

MINUTES
Nantucket Land Bank Commission
Special Meeting of January 31, 2017
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 P.M.

PRESENT: Robert Gardner, Richard Glidden, Neil Paterson, Allen Reinhard, John Stackpole.

STAFF PRESENT: Eric Savetsky, Executive Director; Jesse Bell, Assistant Director; Susan Campese, Administrator/Finance Manager; Marian Wilson, Assistant Administrator.

The Inquirer & Mirror Reporter, Peter Sutters; Candidate for Land Bank Commission, Kristina Jelleme; Miacomet Golf Course (“MGC”) General Manager, Alan Costa; MGC Superintendent, Sean Oberly and MGC Controller, Walter Lankau were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. CITIZEN BUSINESS/ANNOUNCEMENTS: None.

B. GOLF BUSINESS:

1. Miacomet Golf Course Proposed 2017 Six-Month Budget – Discussion: Mr. Savetsky reported Land Bank counsel had just received quotes for EPLI insurance that covered the Land Bank as well as quotes for general liability insurance. Mr. Costa said he would amend the budget to add \$8,000 for EPLI and \$1,000 for general liability. Further, Mr. Costa reported that the \$25,459 line item for “Employee Severance” had been removed and the line item for “Food and Beverage Managers Gross” had been amended to \$36,774. Mr. Costa stated that although he still felt eliminating the position and offering severance was a good idea that would save money, clearly the Commission was not in favor of it and therefore the budget was adjusted accordingly. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was unanimously VOTED to approve the budget with the amendments to the insurance lines.

2. Golf Management Contract: Mr. Savetsky reported that the contract had been amended with the updated insurance policies as well as the language requiring written permission for management to hire counsel on behalf of Miacomet Golf Course. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Gardner, it was unanimously VOTED to approve and execute the Golf Management contract.

3. Golf Capital Planning Workgroup – Update: Commissioner Gardner said the workgroup had met earlier in the afternoon and discussed several new items. Mr. Oberly had requested leasing one general purpose mower, one fairway mower and six hand mowers with an annual lease payment of \$38,346 with a \$1 buyout. Mr. Oberly received an estimate of \$6,800 to

reshingle the roof on the maintenance building at Sconset Golf Course ("SGC") which was in need of attention. Further, Mr. Oberly recommended removing the stone and gravel area at the old Miacomet ("MGC") cart storage area and replacing it with grass. The stone and gravel could be used around the course and he estimated the work could be done in-house for under \$10,000. Further, Mr. Costa reported the hot water tank for MGC had been ordered and he expected the replacement costs to be around \$12,000. The workgroup discussed shingling the MGC maintenance building, but felt it could wait another year. Mr. Costa also said the MGC clubhouse air handling system would need to be replaced and that he would report back with estimates at a future meeting. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to approve the lease of new mowers, replacement of the maintenance building roof at SGC, groundwork at the former MGC cart storage area and the replacement of the MGC clubhouse hot water tank.

Mr. Costa, Mr. Lankau and Mr. Oberly departed the meeting at 4:17 p.m.

C. PROPERTY BUSINESS:

1. Petrel Landing/17 Commercial St. Landscape Design – Discussion: Mr. Savetsky presented a new surface design for the property that was simpler, had angled parking with no drive and wooden boardwalks. After some discussion it was the consensus of the Commission to move forward with the new design.

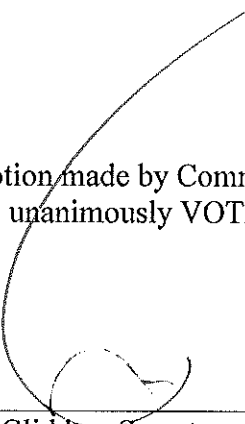
D. GOLF BUSINESS (continued):

1. MGC Budget Discussion: Mr. Sutters asked for comments regarding the removal of the employee severance expense from the budget. Mr. Savetsky stated that he and the Commission were not informed about the change prior to the meeting and suggested Mr. Sutters call Mr. Costa directly. Commissioner Glidden stated he was not necessarily against approving severance pay as a business tool for the manager, but the Commission had never authorized it in the budget before and there was currently no policy with regard to severance. Commissioner Paterson pointed out that the \$25,459 line item for severance was almost equivalent to the net profit the food and beverage department made last year, and that he was opposed to giving it all away as severance. Chairman Reinhard said there was no policy for paying severance and therefore they could not approve it at this time.

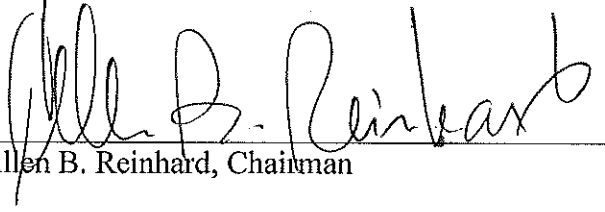
III. EXECUTIVE SESSION: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Paterson, it was unanimously VOTED to go into executive session in order to discuss the purchase, exchange, lease or value of real property and review and approve executive session minutes. A roll call vote was taken: Reinhard – Aye, Paterson – Aye, Glidden – Aye, Stackpole – Aye, Gardner – Aye. The Chairman under Purpose 6 [G.L. c. 30A, 21(a)(6)] declared that discussion of these matters in open session may be detrimental to the Land Bank's negotiating position and that the Commission would NOT reconvene in regular session following executive session.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to adjourn the meeting at 6:41 p.m.

Attested to: _____


Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE
of the Commission this 14th day of February, 2017.


Allen B. Reinhard, Chairman