



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK
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Committee/Board/s | Capital Program Committee

Day, Date, and Time | Thursday, October 27, 2022 @ 10:00 AM

Location / Address | **IN PERSON PARTICIPATION at 131 Pleasant Street (Trailer)**

REMOTE PARTICIPATION VIA ZOOM

The meeting will be aired at a later time on the Town's Government TV YouTube Channel <https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIA>

Signature of Chair or Authorized Person | Brian E. Turbitt

WARNING: **IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/87523320580?pwd=QldvVE03K3QrYnZsc2RBMz1BZ0VDQT09>

Meeting ID: 875 2332 0580

Passcode: 362140

1. Call to Order, Roll Call
2. Audio/Video Announcement
3. Approval of Agenda
4. Public Comment
5. Minutes-Potential adoption of minutes from October 13, 2022
6. FY24 Capital Requests and Out-year Discussion: DPW General & Facilities
7. Discussion of Potential new Day and Time for Meetings
8. Change of Meeting Venue: Update from Finance Dept.

9. Report-writing Workgroup – Update action items:
 - a. Add a Comments and Footnotes field to DB (08/11/22) – Finance/PLUMB (Priority: High)
 - b. Template report for workgroup/timely delivery (08/11/22) – Finance/PLUMB (Priority: High)
 - c. Finalize workgroup members’ respective report writing responsibility – CapCom (Priority: High)
10. Green Sheet/Committee Reports
11. Good of the Order
12. RORI Workshop
13. Date of Next Meeting – Thursday November 3, 2022 at 10:00AM
14. Adjournment



Town of Nantucket Capital Program Committee

www.nantucket-ma.gov

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

MINUTES

Thursday, October 13, 2022

131 Pleasant Street & Zoom

Called to order at 10:01 a.m. and Announcements made.

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

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

Remote Participant: Rector

Absent Members: Bridges

Early Departure: Kickham & Vieth, 11:30 am

Department Heads: David Gray, Director Sewer & Stormwater; Tom Rafter, Airport Manager

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

Adoption of Agenda

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

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

I. PUBLIC COMMENTS

1. None

II. ELECTION OF OFFICER

1. Vice Chair:
Motion to Nominate Mr. Hussey as Vice Chair. (made by: Vieth) (seconded)
Carried 5-0//Vieth, Kaizer, Kickham, Rector, and Welch-aye
2. Chair:
Motion to Nominate Mr. Welch as chair. (made by: Kaizer) (seconded)
Carried 6-0//Kaizer, Kickham, Vieth, Hussey, Rector, Welch-aye
3. Secretary:
Motion to Nominate Ms. Vieth as Secretary. (made by: Hussey) (seconded)
Carried 6-0//Hussey, Kaizer, Kickham, Rector, Welch, and Vieth-aye

III. APPROVE MINUTES

1. July 14, 2022
 2. September 29, 2022
- Motion **Motion to Approve with July 14th as revised.** (made by: Hussey) (seconded)
- Roll-call Vote Carried 5-0//Hussey, Vieth, Kaizer, Welch, and Rector-aye

IV. OVERVIEW AND DISCUSSION OF FY2024 CAPITAL REQUESTS

1. Sewer

Discussion

a. Presentation of FY2024 and Out-Year Requests.

Gray – Capacity, Management, Operation and Maintenance (CMOM) \$2m; Surfside WWTF Upgrade Phase 2 Design & Construction (Supplemental Funding) \$7m; Purchase of NEW Electric Administration vehicle \$50,000; Purchase of replacement F-550 Dump Truck 4x4 with plow (or equivalent) \$115,000; Purchase of New F-350 Pickup 4x4 with plow (or equivalent) \$85,000. Total \$9.25m.

A preliminary design has been done for Baxter Road relocation. There hasn't been a lot of loss of the bluff, so we want to move this out another year. It is inevitable so it's being continued. He thinks the geotubes have helped; recently we've had a lot of winter southeast storms. The Pump Station is in the design phase.

