



# Town of Nantucket Finance Committee

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**Committee Members:** Denice Kronau (Chair), Stephen Maury (Vice-chair), Joseph T. Grause Jr., Peter McEachern, Joanna Roche, Peter Schaeffer, Chris Glowacki, Jill Vieth, George Harrington

## MINUTES

Monday, March 7, 2022

Called to order at 4:00 pm by Ms. Kronau

Staff in attendance: Libby Gibson, Town Manager; Brian Turbitt, Director of Finance; Rick Sears, Deputy Director Finance; Mariya Basheva, Financial Analyst

Attending Members: Kronau, Maury, Grause, Roche, Schaeffer, Glowacki, Vieth, Harrington

Absent Members: McEachern

Late Arrivals: Harrington & Maury, 4:02 pm.; Roche, 4:04 pm.

Early Departures: None

Documents used: Draft minutes as listed; Warrant Articles for 2022 Annual Town Meeting.

Adoption of agenda.

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

Roll-call Vote Carried 7-0//Schaeffer, Glowacki, Vieth, Grause, Maury, Harrington, and Kronau-aye

### I. ANNOUNCEMENTS

### II. PUBLIC COMMENT

1. None

### III. APPROVAL OF PRIOR MEETING MINUTES

1. February 22, 2022

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

Roll-call Vote Carried 8-0//Schaeffer, Glowacki, Vieth, Grause, Maury, Roche, Harrington, and Kronau-aye

2. February 24, 2022

**Grause** – Page 2of7 Nr. 3, the motion and discussion for Article 12 is copied over from Article 11.

Motion No action at this time.

Roll-call Vote N/A

### IV. POTENTIAL ADOPTION ARTICLE 79

Article 79 (Home Rule Petition: An Act Prohibiting the Application of Fertilizer in the Town of Nantucket)

Discussion **Kronau** – Sent out Town Counsel’s suggested motion. This asks for an extension of the deadline to allow University of Amherst to modify current regulations.

**Grause** – The timeframe for comment would be extended 2 years after the date for the Act to go into effect. The only date is 2012 and wonders if there is a more current date.

**Kronau** – It expired in 2014; we are asking the deadline be extended starting now so we can do something about it. Potentially there is a way to tighten up the Best Management Practices (BMP) versus banning entirely.

**Gibson** – The likelihood of a home rule petition, which is an outright ban on fertilizer, passing the State Legislature is extremely low.

**Kronau** – This ask would give Nantucket the opportunity to tighten up our BMPs.

Motion **Move to Adopt.** (made by: Grause) (seconded)

Roll-call Vote Carried 6-2//Schaeffer, Glowacki, Maury, Roche, Harrington, and Kronau-aye; Vieth and Glowacki-nay

## V. REVIEW AND DISCUSSION OF HUMAN SERVICES CONTRACT REVIEW COMMITTEE (CRC) REPORT

Discussion **Dorothy Hertz**, CRC Chair – We had 2 grants: Human Services and Cannabis. Reviewed the 3 program that applied for the cannabis grant; one withdrew. We feel all three programs are vital. We tend to look at Human Services as how many people are served when we should really look at the outcome from a program.

Reviewed the report and organizations that applied with one new program. We made no recommendation of funding for Nantucket Cottage Hospital (NCH); explained why.

**Roche** – Spoke to some of the nuances around the application process. In her opinion, if the hospital presentation had led with the other funding they did find, CRC might have provided them with funds for ambulatory care.

Discussion about the history of NCH's requests for funding of the ambulatory care.

**Glowacki**, as a member of the public – As an employee of NCH, he disagrees with the way some of this has been characterized. Explained how transport of patients to safe facilities was handled in the past. We were told we wouldn't get State funds, but last year we got State funds.

Article 9 (Appropriation: Health and Human Services)

Motion **Motion to accept the motion as written.** (made by: Roche) (seconded)

Roll-call Vote Carried 6-0//Schaeffer, Grause, Roche, Maury, Harrington, and Kronau-aye;  
Vieth and Glowacki recused

## VI. REVIEW AND DISCUSSION AND POSSIBLE ADOPTION OF MOTIONS WARRANT ARTICLES FOR 2022 ANNUAL TOWN MEETING (ATM)

1. Article 1(Receipt of Reports)

Discussion **Turbitt** – Reviewed article.

