

**TOWN OF EDGARTOWN
BOARD OF WASTE WATER COMMISSIONERS
MINUTES OF THE
REGULAR MEETING OF NOVEMBER 20, 2019**

WASTE WATER COMMISSIONERS PRESENT:

Mr. Glen S. Searle, Chairman
Mr. Scott Ellis, Commissioner

WASTE WATER COMMISSIONER ABSENT:

Mr. Sean E. Murphy, Commissioner

EWWD STAFF PRESENT:

Mr. Joseph Rock, Plant Operator
Mr. David Thompson, Facilities Manager
Mrs. Pia Webster, Administrative Assistant

OTHER TOWN EMPLOYEE(S) PRESENT:

Mr. James M. Hagerty, Town Administrator

OTHERS PRESENT:

Mr. Chris Alley, Project Manager, Schofield, Barbini & Hoehn
Mr. Jonathan Bowden, Pleasant Bay Homes Inc.
Mr. Ian B. Catlow, P.E., Vice President, Tighe & Bond Inc.
Ms. Renée Lohman, President & CEO, Navigator Elder Homes
Mr. Edward Olivier, CFO, Martha's Vineyard Hospital
Mr. Edward L. Pesce, P.E., Pesce Engineering & Associates, Inc.

MEETING CALLED TO ORDER:

The Board of Waste Water Commissioners of the Town of Edgartown held their Regular Meeting on a special day – Wednesday, November 20, 2019, at 4:00 p.m. – in a special location – the Second Floor Board Room of the Edgartown Public Library, 26 West Tisbury Road, Edgartown, Mass. At 4:00 p.m. Chairman Glen S. Searle called the meeting to order. Also present from the Board was Waste Water Commissioner Scott Ellis.

With six people in attendance for the first item under New Business, Chairman Searle opted to take that up first.

NEW BUSINESS:

PRESENT/DISCUSS: 490 EDGARTOWN/VINEYARD HAVEN ROAD PROJECT.

Edward Olivier, Chief Financial Officer of the Martha's Vineyard Hospital, passed out copies of a document titled "Creating a Sustainable and Transformational Option to Institutionalized Care of Seniors on Martha's Vineyard – November 20, 2019," which contained a series of what appeared to be PowerPoint images. The current situation at Windemere Nursing & Rehabilitation Center (WNC), said Mr. Olivier, was that it was an institutional building on an institutional campus, making it unattractive to private-pay residents, a group the hospital wanted to attract.

The CFO pointed out that although 66 percent of clients in nursing homes nationally relied on Medicaid, in Windemere 85 percent of them did; and Medicaid rates did not cover the costs for Island care. Moreover, the hospital relied on staff traveling from off-Island, since on-Island housing was not affordable to lower-wage earners. Also, certain travel-agency agreements required Windemere to provide housing for their workers.

In addition, said Mr. Olivier, current long-term-care regulations would not allow a facility like Windemere to be built; the newest developments in Massachusetts and Rhode Island followed the so-called Green House Model, which featured 12-to-14-bedroom homes in a multi-home community, with co-location of staff housing, if needed. The location his group was looking at – 490 Edgartown-Vineyard Haven Road – was owned by the Norton family and was under purchase agreement with the hospital. Windemere was licensed for 86 beds, although they were currently capped at 46 to 50 because they were "staff-challenged."

Under the Green House Model, Mr. Olivier continued, staff would have onsite workforce housing; would perform all functions, including laundry and cooking; and would be "paid a little more" than the current rates. Staff and residents would eat together. The "Transformational Option" document had photos of examples of the Green House Model exteriors and interiors. Renée Lohman, President and CEO of Navigator Elder Homes in Yarmouthport, remarked that none of the over 300 homes built in the U.S. in the Green House Model had been closed.

Mr. Olivier continued that with the help of Chris Alley, project manager at Schofield, Barbini & Hoehn Inc., the hospital group had looked at a number of sites for their project and had settled on 490 Edgartown-Vineyard Haven Road. Among the hurdles they faced was the connection to the Town's sewer system. They were looking at 70 beds in five buildings for the nursing area and 60 units of workforce housing, producing a wastewater output of 15,000 gallons per day. Those present referred to a site plan titled "Working Plan, Edgartown, Mass. Prepared For Town of Edgartown & MV Hospital, November 8, 2019" prepared by Schofield, Barbini & Hoehn Inc. which showed not only the location of the proposed site but also the watersheds from the Edgartown Great Pond to Sengekontacket Pond and the Lily Pond District.

Mr. Olivier said that they were hoping to run a sewer line from the Morgan Woods substation. Facilities Manager David Thompson pointed out that the hospital would have to obtain a utility easement through Hallsgate to do that. Mr. Alley responded that the question of the sewer connection

was far from resolved. But central to their plan, he went on, was a second Norton family property on the West Tisbury Road being looked at for an expansion of the Boys' & Girls' Club and the New Westside Cemetery. That site contained Natural Heritage & Endangered Species Program-listed habitat for the endangered imperial moth, and the Town was looking for offsite mitigation with an exchange from the back part of the 490 Edgartown-Vineyard Road parcel. The Town, it was hoped, would help with an easement through Hallsgate.