For the CMOM, the \$2m is continuing for repair and maintenance. Lining repair of the mains on Easton Street had been estimated from \$10m to \$12m, but it was done under the \$2m for CMOM. Any line that's 6" is being upgraded to 8" or 10" depending on the area.

Hussey – The supplemental documents had an email about a grant; it's not there now.

Gray – There is some grant money for stormwater stuff.

Welch – Asked the percentage of the system surveyed.

Gray – All of it; we're going into the construction/repair phase.

Welch – With scoping out of the way, asked how long to get through the remain 2/3rd of the force mains.

Gray – The only thing holding us down is supply and demand; we are trying to stockpile as much material on Island as possible.

Welch – Asked when this might come off as a line item or will maintenance and repairs will be converted to its own line item.

Gray – We'll probably give it its own line item.

Welch – Asked if 'Sconset work is repair/maintenance.

Gray – Yes.

Welch – Asked if sidewalks are being repaired during force-main work.

Gray – Yes, especially when we go down a small road, everything comes up. Explained how they ensure everything goes back in as it was. Supplemental funding comes out of the Department of Public Works (DPW).

Welch – Regarding potential Pleasant Street development, asked if the sewer work in that area will coincide with the development.

Gray – New sewer regulations require developers to pay for the sewer improvements.

Madaket/Warrens Landing/Somerset Road sewer extension is still in discussion; evaluating if it's a priority on the needs area and could be moved out. That number could go up because of coastal resiliency. Looking at the same issues regarding 'Sconset where we've run into 5" and octagonal pipes; that might also get pushed out.

Coastal erosion at the Surfside plan has taken almost 35'; the beds are now 102' from the top of bank; we will get into planning with the Department of Environmental Protection (DEP) and shut off the 3 beds closest to the ocean which were built in the 1970s. We have enough land within the fence to put 3 new beds; that \$500,000 will probably be for that design in an outyear. We have 15 beds all together so losing 3 isn't bad; the shoreline could build back up. For the 'Sconset beds, the accretion has increased the distance to almost 300'.

The Surfside Plant upgrade Phase II facility design and maintenance is in place; he wants to build it for \$7m and no more.

It looks like the funds for the Miacomet area Sewer extension might be switched to Hummock Pond north and/or south; the needs along Somerset and Raceway are increasing.

PFAS removal is coming; we have funding in place and are currently testing everything incoming. The 2 biggest hits are from copper cleaners and the landfill; we are starting to get a

baseline. With the new coming regulations, if you find PFAS, you will have to treat it; explained how PFAS is treated. The \$10m is the “Oh” factor.

Welch – Asked what has to be done to get into the line for grant money.

Gray – We are in line for grant money. We have funding available to get into the pilot program, which would be 1 year long. We’re ahead of other communities in that we are testing our effluent. The latest on Phase II is \$15.2m to get into construction; that could include PFAS treatment.

The electric vehicle for administrative staff is in keeping with Town Policy; we have the funding for a charging station. They get about 300 miles per charge.

Talked to Ford about the availability of getting the Ford garage here to bid on a vehicle so we get more service. Currently there are no Ford chassis available, but another brand of chassis might be available. Ford seems to have a lot of recalls and the DPW can’t do that work because it would void the warranty.

Rector – Asked who does fleet maintenance. He’d like to see more of that taken care of by the Town. He’s not seeing a lot of successful fleet maintenance models.

Gray – DPW does what they can; he has staff that can do minor work. We try to get to the Ford dealer. We have had to take vehicles off-island for major work.

Welch – We can back-fill Mr. Rector on initiatives that have started for fleet maintenance. It’s incumbent on the Town to project out. Asked about F-350.

Gray – He’d have to have a meeting with Town Manager and Mr. Turbitt about an alternative dealer.

If Madaket/Warrens Land isn’t a priority, we’re going to look at Miacomet/Summerset There’s a big demand in that area.

