



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

Wednesday, April 27, 2022

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

Called to order at 9:00 am by Ms. Kronau

- Staff in attendance: Libby Gibson, Town Manager; Brian Turbitt, Director of Finance; Rick Sears, Deputy Director of Finance; Mariya Basheva, Financial Analyst; Terry Norton, Town Minutes Taker
- Attending Members: Kronau, Maury, Grause, Schaeffer, Glowacki, Vieth
- Absent Members: McEachern, Roche, Harrington
- Department Heads: Police Chief William Pittman, Airport Manager Tom Rafter, Jamie Sandsbury; Real Estate Specialist Ken Beaugrand, Municipal Housing Director Tucker Holland
- Documents used: Draft minutes as listed; Warrant Articles for 2022 Annual Town Meeting; Town Employee Housing Relief Pilot Program memo

Adoption of agenda.

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

Roll-call Vote Carried 6-0//Schaeffer, Grause, Glowaci, Vieth, Maury, and Kronau-aye

I. ANNOUNCEMENTS

II. PUBLIC COMMENT

1. None

III. APPROVAL OF PRIOR MEETING MINUTES

1. None

IV. REVIEW AND DISCUSSION OF TECHNICAL AMENDMENTS TO ARTICLES FOR 2022 ANNUAL TOWN MEETING (ATM) WARRANT

1. Article 2 (Appropriation: Unpaid Bills)

Discussion **Turbitt** – A Police Department unpaid bill from the *Inquirer & Mirror* for \$95.88 is being added. It's to be paid with Free Cash.

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

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

2. Article 8 (Appropriation: FY2023 General Fund Operating Budget)

Discussion **Gibson** – We don't have a fully thought out program to launch at this time but hope to work that out. We did a survey of employee with a response of about 50%. The program might need more tweaking and to pin down what we are trying to address. Would like approval to proceed with the appropriation with the understanding no money will spent without full Select Board and FinCom approval.

Holland – The gist of the survey response is that half of the responders are housing-cost burdened, up to 50% or more of their income goes to housing. We're working on a possible temporary solution to use until a program is in place; cited a grant program being used in South Fulton, Georgia.

Grause – He sat in on a couple of meetings as they dug into who would qualify and how to determine eligibility. We all know housing is a critical issue especially for mid-level employees. He

feels this is a worthwhile effort to help Town employees. \$1m won't go that far but feels it's worth a try to see if it will help attract and retain employees.

Schaeffer – Asked if only half the anticipated household qualify, do they get double the \$750,000.

Turbitt – No, we wouldn't double the amount; it would go unused. The goal is to make the \$1m last as long as possible.

Pittman – When we started this, the concept was to be a bridge to the next step. Our immediate need is what we are trying to address right now. A more accurate measure is housing income; our real goals is to get everyone's housing down to the standard of 30% of their income.

Maury – Asked how the success of the program will be judged at the end of the \$1m. Asked if the goal is to get everyone under 45% of their salary.

Gibson – That remains to be determined; we've talked about it. We need to develop a goal statement. She doesn't think it will be possible to get everyone under the industry standards; we are trying to help as many people as possible.

Glowacki – Asked if the primary criteria will be the ratio of cost of housing to income.

Holland – Yes with the caveat that we need to be fair to everyone.

Glowacki – Asked if they might be looking at hard-to-fill positions.

Pittman – Our issue is large, and we don't want to get into the realm of collective bargaining; that's why this program will be overseen by a not-for-profit group.

Glowacki – Asked if this includes the schools.

Gibson – The school has a not-for-profit established to help teachers.

Vieth (through Ms. Kronau) – Asked if it's considered a salary increase or bonus and if it will be taxable.

Turbitt – It won't be salary related because the Community Foundation makes the grant.

Vieth (through Ms. Kronau) – If it's a 1-time payment, wonders how will they get to the next level; the bridge will probably need to be longer than 1 year. When we see the final program, knowing the goals and success programs are important.

Beaugrand – It is not relative to the Town employee's salary but to the income of an entire household relative to their housing expense.

Discussion about accompanying comments to clarify the program.

Motion **Motion to Adopt with the changes and additional text.** (made by: Vieth) (seconded)

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

3. Article 21 (Appropriation: Fiscal Year 2023 Enterprise Funds Operations)

Discussion **Turbitt** – The census for Our Island Home (OIH) is 29 beds, so we're reducing expected revenue by \$750,000 and increasing retained earnings to cover that change. We can only budget on an annual basis.

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

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

4. Article 23 (Appropriation: Fiscal Year 2022 Budget Transfers)

Discussion **Turbitt** – We are transferring \$750,000 into the OIH Operating Budget and transferring \$500,000 from Free Cash to Solid Waste to cover potential shortfalls. We believe it will be sufficient; if it isn't, we have statutory authority to make an additional transfer with FinCom approval.

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

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

V. AIRPORT REVOLVER DISCUSSION (Not Anticipated 48 Hours In Advance)

Discussion **Turbitt** – We need to ask FinCom permission to raise the fuel revolver to \$9.5m.

Motion **Motion to Accept the adjustment to \$9.5m.** (made by: Schaeffer) (seconded)

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

VI. NEXT MEETING DATE/ADJOURNMENT

Date: Moderator Meeting, Wednesday, April 27 at 10:30 am
Annual Town Meeting, Monday, May 2 at 4:45 pm

VII. OTHER BUSINESS

Adjournment:

Motion **Motion to adjourn at 9:45 am.** (made by: Schaeffer) (seconded)

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

Submitted by:

Terry L. Norton