

**Town of Oak Bluffs - Select Board Meeting Minutes
Oak Bluffs Town Hall – 56 School Street. Meeting Hall
Tuesday July 12, 2022, 4:30pm**

Present: Chair Ryan Ruley, Select Persons Jason Balboni, Gail Barmakian, Emma Green-Beach, Brian Packish.

Also Present: Town Administrator Deborah Potter, Office Administrator Debra Alley

Absent: Assistant Town Administrator Wendy Brough.

4:31 p.m. Call Meeting to order

Public Announcements

- Della Hardman Day. Centennial Year Celebration. July 30, 2022

Department Head updates

Emily DeBettencourt updated on the Harbor and the daily mooring fees; boaters are receiving it better than anticipated.

The Harbor has initiated a 10-day pass and they have already had twenty of those purchased. There have been 256 daily mooring fees collected in the past two weeks. \$9120 collected so far this season.

New signs out on the East Chop with signs letting boaters know which channel they can contact the harbor office on.

Vote to approve Select Board Meeting Minutes June 14, 2022, and June 28, 2022.

Select Person Balboni moved to approve the June 14, 2022, Select Board Minutes, Seconded by Select Person Barmakian (5 - Aye).

Select Person Balboni moved to approve the June 28, 2022, Select Board Minutes, Seconded by Select Person Barmakian. (4 - Aye). Select Person Green-Beach abstained

Discussion and possible vote to approve 3 One Day Beer & Wine Application - Cannes Can Diversity Collective - Waban Park - Tuesday 9th, Wednesday 10th, Thursday 11th August 2022 - Leeza Singh

Discussion about the coordination and the set up in Waban Park; it will be the same as 2021. Applicant to provide a plan/map on the set up in Waban Park. The Police Department has been informed of this event and the applicant will work with OBPD.

Select Person Barmakian moved to approve the 3 One Day Beer and Wine Permits on Tuesday August 9th, Wednesday August 10th, and Thursday August 11th, 2022, between 5:00 pm - 6:00 pm, 2022, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to approve 3 One Day Amplified Sound Permits - Cannes Can Diversity Collective - Waban Park - Tuesday 9th, Wednesday 10th, Thursday 11th August 2022 - Leeza Singh

Select Person Barmakian moved to approve the 3 One Day Amplified Sound Permit on Tuesday August 9th, Wednesday August 10th and Thursday August 11th, 2022, between 9:00 am - 6:00 pm, 2022, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to authorize the transfer of the deed from the Resident Homesite Committee to the Town of Oak Bluffs Municipal Housing Trust (Donut Hole) - Mark Leonard

WHEREAS, The Oak Bluffs Resident Homesite Committee, which held title to approximately 24 acres of undeveloped land on behalf of the Town of Oak Bluffs pursuant to a deed from Lester J. Murphy, Commissioner, dated March 3, 1997, which was recorded at the County of Dukes County registry of Deeds in Book 695 Page 484 on March 5, 1997; and,

WHEREAS, The Oak Bluffs Resident Homesite Committee has been replaced by the Town of Oak Bluffs Affordable Housing Committee by an amendment to the Town's General By-Laws per a vote of a Special Town Meeting which vote was approved by the Office of the Massachusetts Attorney General; and,

WHEREAS, the Town has voted to establish an Affordable Housing Trust pursuant to Massachusetts General Laws chapter 44, section 55C by vote at the April 13, 2010, Annual Town Meeting; and,

WHEREAS, the Town has decided to exchange the aforementioned approximately 24-acre parcel with an approximately equal size parcel with the Martha's Vineyard Land Bank Commission in order to solicit proposals for the development of affordable housing; and,

WHEREAS, the Massachusetts Legislature has been asked to approve the exchange of the Land Bank property and informally requested some clarification of the Town's position and title.

NOW THEREFORE, This Board, on behalf of the Town, having determined that the Town has no other need or better use for the property, approves of the transfer of the approximately 24-acre parcel with the Martha's Vineyard Land Bank Commission, with the future use of the newly acquired property to be for affordable housing, and directs counsel to draft the deed to effectuate this result.

Select Person Barmakian moved to approve the above motion, Seconded by Select Person Balboni (5 -Aye).

There are sixteen existing properties that still exist under the residential homesite committee which still need to be transferred over to the Affordable Housing Committee

Discussion and possible vote to accept employee disclosure (Weiland) - Deborah Potter

Select Person Balboni moved to accept the employee disclosure of Brian Weiland, Seconded by Select Person Barmakian (5 - Aye).

Discussion and possible vote to accept FY22 close of year transfers - Deborah Potter

Select Person Balboni moved to accept FY22 Budget Transfer 1 under MGL 44:33B, Seconded by Select Person Barmakian (5 - Aye).