The F-550 is the same issue as the other trucks

Welch – Asked if it’s pushed out 2 years, does it become high priority, or should we front-load them out, so they are available.

Gray – We are short on vehicles and it’s becoming an issue. If we order now, we might not receive it until FY2025.

Rector – Suggested moving the F-550 utility with a crane up to FY2024.

Going back to Madaket/Warrens Landing, we are getting feedback from Madaket residents that they don’t want sewer. Warrens Landing residents might decide it’s a priority. It’s time to segregate the three areas out in terms of financing; it would help for better forecasting.

Turbitt – The reason they’re lumped together is Madaket/Warrens Landing would qualify for funding on its own and Somerset would not. Lumping them allows for 0% funding for Somerset.

Hussey – This has been continually pushed out; being in there is really just to keep it on the radar as a possible future project.

Vieth – Asked about dropping the priority to medium or lower.

Welch – We don’t need to elaborate on how or where the sewer goes. Mr. Rector’s point is a good one; reevaluating would be helpful for CapCom to do that in advance; when we’re looking at funding recommendations, we have a cleaner packet.

b. RORI Completion/Discussion

2. Stormwater

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

Gray – Silver Street Parking Lot Improvements (design and construction) \$1m; Island-wide Drainage Improvements \$1.1m; Capacity, Management, Operation and Maintenance (CMOM) \$2m. Total \$4.1m and will repeat FY2025.

When we bring the force main by Silver Street, we need supplemental funding for the work, so water isn't flooding into abutting property. Nantucket wasn't including as a State MS4 community, but it's coming, and the rules are changing.

Rector – Asked if the force main going by Silver Street is included here because it's a Town lot. He wants to focus on the prudence of it being a town-owned lot, its topography, and what it really services.

Gray – It's already included in the force main work. It's a bowl where everything collects.

Welch – Suggested getting more information on the parking lot.

Gray – Island-wide drainage was something we started with DPW; they have priority areas listed. A lot of what we would be looking at could be waterfront property in the face of sea-level rise; Washington Street is high priority.

The CMOM is almost identical to what we did with sewer; we are being proactive.

We're working with the Land Bank and Conservation Foundation along Easton Street; we could use the wetlands for storage of flood waters after a major storm and from there pump it into the system. With the amount of pervious construction in Town, the water has no place to go.

This first year will involve a lot of investigative work so that we have a "roadmap" of where to go. We will need to bring on 4 or 5 people for staff.

For out-year projects, the small Jeter Vac for \$100,000 is a self-propelled tracked vehicle and can get where the big vac truck can't go.

Kickham – Asked if there is the possibility of self-revenue production.

Gray – Yes, a lot of people dewater, and a lot of people have sump pumps; we can come up with a formula that would get developers to pay for the stormwater. Nantucket is a little behind the curve on charging fees for sump pumping and dewatering. This came out of the fact that pipes collapsed and leaked.

Welch – Asked if the administrative work to be covered on this would be absorbed by sewer staff; the operating side is brand new.

Gray – It will be similar to when Sewer transitioned away from the DPW. It will be a minimum of 4 maintenance and 1 staff plus a manager. There are a lot of unknowns and there will be growing pains.

Welch – Island-wide drainage and CMOM asked the percentage

Gray – We're doing a lot of our own stormwater stuff but do have up to \$200,000 for contract work. Explained what he anticipates will be found and where priority work could be found.

Welch – Asked how realistic the new levels of funding are for FY2024.

Gray – Thinks it is reasonable; we might find that Children's Beach would have to be repaired pretty quickly.

Welch – Regarding the Hulbert Avenue wetlands, it seems that's a "stepchild" but it's the only one left in that area.

Gray – That's part of the Children's Beach area. It's a natural bio-retention area.

Welch – Once saltwater flooding is considered to be in our system, asked if regulations require treatment.

Gray – Currently no but it is coming. Currently flood waters get pumped back into the harbor.

Kickham – Over the next few years are heavy, asked why Baxter Road isn't getting funds in advance to be in reserve.

