

MINUTES
Nantucket Land Bank Commission
Regular Meeting of March 27, 2018
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 3:05 P.M.

PRESENT: Richard Glidden, Kristina Jelleme, 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.

Inquirer and Mirror Reporter, Peter Sutters were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: None.

B. APPROVAL OF MINUTES: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept, approve and release the regular minutes of March 15, 2018, as written.

C. TRANSFER BUSINESS:

1. Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute and authorize the issuance of Releases of Liens for the following transfers as a result of the purchasers fulfilling all of the requirements of Section 12, subsection (-m-):

No. 33917 Laura Suzanne Fletcher
No. 33959 Robert Dunbar and Jenifer Dunbar
No. 33960 Adam Ross and Emma Ross
No. 33993 Elmer Deras

D. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the February 2018 financial report including the balance sheet and income statement previously provided by email.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the March 23, 2018 warrant document in the amount of \$68,188.47 to be provided to the county treasurer.

E. PROPERTY MANAGEMENT:

1. Garden by the Sea Event Request – Sunday, July 15, 2018: Mr. Savetsky presented a request from Anne Dewez to hold a cocktail party to celebrate the purchase of the Mueller property with the neighborhood donor group, the Land Bank, and the Mueller Family. She requested a catered party from 6:00 to 8:00 p.m. with wine, beer, soda and simple finger foods and an open sided tent for 80 to 100 people. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the request, with the specific arrangements and set up to be approved by Mr. Savetsky.

Miacomet Golf Course (“MGC”) General Manager, Alan Costa; Nantucket Land Bank Golf Controller, Walter Lankau; and Golf Superintendent, Sean Oberly entered the meeting at 3:14 p.m.

F. GOLF BUSINESS:

1. Miacomet Golf Course (“MGC”) – Employee Dormitory Update: Mr. Savetsky reported that he and Ms. Bell had requested a meeting in Boston with the Secretary of Energy and Environmental Affairs to discuss why the Section 6 decision had not been made and were told the Secretary was on vacation. Chairman Paterson stated that there was “clearly something rotten in the higher levels of government,” as previous Section 6 approvals had been issued in a matter of weeks and this request was over seven months old with no indication that a decision was forthcoming. Mr. Savetsky stated that he would keep the Commission informed as the situation developed.

2. Miacomet Golf Course – Clubhouse/Temporary Facilities Planning: Mr. Savetsky reported that it appeared the temporary trailer building to be leased from the town would be approved by the building and health department for the change in use from a classroom to restaurant. Additionally, Mr. DeCarlo was before the Historic District Commission that evening for moving the trailers as well as for the move-off/demolition of the administration building. Ms. Bell said the bid package for the trailer move would be completed by the end of the week. Mr. Costa told the Commission that he had negotiated the lease of an offsite commercial kitchen for prep work and storage for \$3,500 per month through October. Further, he was looking into purchasing a mobile food truck that would be parked by the trailer for food service and would have more information on that soon. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the lease of the offsite commercial kitchen.

Ms. Bell presented an intermunicipal lease agreement from the town for the temporary trailers through October 2019 with the monthly rental fee waived and stipulating that they will be returned in the same condition. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard it was unanimously VOTED to execute the lease with the town as presented.

Mr. Savetsky told the Commission that the HDC application for the new clubhouse would be submitted on April 2nd and the cost estimates would be ready April 13th and presented at the April 27th meeting. Commissioner Jelleme asked why the application had not already been submitted since the plans were approved at the March 15th meeting. Mr. Savetsky said he was not sure what caused delay, but he would inquire with the architect and report back.

3. Sconset Golf Course (“SGC”) – Manager’s Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison through February 2018. In response to the request for carts at SGC, Mr. Costa said besides the significant additional costs involved, it was not in keeping with the old-fashioned nature of the course. Mr. Oberly also presented aerials showing areas that were frequently wet where it would be very challenging to navigate the course with a cart and also pointed out safety concerns that cart usage would raise. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to deny the request and to have Mr. Savetsky inform the requestor.