Motion **Motion to Adopt.** (made by: Grause) (seconded)

Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Harrington, Grause, Maury, Roche, Vieth, and Kronau-aye

2. Article 2 (Appropriation: Unpaid Bills)

Discussion **Turbitt** – To transfer \$90,058.59 to Free Cash; this is a one-time event.

Motion **Motion to Adopt.** (made by: Glowacki) (seconded)

Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Grause, Harrington, Vieth, Roche, Maury, and Kronau-aye

3. Article 7 (Personnel Compensation Plans for FY2023)

Discussion **Turbitt** – This is for compensation.

Motion **Motion to Adopt.** (made by: Schaeffer) (seconded)

Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Grause, Harrington, Vieth, Roche, Maury, and Kronau-aye

4. Article 18 (Appropriation: PFAS Soil Investigation)

Discussion **Turbitt** – Appropriate \$2m for PFAS investigation; it's contingent upon a Proposition 2½ ballot. This is a continuation of the \$7,000 we asked for last year. Airport is doing its own investigations.

Motion **Motion to Adopt.** (made by: Grause) (seconded)

Roll-call Vote Carried 7-0//Glowacki, Schaeffer, Grause, Harrington, Vieth, Roche, and Kronau-aye;  
Maury no vote

5. Article 22 (Appropriation: Enterprise Funds Capital Expenditures)

Discussion **Turbitt** – This motion excludes 2 capital articles not recommended by CapCom. We sent information relative to the problem. The Airport is here to ask for consideration their housing be included. We tried to get the chair of CapCom here but he couldn't make it.

**Kronau** – This is for housing, which is urgent. She believes it didn't get endorsed because of cost per square foot.

**Turbitt** – If you are inclined to include the 2 projects, we have a motion written.

**Vieth** - \$800, per square foot is a lot for building. Holland Tucker reviewed the money being spent by the Town for housing and agreed the number was high. It also seemed they weren't firm on what they wanted and who they needed it for.

**Maury** – Asked if Mr. Holland shared his costs.

**Vieth** – She found it high as well and others felt the same. The Town is spending money through acquisitions that might meet these needs. To her this is extremely expensive even with the additional permits the Airport needs to do this.

**Maury** – The Nantucket Yacht Club dormitory is slightly less than 7,000 sf and cost over \$1400 per square foot. Asked if the Airport follows the same procurement regulations as the Town (yes).

**Roche** – Asked the cost per square foot in general; she thought it was \$700 per square foot. She doesn't have opposition to the \$800 per square foot.

**Tom Rafter**, Airport Manager – The cost is all over the map; he has documentation back to 2017 from actuals on Sankaty Head Golf Course. In the technical report, our consultant did an analysis of how they came up with the range. We've been in touch with Mr. Holland all along. Reviewed steps taken to establish what this housing would be. We are using our own money to engage the Operations Project Manager (OPM) and an architect.

**Kronau** – She can understand CapCom's concerns. With Mr. Rafter's explanation, she is now more comfortable with this request. Asked if FinCom is willing to include the \$1.1m for the OPM and architect.

**Schaeffer** – This could be a modular home rather than a designed home.

**Rafter** – If we don't need to spend the money on an architect, we won't, that's what the OPM will tell us.

**Grause** – The \$1.1m is for OPM and design; that indicates it's \$8m to build.

**Turbitt** – That includes the OPM construction and engineering; it's about \$4.7m for the actual build. The Town still must follow laws to procure a modular structure. We still have procurement wage costs for everything done on site.

**Rafter** – Reviewed the regulations of construction the Airport must follow.

**Kronau** – Consensus want to include the \$1.1m.

**Turbitt** – The second part of this is \$1.3m for a berm; they have extra materials from other projects.

**Rafter** – Using our own materials, the cost would be only for construction. The South Apron expansion leaves room between edge of payment and the fence parallel to Monohansett; the berm would be a noise buffer and use soil we have no place to store.

**Art Gasbarro**, Airport Commission Chair – We had hoped to work through these with CapCom but the meeting was cancelled. He's been working on the Airport Layout Plan for 10 years; it calls for a noise barrier. The "wall" would have to reach as high as the jet engines; a 15' berm would be preferred. The berm would be an earthen mound covered by vegetation. Reviewed how other airports have handled noise attenuation.