Gray – When the bluff is within 25', that shuts down the road. We will know more once we have more data.

Discussion – about Baxter Road and utilities relocation as a placeholder versus being actively funded.

d.RORI Completion/Discussion

V. OTHER BUSINESS

1. New day and time for meeting:

Welch – Wants to have a full group to discuss and vote on this.

2. Change of venue update

Turbitt – We can't move to 4 Fairgrounds Road; the Community Room is being used for regulatory boards.

Rector – Asked about the 2 Fairgrounds Road Conference Room.

Turbitt – Haven't talked to Wannacomet or PLUS. We can explore the other options.

Welch – He'd prefer the Water Company because of the meeting space as well as available parking.

3. Report-writing Workgroup

Welch – Asked if we have anything from PLUM on the footnotes. (No) Asked for an action deadline.

Turbitt – He'll have to find out when his contact is back from vacation.

Welch – Footnotes are important because it's hard to access. Asked to be informed about the meeting. Updated Mr. Rector about what's been happening.

4. Green Sheet/Committee Reports

a. **Welch** – Will contact Mr. Rector to explain this.

5. Good of the Order

a. None

6. Date of the next meeting

a. Thursday, October 20, 2022 @ 10:00 am

4. Adjournment

Motion **Motion to Adjourn at 11:35 am.** (made by: Hussey) (seconded)

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

Submitted by:

Terry L. Norton

Town of Nantucket, Massachusetts
Capital Improvement Plan
FY24 thru FY33

DPW - Facilities

Project Name	#	Priority	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	TOTAL
Upgrade Nobadeer Athletic Support Building systems and functionality	DPW-25-001	low	-	250,000	-	-	-	-	-	-	-	-	250,000
Public Works Campus-wide Improvements	FAC-17-001	medium	-	3,000,000	15,000,000	-	-	-	-	-	-	-	18,000,000
Washington Street Parking lot reconstruction	FAC-24-001	medium	-	2,000,000	-	-	-	-	-	-	-	-	2,000,000
Tom Nevers Berm Construction	FAC-24-002	high	-	2,000,000									2,000,000
Security Cameras and Lighting	ADMIN-24-006	high	60,000	-	-	-	-	-	-	-	-	-	60,000
DPW - Facilities Total			60,000	7,250,000	15,000,000	-	-	-	-	-	-	-	22,310,000

DPW - General

Project Name	#	Priority	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	TOTAL
Nobadeer Field Improvements (Artificial Turf Replacement)	DPW-22-001	medium	-	250,000	-	-	-	-	-	-	-	-	250,000
Storm Water Management Plan Implementation-Inland ((#F4 (#F2, #F6))	DPW-23-001	medium	-	100,000	-	-	-	-	-	-	-	-	100,000
Parks and Rec Master Plan	DPW-23-002	medium	-	5,000,000	7,500,000	10,000,000	-	-	-	-	-	-	22,500,000
Pony Field Stormwater Improvements	DPW-23-005	medium	-	675,000	-	-	-	-	-	-	-	-	675,000
Fleet Mechanic's Truck	DPW-23-012	low	-	120,000	-	-	-	-	-	-	-	-	120,000
Earthquake Study (#EQ2)	DPW-24-001	low	-	-	50,000	-	-	-	-	-	-	-	50,000
Nobadeer Soccer Field Addition & Expansion (Parks and Rec Master Plan)	FAC-24-003	medium	3,800,000	-	-	-	-	-	-	-	-	-	3,800,000
Storm Water Management Plan Implementation (Downtown) (#F2)	HMP-21-009	medium	-	50,000	-	-	-	-	-	-	-	-	50,000
Storm Water CCTV and Management (#F3)	HMP-22-004	medium	-	100,000	-	-	-	-	-	-	-	-	100,000
DPW - General Total			3,800,000	6,295,000	7,550,000	10,000,000	-	-	-	-	-	-	27,645,000