4. Miacomet Golf Course – Manager’s Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison through February 2018, as well as the check register and departmental profit and loss summary for February 2018. Mr. Lankau explained the realignment of some accounts and departments to be more consistent with industry standards. He noted that despite the lack of golf income due to weather they were ahead of 2017 for February due to 22 new members at the higher rate, initiation fees and no restaurant losses which is usual at this time of year. Mr. Lankau presented a list of costs associated with the ClubEssential upgrade that included capital items as well and annual fees. Ms. Campese explained that the capital items were not part of the budget and the increase in annual fees was more than covered by the revenue from greens fees that were previously lost with the old EZ-Links system. Mr. Lankau passed out a report on items he had been working on over the winter for the Commission’s review. Chairman Paterson asked if Mr. Costa had instituted changes to the Golf Professional contract for this year. Mr. Costa explained that in the past on-course lessons were taking up tee times with no greens fee being charged. He has changed the policy for the upcoming season; lessons on the course for non-members would incur a greens fee as well as the lesson fee and that no lessons would be allowed on the course before 11:00 a.m.

5. Sconset Golf Course – 2018 Budget Approval: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to approve the SGC 2018 as presented.

6. Miacomet Golf Course – 2018 Budget Approval: Mr. Lankau presented the budget in the new format with five year forecasting. Ms. Campese reported that she and Mr. Calvert had gone over the budget and that with the financial guidelines voted earlier in the year any variations throughout the year would need to be explained along with a plan to get back on track in order to meet the budget targets. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the 2018 MGC budget as presented.

5. Warrant Authorization – Golf Capital Fund transfer Request: Ms. Lankau requested an authorization to transfer funds from the golf capital reserve fund in order to reimburse MGC for a new server, required accessories and phone system. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute the March 27, 2018 warrant document in the amount of \$19,287.71 to be provided to the county treasurer.

Mr. Costa, Mr. Oberly and Mr. Lankau departed the meeting at 4:13 p.m. Environmental Coordinator, Rachael Freeman: Cyrus Peirce Middle School teachers Adrienne Lombardi and Alice Crowley; and middle school students Ciara Barnett, Evan Belanger, Luke Stringer, Grace Churns and Max Beebe entered the meeting at 4:15 p.m.

G. PROPERTY MANAGEMENT:

1. Middle School Students – Little Free Library Project Request: Ms. Lombardi gave an overview of the project based two year pilot program at the Cyrus Peirce Middle School for seventh and eighth graders. She explained the yearlong projects were student led through all aspects such as demographics research, design, implementation and regulatory processes. The students presented their project to place YOUUnique Little Libraries in public parks. The students asked to put the library at Codfish Park Playground, Hinsdale Park, Fair Street Park and Frances Street Park. Further, they explained why they felt these were appropriate places based on their demographic surveys. Each group of four to five students had designed the wooden library with the help of the HDC and would apply for all appropriate permitting. The libraries would be built by students with the help of the high school wood shop teacher, local builders and donated materials and funds. The students agreed to put the boxes up from daffodil weekend and take them down Columbus Day weekend every year and maintain and stock them regularly. Additionally, they were working with Visitors Services on mapping and QR codes for each library. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously and enthusiastically VOTED to approve the request.

Ms. Freeman, Ms. Lombardi, Ms. Crowley, Ms. Barnett, Mr. Belanger, Mr. Stringer, Ms. Churns, and Mr. Beebe departed the meeting at 5:30 p.m.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to go into executive session in order to discuss the purchase, exchange, lease or value of real property and review executive session minutes. A roll call vote was taken: Stackpole-Aye, Paterson- Aye, Reinhard-Aye, Glidden-Aye, Jelleme-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 at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to adjourn the meeting at 5:35 p.m.

Attested to: _____
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE
of the Commission this 10th day of April, 2018.

Neil Paterson, Chairman