The Board of Selectmen met in Executive Session on Thursday, September 17, 2009 in the Tisbury Town Hall.

Present: Tristan R. Israel, Chairman; Jeffrey C. Kristal; and Geoghan E. Coogan, Clerk; Town Administrator John R. Bugbee and Aase M. Jones, Assistant to the Town Administrator.

Motion: To go into Executive Session for the purpose of discussing strategy with respect to real estate negotiations and collective bargaining, to reconvene in Open Session. Seconded.

Voting: Mr. Coogan: Yes; Mr. Israel: Yes; Mr. Kristal: Yes.

Convened in Executive Session: 4:15 p.m. M/s/c.

Real Estate Issues re: Annex Relocation: was addressed first by Chairman Israel who noted that regardless of what long-term solution is adopted, in the short term trailers will be needed, adding that by the end of the year the Selectmen hope to have a concrete plan.

Mr. Israel then asked Selectman Coogan what the viability is for leasing the building adjacent to Selectman Coogan’s Office on causeway Road (where former Chief Cashin lives).

Selectman Coogan noted that if Cashin is asked to leave the leased property, this is a viable option for housing the Annex staff. Mr. Coogan explained that under the terms of his rental agreement and the Martha’s Vineyard Commission decision for building on the property, Mr. Cashin got an affordable rental agreement as a Town employee, which it was noted he no longer is.

Mr. Israel suggested that someone could approach Cashin and say that in a year or so the Town would be interested in using the building for office space.

Mr. Coogan reported that he takes care of the entire property, and noted that the rental to Cashin is below market rate. He suggested further that the owner could give Mr. Cashin another year, then tell him that after that he must vacate the premises.

Discussion followed on what options for the Annex relocation the Town Meeting will approve.

Mr. Israel stated that the Selectmen must coalesce its options and focus on a couple of ideas to show leadership, adding that right now there are too many options.

Selectman Kristal pointed out that in his view there are two options for right now: (1) trailers for about one year and (2) a permanent location later.

A brief discussion followed about how many options to bring to the Town Meeting. Mr. Israel stated that if the option is tangible, the Selectmen could bring the Planning Board on board.
Mr. Coogan informed the Selectmen that the site on Causeway Road is approved for another building with 7,000 square feet of office space, and wondered if this could be a permanent spot, adding that the site also has plenty of parking. The Selectmen again discussed bringing this option to the attention of the Planning Board to bring them up to date on this option as a possible permanent solution.

Mr. Kristal further discussed what options to take off the table for the Annex relocation.

Mr. Israel suggested taking the pre-fab building at the DPW and the Spring Building off the table. The Board concurred.

Discussion followed on including the Planning Board in this discussion and the process of temporary relocation sites for the Annex, including possibly a permanent solution.

Mr. Israel suggested that three Articles for the Special Town Meeting be included as follows:

- one for temporary trailers;
- one for the Emergency Services Facility; and
- one for everything “but the kitchen sink”

Town Administrator John Bugbee inquired if the Article for “the kitchen sink” would be for funding or a concept Article. Discussion followed on whether this approach would “muddy the waters” for all options being presented.

Mr. Israel at this point stated that he would like to lobby Tony Peak and Planning Board members to become involved now. The Board agreed and Mr. Israel left the meeting briefly to bring the Planning Board members back to join in the discussion.

Mr. Kristal suggested using the Park & Ride Lot to site the trailers.

4:30 p.m. - Planning Board members L. Anthony Peak, Henry Stephenson and Robert Aldrin, joined the Selectmen.

Mr. Israel briefed the Planning Board members on the issue of using the property at Causeway Road where former Police Chief Cashin now lives, as housing for the Annex staff, noting that the family that owns the entire property may either sell or lease the property to the Town.

Mr. Israel explained further that the Martha's Vineyard Commission approved development of the entire property, adding that the house in which Mr. Cashin lives was approved by the Commission with a stipulation that it provide affordable housing for a municipal employee, and that a 7,000 square feet office building was also approved by the Commission for the same parcel. Mr. Israel continued by reporting that the husband (part-owner of the property) is recently deceased. He added further that the building permit process has already been completed for the 7,000 sf. office building. Mr. Israel suggested that this property
offers many possibilities, including temporary housing for the Annex staff, and also has potential as a future permanent site for the Town Hall and Annex.

Mr. Israel reported further that the property is approved for office space or condos, added that technically John Cashin is no longer a municipal employee, and now lives in a housing unit that is designated as affordable housing for municipal employees.

Selectman Coogan, who occupies office space on the same property, acknowledged that he does not want to leave that location, but agreed that he could do that.

Mr. Kristal then asked the Planning Board members if they like this idea.

Mr. Aldrin asked how much total square footage is available. It was noted that there is 1,900 square feet in the existing building plus Martha's Vineyard Commission approval for an additional 7,000 square feet for office space. Discussion followed on the two-story construction of the existing building.

Mr. Israel stated that the Selectmen wanted to inform the Planning Board about this potentially viable property which will be explored further. Mr. Israel noted further that at this point the Selectmen will go to Town Meeting with an Article for trailers and an alternative option.

Mr. Aldrin questioned if the trailer option is being pursued because there is no time for other ideas. A brief discussion followed.

4:40 p.m.: The Planning Board members left the meeting.

Stalemate in the Police Union Contract Negotiations: was taken up next.

It was noted that in an e-mail to Town Administrator John Bugbee via Selectman Coogan’s office, the Union proposed the following settlement: 3.5% - 3.75% - 4% plus an additional step.

The Selectmen discussed how much this would cost, and suggested that the additional step and the educational incentives could be eliminated. It was noted that the cost for the additional step would be
There being no further business in Executive Session,

Motion to Reconvene in Open Session: 5:00 p.m.  M/s/c.

Respectfully submitted,

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Tristan R. Israel, Chairman  Aase M. Jones, Asst. to Town Adm.

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Jeffrey C. Kristal   Geoghan E. Coogan, Clerk