might begin to have island-wide cooperation. Skipper asked about the size and make-up of the new committee. Cindy said a committee of 7-9 people works well. Suggestions included a member of the planning board, finance committee, affordable housing, the selectmen, a member of the public who needs housing and someone from the Commission. The Affordable Housing Committee will meet with the Selectmen again to finalize the details.

Generator at the Public Safety Building: Greg Orcutt said that the Fire Chief had come to the Finance Committee the night previous to request a reserve fund transfer to reimburse his expense account for what he had paid to rent a generator while the procurement of a new one was in the works. He said the Finance Committee was very concerned about the lack of a generator at the beginning of hurricane season and asked the Selectmen to do what they could to address the situation. Skipper asked Jen if she could explain the current status. Jen said that she was not sure why the Fire Chief had chosen to return the rental generator before the new generator was in place. The procurement process for a new generator had been problematic along the way due in part to the engineer hired to create specifications to go out to bid. Products had not been delivered in a timely manner but so much work has been done to date that it seemed counterproductive to go out and start over with a new engineer. She said the current specifications had some design issues and she was meeting with the town's electrician and another contractor to try and sort them out. She said if all goes well the project might be able to go out to bid in the next week or so. Cindy asked if the Fire Chief said that he needed a generator. Greg said that the lack of one was a real safety concern. Skipper asked how the rental generator would be paid for. Jen said at the end of the year the option of line item transfers would likely cover the cost as Manny usually has plenty of money unspent in his personnel line. If that is not enough there is the option of another reserve fund transfer. The Board agreed they would be responsible for funding. Doug said he had read the law and felt this could be considered emergency procurement. Jen said it simply doesn't meet the requirements. The Selectmen agreed by consensus to ask the Fire Chief to bring back the rental generator.

Job Position Questionnaires: The Board reviewed the position questionnaires for the Accountant, Treasurer/Collector, Building Inspector, Town Administrator and Animal Control Officer (ACO). Skipper noted a few edits on the Town Administrator and asked that he be authorized to sit with the ACO to work on his as he thought it was not complete. The board agreed with that.