



# Town of Nantucket Capital Program Committee

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**Members:** Stephen Welch (Chair), Jill Vieth (Vice Chair), Richard Hussey (Secretary), Jason Bridges, Pete Kaizer, Christy Kickham

## MINUTES

Thursday, September 8, 2022

*This meeting was held via remote participation using ZOOM and YouTube.*

Called to order at 10:00 am. and announcements made by Mr. Welch.

Staff: Brian Turbitt, Director Finance; Susan Carmel, Assistant Financial Director; Richard Sears, Assistant Town Manager; Terry Norton, Town Minutes Taker

Attending Members: Welch, Vieth, Hussey, Kaizer

Absent Members: Bridges, Kickham

Department Heads: Superintendent of Schools Elizabeth Hallett, Ed.D; Chief Financial Officer Martin Anguelov; Director of Facilities Department Diane O'Neil; NPS IT Jen Erichsen; Wannacomet Water Company Manager Mark Willett

Documents used: Copy of minutes for September 1, 2022; Capital Improvement Plan (CIP) Requests

Adoption of Agenda

Motion **Motion to Approve.** (made by: Vieth) (seconded)

Roll-call Vote Carried 4-0//Vieth, Hussey, Schaeffer, and Welch-aye

### I. PUBLIC COMMENTS

1. None

### II. INTRODUCTION OF SUSAN CARMEL ASSISTANT FINANCE DIRECTOR

### III. APPROVE MINUTES

1. September 1, 2022

Motion **Motion to Approve.** (made by: Hussey) (seconded)

Roll-call Vote Carried 4-0//Hussey, Schaeffer, Vieth, and Welch-aye

### IV. OVERVIEW AND DISCUSSION OF FY2024 CAPITAL REQUESTS

1. Nantucket Public Schools (NPS)

Discussion a. Presentation of FY2024 and Out-Year Requests.

IT Infrastructure NPS-21-002 \$350,000; Grounds Equipment NPS-23-001 \$70,000; NPS Building Improvements NPS-23-003 \$350,000; 24 Surfside Road Property Upgrades NPS-24-003 \$1.65m.

**Erichsen** – Every 3 years we deal with larger IT projects: server arrays and high school laptops.

**O'Neil** – Replacing 3 mowers and add a small mower and liquid fertilizer spreader; our equipment is on a rotation. Mr. Willet has said he'd like the old equipment for the Water Company.

**Kaizer** – The equipment is a number of items that add up to more than the \$50,000 capital cap. Asked if there are concerns about the fertilizer ban.

**O'Neil** – We use the standard fertilizer; noted they are trying to go to electric weed whackers.

**Welch** – Asked about wind turbine.

**O'Neil** - Noted that the high school and middle school benefit from the wind turbine; she has a spread sheet detailing the benefits. Regarding buildings, we have a lot of square footage to maintain. We have a contract to replace the floor in the AAR room next to the auditorium; have a contract in school for the elementary school sidewall. This year we went to paint the trim on the high school.

**Welch** – Asked about the Plan B construction.

**O’Neil** – Plan B is the name of a company we contracted for roof and sidewall work.

**Welch** – Asked the intention for the remainder, is it for cabinetry.

**O’Neil** – That’s for cabinetry in the elementary school; it’s all custom work that no one wants to do. The 24 Surfside House, we would like to turn it into offices for central offices with a 2<sup>nd</sup>-floor apartment. Eventually this would be the site for a new school and the building would be moved. Our enrollment is the highest ever and continues to rise; we need to get the central offices out of the high school.

**Hallett** – Our central officers are spread out; we need to consolidate. The house is in great shape but has to come up to office-space use standard as well as add some housing.

**Vieth** – Asked if this was planned for FY2024 (yes). Asked if they can take donations for furniture.

**O’Neil** – We can accept donations for a specific use, but we can’t solicit.

**Welch** – Asked if the apartment would be an offset in income (yes). Asked when they anticipate this fits in the timeline regarding campus revisions.

