



Town of Nantucket
Capital Program Committee
www.nantucket-ma.gov

Members: Stephen Welch (Chair), Jill Vieth (vice chair), Richard Hussey (Secretary), Jason Bridges, Kristie Ferrantella, Pete Kaizer, Christy Kickham

MINUTES

Thursday, September 2, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 10:01 am. and announcements made.

Staff: Richard Sears, Assistant Director Finance; Terry Norton, Town Minutes
Attending Members: Welch, Vieth, Hussey, Bridges, Ferrantella, Kaizer, Kickham
Late arrival: Bridges, 10:06 am; Ferrantella, 10:20 am
Early departure: Kaizer, 10:28 am; Bridges & Ferrantella, 10:55 am
Department Heads: Charles Gibson, Deputy Police Chief
Documents used: Copy of minutes for August 19, 2021; FY2023 Capital Improvement Plan (CIP) Requests

Agenda:

Motion **Motion to Adopt the agenda.** (made by: Hussey) (seconded)

Roll-call Vote Carried 4-0//Hussey, Kickham, Kaizer, and Welch-aye

I. PUBLIC COMMENTS

None

II. APPROVAL OF MINUTES

1. August 19, 2021

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

Roll-call Vote Carried 5-0//Hussey, Vieth, Kickham, Kaizer, and Welch-aye

III. OVERVIEW AND DISCUSSION OF FY2023 CAPITAL REQUESTS & OUT-YEAR

1. Marine

Discussion **Gibson** – Marine Building Phase II for \$400,000 is for grading, fencing, and septic work. Second is renovate/reconstruct the Harbormaster Building; the bids came back almost \$2m more than appropriated so the \$2.04m is supplemental. We do have a \$1m grant for the Harbormaster Building

Kaizer – Confirmed no change in the plan impacted the bid.

Gibson – There is a lot of thought going into resilient construction of the building in the face of sea-level rise; it is a water-dependent building and must be on the harbor. Also, there are a lot of requirements for the public bathrooms to be accessible.

Kickham – Asked if there is anything about this project a local contractor couldn't do or is there a specific group of contractors to whom the proposal was released.

Gibson – Explained the requirements under Massachusetts General Law 139 regarding bids.

Kickham – It would seem financially reasonable for the Town to assist in any audit fees for the smaller contractors. Bringing operations to the Island is about 1/3 of a contractor's budget.

Gibson – That would be interpreted as giving preference to contractors bidding on jobs. Another problem is prevailing wage; contractors have to pay union-scale wages to all employees working on the job, which can be an issue for smaller contractors.

Vieth – Asked if there is full-time maintenance staff that can be used as "local contractor."

Gibson – The Department of Public Works (DPW) has a couple of people who do small maintenance work; they are overwhelmed. Good carpenters get paid better in the private sector than from the DPW.

2. Police Discussion

Gibson – The Public Safety Auxiliary Building, which is an outyear project, was originally part of the 2009 police station project. We didn't have enough funding for it at that time nor with construction of the fire station. It would house police and fire equipment, which is currently stored outside. Another problem down the road is the 2 Fairgrounds Road building is falling down and we use it for a lot of storage.

Welch – Bundling the projects is an interesting concept. There is an economy of scale and economy of mobilization. We can explore putting together a recommendation to Town Manager.

Gibson – LORAN Seasonal Housing Repairs Phase II is high priority for \$2.5m. In Phase I, we discovered a lot of asbestos and lead paint in the buildings, and the mechanical systems are failing. We have some money to do some plumbing and electric work.

Welch – Asked if the 20-room count is only bedrooms.

Gibson – That's beds and based upon the Building Code. Over 20 beds require a different type of building.

Welch – Asked the life of the building once work is completed.

Gibson – It'll last another 50 years; they were built to good standards. Since 1985, we've done well with minimal repairs and replacing the roof.

Kickham – Asked if there is an opportunity to walk through the property. Also asked if someone is hired to do the HAZMAT removal.

Gibson – We had appropriated \$1m for Phase I and came in under budget; we have money for a HAZMAT company to do a full estimation and provide a cost analysis. No mitigation is being done at this time. He can set up a site visit for committee members.

Welch – Asked if the abatement is above the \$150,000.

Gibson – All flooring and walls will have to be stripped and the surfaces fixed; a general contractor could subcontract a local company for that work.

The Body Camera video system is for \$494,100; the current system is 20 years old and needs to be upgraded. A big expense is storage of the video that's been captured; if it's to be used in court, it has to be put into a media format that can be viewed.

Kickham – Asked if there is a rule requiring the cameras be on.

Gibson – That's a debated topic; if you don't require them to have it on all the time, the one time it's off is when something happens. Most regulations require the cameras be on when the officers are engaged in public work.

Welch – Asked if there is a legal mandate for some of the new laws passed in Massachusetts.

Gibson – The State passed the Police Reform Bill; they are in the phase of crafting the regulations.

Welch – Asked about the software package and if it can break down cross-referencing by shift and personnel and vehicle

Gibson – Yes, and has the ability to blur out faces.

Vieth – Asked about situations without video footage and the quality of the video.

Gibson – Cameras we use in our vehicles are very high quality and you can identify a person; same with the cameras in our building.

Vieth – As she understands it, the State isn't mandating it because then the State would have to pay for it. What you have now is working; if this were delayed, how would the State respond.

Gibson – The lack of a video can be used against the Police in court and burden of proof shifts onto the police. There is no financial implication in the mandate. The regulations are supposed to be adopted by July 2022.

Welch – Asked the useful life of the existing equipment.

Gibson – Existing vehicle equipment is 15-20 years old and reaching the end of its life.

Welch – Asked about the length of retention for videos.

Gibson – Under Massachusetts law, you have to notify the municipality within 2 years if you will need a video. If anything comes up on Nantucket, the officer tells us to save the video. Normal retention for inside cameras is 2 weeks, but we ask to be notified immediately if we need to pull video.

Sears – There are a couple of out-year items not discussed.

Welch – We'll forego that at this time.

IV. OTHER BUSINESS

1. Green Sheet/Committee Reports

- a. Bridges, Facilities Plan – The Select Board has decided to go forward with moving the municipal building to 2 Fairgrounds Road. The process will start with a request for funding of a study at the next Annual Town Meeting. The Select Board is continuing to explore the possibility of moving the DPW out of Madaket. There is no decision on 2 South Water Street. All the State and County offices would remain at 16 Broad Street.

Welch – Getting the heavy DPW vehicles onto Milestone Road and the department out of the stormwater surge area are appealing.

- b. Bridges, Public Schools – Talked with Diane O'Neil; their numbers have significantly changed, and he suggested they come back to CapCom with an update.

2. Good of the Order

- a. Sears – 80% of the projects have been advanced to CapCom; Airport and DPW are still being reviewed by Town Manager. RORIs are available to current members. Reminded members to click on “save rankings” when they complete each RORI.

Welch – Asked that RORI review be added to the agenda.

3. Date of the next meeting

- a. Thursday, September 9, 2021 at 10:00 a.m.

Adjournment:

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

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

Submitted by:

Terry L. Norton