



Town of Nantucket Capital Program Committee

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

MINUTES

Thursday, November 10, 2022

131 Pleasant Street & Zoom

Called to order at 10:02 a.m. and announcements made by Mr. Welch.

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

Attending Members: Welch, Hussey, Vieth, Kaizer, Kickham, Rector

Remote Participant: Rector

Absence Members: Bridges,

Late arrival: Kickham

Department Heads: Michelle Munroe, Manager OIH; Charles Gibson, Deputy Chief Police; Jeff Carlson, Director Natural Resources

Documents used: Copy of draft minutes as listed; Capital Improvement Plan (CIP) Requests

Adoption of Agenda

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

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

I. PUBLIC COMMENTS

1. None

II. APPROVE MINUTES

1. November 3, 2022

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

Roll-call Vote Carried 4-0//Hussey, Kaizer, Vieth, and Rector-aye; Welch abstain

III. OVERVIEW AND DISCUSSION OF FY2024 CAPITAL REQUESTS

1. Our Island Home (OIH)

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

Munroe – Purchase of Replacement Van, OIH-24-001, \$197,000. The original proposal was \$175,000; that’s an increase of \$21,000. Did a test run in September with the new ramp and took 5 residents for a tour. There is no other options. The new price is locked in.

Welch – Appreciates their doing “try before you buy”. Asked if there was an explanation for the cost increase.

Munroe – That came from the distributor

2. Marine

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

Gibson – Town Pier-Floating Dock Replacement (Supplemental Funding), PUBL-23-008, \$2.580m. Last Aug went out to bid; the prices for materials have doubled. We’ve been waiting over 3 years for Army Corps of Engineers permits; we have those now. We are in line for a \$1m State grant. Mobilization costs for marine work also increase the cost.

Kaizer – He looked at the list of bidders. We have funding for Alternate 1 & 2 and the supplemental funds will provide enough for Alternate 3.

Welch – Asked if there are controls for escalators. This has been phased and they own the price of the project; asked if the prices went up or they don't already own this phase.

Gibson – There are none. They have to provide a price for each Alternate, but finance can't sign a contract without the money being in place so couldn't sign a contract for Alternate 3. We're hoping that the budget number we're requesting will be enough when we go out to bid.

Welch – Regarding materials, most materials have stabilized costs, but stainless metals are increasing; asked what percentage of materials.

Gibson – 40' & 50' timber piles and steel I-beams costs are set. The concrete docks have no shortage of materials but labor to build them is the issue; we wouldn't get them in prior to 2024 due to the lead time.

Kickham – Asked if its similar to what's there or are they upgrades.

Gibson – The floating docks system is a significant improvement. The extension of the wave barrier would stop the wave action that would damage the floating docks.

3. Natural Resources/Millie's Bridge

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

Carlson – Millie's Bridge Redesign w/Construction, Tran-19-009, \$1m. This changed from Public Works to our office for coastal resiliency purposes; we had to adopt the project to make better long-term sense. Based upon our projections, the bridge could be impacted by regular tidal cycles within the next 10 years. Explained the pieces of work projected to extend the bridge's life cycle.

Welch – This was originally a FY2019 request; asked if this is a reappropriation or additional funding.

Carlson – He'd have to dig into it more. In 2019 when the dune breached, there was concern for the long-term stability of the bridge. Since then, we've gained additional information.

Turbitt – We have about \$250,000 appropriated for design. We've worked with Environmental Protection on the scope of the project.

Welch – This is an example of why the alpha-numeric codes need work. If the 50-year life span isn't correct, he wants to know how long it will last.

Carlson – When the original 50-year projection was made, that was before FEMA shoreline projections; those show the bridge and/or the road will be impaired or gone in 30 years. He doesn't feel comfortable rebuilding a bridge that won't be around in 30 years.

Welch – It's a \$20,000 transportation solution.

Hussey – Looking at the photos, it says strategic relocation and there are homes noted to be reduced in density; asked if that is a 50-year projection.

Welch – How does this fit into Coastal Resilience Plan (CRP) and the Town's involvement.

Carlson – The map is from the CRP; the Strategic Relocation of Structures area is something the Town will have to work with owners on relocation strategies. Working on a homeowner's tool kit on how to deal with retreat. The dunes for protection and restoration are things we are looking at to protect the resources as long as possible. These projections show the bridge to have a much shorter life span.

Rector – Asked if the roadways are private or public.

Carlson – Ames Street is a public way; some of the smaller streets are not.

Rector – When it comes to roadways systems, it boils down to public or private; that needs to be factored into mitigation. Appreciates working with homeowners but if they live on a private road, responsibility rests with them. Asked if there is an alternate strategy the roadways.

Carlson – The other public road is Mass Ave. There's some level of protection necessary. The tool kit will identify how access and utilities are achieved. Smith Point is also a tight-tank area, so pump trucks need access. Alternative access has been discussed: over sand, water transportation across Hither Creek. Unless there is a wholesale breach opening Hither Creek to the ocean, over sand is the best prospect.

Rector – That might be something we need to look at more seriously. If an alternate access costs less, we need to look at that. Madaket area residents want to “re-dialogue” with NP&EDC about the area plan.

Kickham – The neighborhood will be around for a bit; something to think about a causeway type structure.

Carlson – We are talking about a causeway-type structure with ways for the water to flow through; also, other structures to span the water and allow flow-through. We need time to properly vet options.

Vieth – Asked if the Town owns land on the other side of the bridge.

Carlson – The Town owns small pockets; much of what we owned has gone to the Land Bank. There’s one lot that’s still vegetated on Smith’s Point.

Rector – Asked if there would be an opportunity to work with Land Bank regarding moving houses; land is a major commodity and land swaps might allow for land on which to move a house. It would help to be proactive and have different strategies that might be cheaper.

Carlson – He’ll share the ideas with Vince Murphy and the Coastal Resiliency Advisory Committee.

Welch – The bridge starts and ends at fixed points; a modular construction would be scalable and allow movement of the start and end points. Suggested considering concrete floating docks; Washington State has a multi-level floating bridge system. Something like that could be considered as a solution after 30 years.

d.RORI Completion/Discussion

Welch – Asked for a per-person breakdown of completed RORIs.

IV. OTHER BUSINESS

1. Report-writing Workgroup Updates

Carmel – Met with Bill Blanchard of PLUMB; he put together 2 appendices which are now live; he had a couple of formatting challenges; hopefully you can work around them. The footnotes and comments seem to be working well.

Welch – He looked at Appendix A & B layouts. The formatting issue is simple, but he’ll follow up with Ms. Carmel on that. CapCom Comments is a column that needs to be added; they would bear out as footnotes. About mid-December, we’ll have a meeting to figure out what’s next. Mr. Hussey should meet with Finance about what we want. He will follow up with Ms. Carmel on the footnotes and comments.

2. Green Sheet/Committee Reports

- a. NP&EDC: Rector – He shares within the meeting anything of pertinence.
- b. Finance: Vieth – Meeting November 15th.

3. Good of the Order

- a. None

4. Date of the next meeting

- a. Thursday, November 17, 2022 @ 10:00 am: Town Administration

4. Adjournment

Motion **Motion to Adjourn at 10:58 am.** (made by: Hussey) (seconded)

Roll-call Vote Carried 6-0//Hussey, Vieth, Kaizer, Kickham, Rector, and Welch-aye

Submitted by:

Terry L. Norton