

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF SEPTEMBER 16, 2024

via remote technology

CALL TO ORDER: 3:01 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Frederick Khedouri, Wesley Mott, Kristen Reimann, Sarah Thulin,
Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Peter Wells

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Antone Lima

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Sharon Cooke, Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2025-13 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mr. Mott declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF SEPTEMBER 4, 2024

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending September 6, 2024: \$409,430.00

Revenues for the week ending September 13, 2024: \$113,480.00

NEW BUSINESS

1. Agency Land Management: Purchase of Equipment

The Commission reviewed bids received for the purchase of a Ford F-350 pickup truck, for which \$65,000 was budgeted.

Bids are arrayed here in descending order by price: (1.) Balise Ford of Hyannis, year 2024, \$81,722.04 (\$56,235 base + presumed \$25,487.04 upfit); (2.) Colonial Ford of Plymouth, year 2024, \$80,480 (includes upfit); (3.) McGovern Municipal HQ Ford of Marlborough, year 2023, \$76,386.14 (includes upfit); and (4.) Balise Ford of Hyannis, year 2024, \$73,219.54 (\$61,998.00 base + presumed \$11,221.54 upfit).

Mr. Lima stated that while some of the bids met basic specifications they did not mesh mechanically with the balance of the agency's equipment; he recommended purchase from McGovern as its truck both meets every specification and will be ready to use upon purchase. As regards the underbudgeting here, Mr. Lima added that a separate and upcoming equipment purchase is expected to be lower than planned, which staff believes will help bridge the difference.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

The Commission reviewed bids received for the purchase of a BCS 749 brushcutter, for which \$10,000 was budgeted.

Bids are arrayed here in descending order by price: (1.) Indian Hill Power Equipment of West Tisbury, \$6,999.99, year 2024; (2.) Progressive Grower of Wareham, \$6,899.99, year 2024; and (3.) Morgan Power Equipment of Halifax, \$4,999.99, year 2022. For the first two bidders, the machine would need to be ordered; the final bidder can deliver immediately, out of its overstock.

Mr. Lima recommended the Morgan Power bid, as the lowest.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

The Commission reviewed bids received for the purchase of two 5'x8' landscape trailers, for which a total of \$5,500 was budgeted.

Bids are arrayed here in descending order by price for each trailer: (1.) Middleborough Trailer World of Middleborough, \$2,499; (2.) Wright Trailer of Seekonk, \$2,475; and (3.) BTT Trailers of Swansea, \$2,199.99.

Mr. Lima recommended the BTT Trailers bid, as the lowest. BTT currently has one trailer in stock and will have the second available during the winter.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

2. Edgartown Trail Planning

The Commission reviewed a draft management agreement between itself and the town of Edgartown for the restoration and maintenance of a trail in the portion of the Swimming Place Path ancient way that is located between the Road to the Plains and the Herring Creek Road. The Edgartown Planning Board will soon hold a public hearing on its plan for this way and will want to know if the land bank is willing, if the town wishes, for it to oversee the path. The Commission had most recently discussed this matter at its March 28, 2022 meeting.

Commissioners variously discussed (1.) expenses likely to be incurred, about which staff noted that a fair amount of staff labor would be necessary for installation, plus outlays for fencing and screening, but that thereafter maintenance expenses would be akin to that of any trail; (2.) the general absence of ambiguity in siting, as the land bank paid for a survey, which has been completed; and (3.) the value of encouraging wherever possible non-vehicular transportation.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the agreement, as a draft; and (2.) to inform the town that it will be willing to execute it if the town so requests.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

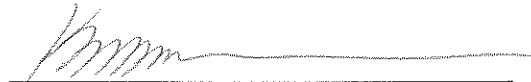
The Commission endorsed Warrant no. 2025-13.

EXECUTIVE SESSION

By a motion made and seconded, the Commission voted unanimously in a roll call vote to enter executive session for the purpose of discussing the purchase, lease, exchange or value of real property. Mr. Mott stated that the subjects to be discussed are the purchase or value of real property and declared that an open meeting may

have a detrimental effect on the negotiating position of the Commission. He further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:19 pm.

certification:



Kristen Reimann, Secretary