**Vieth** – CapCom didn't have that information when it was reviewed and the effect on the noise level.

**Roche** – Asked if this is the same type of berm used along highways. Asked if it will be vegetated.

**Rafter** – It has to be a special type of grass that would be used; highways tend to use walls, which are unattractive.

Motion **Motion to include \$1.152m for OPM and architect in the FY2023 Capital Expenditures.** (made by: Glowacki) (seconded)

Roll-call Vote Carried 5-3//Glowacki, Grause, Roche, Maury, and Kronau-aye; Vieth, Harrington and Schaeffer-nay

Motion **Motion to include \$1.35m for the berm in FY2023 Capital Expenditure.** (made by: Schaeffer) (seconded)

Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Vieth, Grause, Harrington, Roche, Maury, and Kronau-aye  
**Turbitt** – Reviewed the motion with the included items. The revised total is \$32,406,168.00

Motion **Motion to Adopt.** (made by: Grause) (seconded)

Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Grause, Harrington, Maury, Roche, Vieth, and Kronau-aye

7. Article 33 (Appropriation for Special Purpose Stabilization Fund for Airport Employee Accrued Liabilities)  
Discussion **Turbitt** – This year the Airport has said it would forego putting funds into that account. The motion would be take no action. Explained why.  
Motion **Motion to Take no Action.** (made by: Schaeffer) (seconded)  
Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Harrington, Grause, Roche, Maury, Vieth, and Kronau-aye

## VII. REVIEW AND ADOPTION OF ALL FINCOM COMMENTS

1. Article 11 (Appropriation: Design of New Our Island Home (OIH) Facility)  
Discussion **Kronau** – This comment elaborates on what the money is being used for and the legality behind why it has to be funded in this manner.  
Motion **Motion to Adopt the comments.** (made by: Schaeffer) (seconded)  
Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Grause, Maury, Roche, Vieth, Harrington, and Kronau-aye
2. Article 16 (Appropriation: Design of Central Municipal Facility)  
Discussion **Kronau** – The comment is the same as for 11 but with different numbers. The number will be corrected before this goes to print.  
Motion **Motion to Approve the comments.** (made by: Grause) (seconded)  
Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Vieth, Grause, Harrington, Maury, Roche, and Kronau-aye
3. Article 39 (Bylaw: Short-term Rental Regulations)  
Discussion **Kronau** – This is a straight forward comment.  
**Vieth** – She doesn't view this and Article 42 as companion articles. Article 39 is a regulatory burden.  
Motion **Motion to Adopt the comments.** (made by: Roche) (seconded)  
Roll-call Vote Carried 5-1//Schaeffer, Grause, Harrington, Roche, and Kronau-aye;  
Vieth-nay;  
Glowacki and Maury recused
4. Article 71 (Bylaw Amendment: Gender Equality on Beaches)  
Discussion None  
Motion **Motion to Adopt the comments.** (made by: Schaeffer) (seconded)  
Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Grause, Harrington, Vieth, Maury, Roche, and Kronau-aye

## VIII. REQUEST TO REOPEN ARTICLE 15

1. Appropriation: School Department – Athletic Facilities  
Discussion **Turbitt** – The School Master Plan Workgroup will be coming forward with a new, lower number to be ready tomorrow. Asking to reopen to present the new motion with the new number.  
**Kronau** – She understands they are taking the fields out entirely while they decide with synthetic or grass playing fields.  
**Turbitt** – They voted to continue with tennis and baseball fields and the remainder be put off. The revised motion will be available for the March 8<sup>th</sup> meeting.  
Motion **Motion to Reopen.** (made by: Schaeffer) (seconded)  
Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Grause, Harrington, Vieth, Roche, Maury, and Kronau-aye

## IX. NEXT MEETING DATE/ADJOURNMENT

- Date: Tuesday, March 8, 2022; 4:00 p.m.  
Thursday, March 10, 2022; 4:00 pm – Joint with Select Board and Planning Board.

## X. OTHER BUSINESS

- Adjournment:  
Motion **Motion to Adjourn at 5:49 pm.** (made by: Schaeffer) (seconded)  
Roll-call Vote Carried 8-0//Glowacki, Schaeffer, Grause, Harrington, Vieth, Roche, Maury, and Kronau-aye

Submitted by:  
Terry L. Norton