Town Administrator James M. Hagerty said that any assistance with such an easement had not been pursued and was not likely to be. He asked Mr. Olivier if the planned facility would be for-profit. Mr. Olivier answered that the hospital wished to maintain the nonprofit status. "That shifts the paradigm," said Mr. Hagerty, who recommended that the hospital approach the abutters and make an offer.

When Mr. Alley began to describe some scenarios that could be offered to the abutters that involved sewerage, the Facilities Manager interrupted and reminded him, "This is expansion outside the [Edgartown Great Pond] watershed. The Commission would have to go back on what we've been doing for the last 15 years." Mr. Thompson explained how requests for sewer tie-ins outside the EGPW and the current development envelope were a regular occurrence and were customarily turned down, per the Department's agreement with the Department of Environmental Protection. The Morgan Woods development had been approved prior to the DEP agreement, he explained.

Town Administrator Hagerty posed the question of what would be a more beneficial use for the parcel, another housing development or the new Windemere project. Edward L. Pesce of Pesce Engineering & Associates, Inc. of Plymouth asked Mr. Thompson about details of the agreement to remove septic systems from the EGPW and how many had been removed so far. Mr. Thompson explained that his facilities had set aside the infrastructure for a total of 540 residences in the EGPW to be tied in to the sewer system and that certain blocks of residences, like Island Grove, had been set aside; what was left to allocate was limited.

The reality was, said Mr. Thompson, since the lot in question was not in the watershed, the 15,000 gallons per day allotted to the project would be 15,000 gallons per day that could not be allotted to properties in the village downtown (that is, the current development envelope) or to properties in the EGPW. He reiterated that approving of this tie-in would go against what the Board and Department had planned since 2006.

The discussion continued about the problem of getting around Hallsgate. Chairman Searle stated that the Commission could not consider issuing even a conditional approval for a sewer connection until the hospital had secured access to the sewer line. A brief discussion ensued regarding this issue.

Administrative Assistant Pia Webster stated in the interest of full disclosure that she had resided near to the parcel, for the past 30 years, on Tower Lane. She said that she had recently spent about \$25,000 on a nitrogen-mitigating septic system, a requirement in Ocean Heights and Arbutus Park when one's septic system "croaked" and a huge financial burden on the middle- and lower-class residents of the area. There were frequent calls from area residents, she said, wondering when sewer service would be brought to the area; and it would be hard to explain to these folks why this development had been able to tie into the system and they could not. Mr. Pesce pointed out that the hospital would be paying to tie in. Mrs. Webster said that this might be hard for some people to understand.

Mr. Pesce wanted to know who owned the Vineyard Golf Club; it was private, he was told. Also, Mr. Thompson said, there would be issues tying into that particular pump station. The discussion turned to

nitrogen-loading issues and whether – sewerage or not – the project could meet the nitrogen-loading criteria of the Martha’s Vineyard Commission.

Mr. Olivier mentioned that Windemere’s financial losses were being funded by the hospital and that the hospital had a two-year window during which to find a solution; in the absence of a solution, Windemere would close. Mr. Hagerty wondered about the possibility of going to some kind of enhanced nitrogen-mitigating septic systems for the project. “Never happen,” said Mr. Thompson, the Commission wouldn’t go for it. Then the hospital would have to rescale the project, proposed the Town Administrator, who added that this was a good time for everyone to digest what had been learned that day.

Chairman Searle made a motion to take the issue of sewerage the Windemere proposal under advisement until a Special Meeting on December 12, 2019. Commissioner Ellis provided a second, and the motion carried unanimously under voice vote. At this point Messrs. Alley, Bowden, Hagerty, Olivier, Pesce and Rock, along with Ms. Lohman, left the meeting. The time was 4:48 p.m.

OLD BUSINESS:

UPDATE: PROGRESS ON HIRING ADDITIONAL PLANT OPERATORS.

Mr. Thompson reported that he had hired one new Junior Operator, Jason Flanders. Also, Joe Rock has passed his Grade 6 examination. Now he had to submit his application for the Chief Operator position, which had still not been filled. Although Mr. Rock did not have the necessary number of years in, come July 1, the Commission would be in a position to petition the DEP to give him an Emergency Grade 7. “After another year you could consider him for Facilities Manager if you didn’t have one,” concluded Mr. Thompson, whose last day at the Plant would be November 27.

UPDATE: IAN CATLOW OF TIGHE & BOND ON CIP PROGRESS & THE MVP GRANT.