Select Person Balboni moved to accept FY22 Budget Transfer 2 under MGL 44:33B, Seconded by Select Person Barmakian (5 - Aye).

Select Person Balboni moved to accept FY22 Budget Transfer 3 under MGL 44:33B, Seconded by Select Person Barmakian (5 - Aye).

Select Person Balboni moved to accept FY22 Budget Transfer 4 to Authorize the Town Accountant to make any additional required or desired Fiscal Year 2022 interdepartmental and line-item transfers in accordance with MGL 44:33B, Seconded by Select Person Barmakian (5 - Aye).

Discussion about the amount of money which will be transferred to OPEB rather than kept as free cash.

Acceptance of Donations

Discussion and vote to approve donation of \$1000 for the Oak Bluffs Police Department.

Select Person Barmakian made a motion to accept the \$1000 donation from Steven Carey to the OBPD, Seconded by Select Person Balboni (5 - Aye).

Discussion and vote to approve donation of \$500 to the Oak Bluffs Parks Dept Niantic Park.

Select Person Barmakian made a motion to accept \$500 donation from Boston Pearl Foundation (pINKWELL) to the Parks Department, Seconded by Select Person Balboni (5 - Aye).

Discussion and vote to approve donation of \$39.00 for the 2022 Oak Bluffs Fire Works

Select Person Barmakian made a motion to accept \$39.00 from Janet Birnbaum to the Oak Bluffs Fire Works fund, Seconded by Select Person Balboni (5 - Aye).

Discussion re – Giordano’s pizza

Select Person Barmakian made a motion to receive the donation of six pizzas to the Town of Oak Bluffs, Seconded by Select Person Balboni (5 - Aye).

Appointments

Discussion and possible vote to appoint Abby Remer to the MV Cultural Council for a three-year term

Select Person Barmakian made a motion to approve Abby Remer to the MV Cultural Council for a three-year term, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to re-appoint to the Affordable Housing Committee for a one-year term Pete Bradford

Select Person Barmakian made a motion to re-appoint Pete Bradford to the Affordable Housing Committee for a one-year term, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to re-appoint to the Affordable Housing Committee for a one-year term Mark Leonard

Select Person Barmakian made a motion to re-appoint Mark Leonard to the Affordable Housing Committee for a one-year term, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to re-appoint to the CPC Al Woollacott for a one-year term

Select Person Barmakian made a motion to re-appoint Al Woollacott to the CPC for a one-year term, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to reappoint to the Conservation Committee for a one-year term Sharon Cooke

Select Person Barmakian made a motion to re-appoint Sharon Cooke to the Conservation Committee for a one-year term, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to reappoint to the Conservation Committee for a one-year term Alice Goyert

Select Person Barmakian made a motion to re-appoint Alice Goyert to the Conservation Committee for a one-year term, Seconded by Select Person Balboni (5 - Aye).

Discussion and possible vote to reappoint to the Conservation Committee for a one-year term Rose Ryley

Select Person Barmakian made a motion to re-appoint Rose Ryley to the Conservation Committee for a one-year term, Seconded by Select Person Balboni (5 - Aye).

TA/ATA Report - attached

Select Board Update

Select Person Green-Beach mentioned Fire Works will be on August 19, 2022. She mentioned the momentum and enthusiasm with the re-appointments to the boards and committees.

Select Person Barmakian advised the DEP is coming down with extremely strict guidelines that will impact homes in the watershed area of Oak Bluffs. The new guidelines may require I/A systems to be installed if there is not a CWMP.

Select Person Balboni mentioned he has been attending the FinCom meetings.

Chair Ruley said the Highway Dept has hired an outside vendor to clean the sidewalks on Circuit Avenue. He attended an impromptu meeting at Niantic Park including the Police Chief, Fire Chief, Deborah Potter, Rose Cogliano (COA) as there has been some concerns with the neighbors about activities in the park.

Select Board will hold their strategic planning meeting July 26th at the Sailing Camp Park.

Public Comment – none

Select Person Packish made a motion to adjourn the meeting, Seconded by Select Person Balboni. (5 - Aye).

Adjourn 5:49 p.m.

Respectfully Submitted



Debra Alley – Office Administrator

Documents Included

Cannes Can Diversity One Day Beer/Wine Application
Cannes Can Diversity Amplified Sound Application
Brian Weiland Employee Disclosure Document
FY22 Budget Transfer Document
Letter supporting donation to OBPD from Steven Carey
Appointment Letters
Town Administrator Report

APPROVED SELECT BOARD MEETING 07.26.2022