**Hallett** – We are in holding pattern while we determine what will happen to our fields; some of that has to do with whether the field will be traditional grass or artificial turf. In the next 3 years, our enrollment will dip a little; we don’t foresee a new middle school within the next 5 years. What we don’t know is the number of students coming in from off Island.

**Hussey** – Asked if the school has received COVID relief funds and how they were spent. Asked for an update on the field project.

**Hallett** – We had ESSER funds with very specific instructions for 3 years.

**Angelov** – Received 3 emergency relief funds: \$8,000, \$425,000, and \$179,000. Expended for supplies and professional services. Also received \$375,000 COVID relief funds in FY22; don’t know how to use it now that 22 is closed out.

**Erichsen** – Also had other funds that were spun up through ASAC that provided \$166k for Chromebooks.

**Hussey** – We approved \$5.6m for the field; asked the progress.

**O’Neil** – We built 5 tennis courts and a baseball field; fencing for the courts should be put in this week. Hoping the Community School will take on the tennis courts when the high school and middle school aren’t using them and be run like the high school pool. We will be doing lighting and camera for the baseball field; it came in around \$5m.

**Welch** – Asked if there are outyear highlights for roof placement and campus improvements.

**O’Neil** – Pushed roof placement out to next year. It takes 18 months to 2 years after a field has been resod before it can be played on; because of the planning required, it’s a placeholder.

b. RORI Completion/Discussion

**Hussey** – He and Mr. Kickham weren’t able to liaise with the school.

2. Wannacomet Water Company

Discussion a. Presentation of FY2024 and Out-Year Requests.

Lead Service Replacement Program (MADEP Mandated) Sewer-24-003 \$1.175m; Water Tank Re-coating & Replacement (Washing Pond FYF32) WANN-24-001 \$2.242m; Employee Housing WANN-24-003 \$2m.

**Willett** – We have a lot of ground to maintain around our properties; we will happily take the NPS old grounds equipment. MADEP program is to eliminate all lead surfaces; all ‘Sconset lead surface has been removed; reviewed other lead replacement areas with funds from retained earnings. As for the re-coating, this is for spot replacement rather than complete; prices keeping going up with 3 or 4 companies across the country who do this and we’re looking at \$2.2m for touchup and would have to borrow that. Looking into another employee house in Polpis; looking at a few to move and talking with local companies for \$1.5; to come out of our retained earnings.

**Hussey** – Asked how they determine who gets the housing.

**Willett** – It would be for employees; we have two that are in homes they can use.

**Kaizer** – Asked how much housing they currently own.

**Willett** – We have one 3-bedroom house at 43 Polpis; we do a lot of maintenance ourselves.

**Welch** – It would be helpful to know if the new house is a single-family unit or a duplex.

**Willett** – At this morning’s commission meeting, some want it to be an individual home, and some want it to be a duplex. He will provide supplemental information on that.

Out-years:

Pump-station upgrades, in the process of putting in a new pumping well on Polpis Road. Had talked with Chief Murphy about modifying the hydrant system; that would be about \$500,000 out of retained earnings. Work with David Gray on water, stormwater, and sewer work being done at the same time so roads are torn up once. We need a storage building for our pipes and equipment; much of it is currently stored outside. In FY2032 or so, we will have to replace the Washing Pond water tower similar to the other 2; currently we can use only half the stored water in it.

**Vieth** – Asked about new hook ups.

**Willett** – Last year did 150 hook ups; this year we are currently looking at over 200 new connections. There’s a push for fire systems in commercial buildings. We’ve done modeling with the proposed new construction, and we’re good; we’ll be better with the new well.

b.RORI Completion/Discussion

## V. OTHER BUSINESS

1. Green Sheet/Committee Reports
  - a. None
2. Good of the Order
  - a. None
3. Date of the next meeting
  - a. Thursday, September 15, 2022, 10:00 am, hybrid: Status Report.
4. Adjournment

Motion **Motion to Adjourn at 10:59 am.** (made by: Kaizer) (seconded)

Roll-call Vote Carried 4-0//Schaeffer, Hussey, Vieth, and Welch-aye

Submitted by:

Terry L. Norton