Engineer Ian B. Catlow, Vice President at Tighe & Bond, Inc., described the Municipal Vulnerability Program (MVP) Grant opportunity that had come up, for which his firm felt the Dunham Road Station Upgrade met the criteria. That station, he explained, was located in a bad spot, subject to inundation, with the Genset based five feet below sea level. The total cost of the project would be \$860,664.40, with the grant request at \$642,420.40, with a municipal match of 25 percent, from the Waste Water Project Update Account, of \$218,244.00. Mr. Thompson mentioned that the grant had received clearance from Town Administrator Hagerty; and Mr. Catlow said that the grant should be awarded fairly quickly.

Next, the talk turned to the vegetative screening to be used for the Dunham Road Station and Chase Road Station Upgrades. The Genset, said Mr. Thompson, would rise 6.5 feet aboveground and would have to be hidden with a cedar stockade fence and holly shrubs. Commissioner Ellis wondered if the generator would be loud; and Mr. Catlow answered that between the cedar fence and the shrubs, the sound should be muffled.

The larger issue for the Dunham Upgrade, said Mr. Thompson, was the temporary construction easement the Department would require during the course of the project. The Facilities Manager referred those present to a site plan from Tighe & Bond titled “Chase Road & Dunham Road Pump

Station Upgrade, Town of Edgartown, Civil Plans (Dunham Road),” which indicated a temporary extension of the station site, for which the Town had a permanent easement. Mr. Thompson noted that there could be daytime shutdowns of South Water Street during construction; and Mr. Catlow said he had emailed Mr. Thompson and Mr. Hagerty a copy of a temporary easement they could use. Mr. Thompson stressed that the Town Administrator had to be kept apprised of the possibility of any road closures.

Moving on to an update on the Capital Improvement Program Projects, Mr. Catlow related that he had visited various sites earlier in the day and grabbed a few more dimension for the Septage Storage Tank and all of the other Plant projects. The Scum Pump had been ordered, he said, and would arrive at Robert B. Our Co., Inc. of Harwich in December; and work would start in January. Mr. Catlow continued that the Chase Road Pump Station PLC Project installation was complete and that he would get the Department a closeout certificate shortly. His report done, Mr. Catlow departed the meeting.

NEW BUSINESS [Continued]:

DISCUSSION/VOTE: FY21 OPERATING BUDGET.

Mr. Thompson explained that the Salaries & Wages figures did not include any Cost of Living Adjustment, since the FY21 COLA had not been set yet by the Personnel Board. The overall Operating Budget was increasing, he said, by 3.5 percent, with the lion’s share of the hike coming from the Equipment Hire and Solid Waste Removal Contracts Accounts. Chairman Searle made a motion to approve the FY21 Operating Budget as presented, seconded by Commissioner Ellis. The motion carried unanimously by voice vote.

DISCUSSION/VOTE: 2020 ANNUAL TOWN MEETING WARRANT ARTICLES.

There were three Warrant Articles, said Mr. Thompson. He had increased the Equipment and Collection System Request to \$74,000 – up from \$65,000 in 2019 – based on the new load-banking requirement for backup generators. The amount of \$56,250 for the Flatbed Dump Truck would be increased, the Facilities Manager said, once the new figures from the State Operational Services Division (OSD) were available on December 1. And he had come up with the figure of \$29,000 for the Tractor with Blade, Bucket, Mower and Rake through research. Unfortunately, he added, this item would have to be put out to bid. Commissioner Ellis made a motion to approved the three 2020 Annual Town Meeting Warrant Articles, seconded by Chairman Searle. The motion carried unanimously by voice vote.

OTHER BUSINESS:

FACILITIES MANAGER’S REPORTS.

Mr. Thompson provided highlights from the October 2019 Chief Operator’s Report. He related that he had seen Andrew Farrissey’s new vac truck jetter and was convinced that it could do the job that the Department needed. The only thing was, he said, that Podgurski Corporation of Canton, Mass., the Department’s usual vendor, was an OSD supplier; so the Department would have to demonstrate – and it could – that the local supplier, Farrissey, could provide the service at a lower cost than Podgurski.

FINANCIAL REPORTS.

Referring to two reports in the meeting binders, Admin Assistant Webster related that as of November 18, at 1,232,761 gallons, total Septage Receiving Volumes were up 17.2 percent over the same point last fiscal year; and at \$280,664.77, Septage Receiving Revenue was up 16.7 percent. As for the Operating Budget, deficit spending in the Expenditures portion stood at -\$6,572.35. In the area of Capital Accounts, the current balance in the Waste Water Project Update Account was \$3,486,881.50.

APPROVAL OF MINUTES.

Commissioner Ellis made a motion to accept the **Minutes of Regular Meeting of October 24, 2019** as written, seconded by Chairman Searle. The motion carried unanimously by voice vote.

ADJOURNMENT

There being no further business, Chairman Searle made a motion to adjourn the Regular Meeting, which Commissioner Ellis seconded. The motion carried unanimously by voice vote. The Regular Meeting adjourned at 5:21p.m.

Respectfully submitted,

Pia Webster
Administrative Assistant

APPROVED:

BOARD OF WASTE WATER COMMISSIONERS
TOWN OF EDGARTOWN

Glen S. Searle, Chairman

Scott Ellis, Commissioner