



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)

RECEIVED

2023 DEC 15 PM 01:46
NANTUCKET TOWN CLERK
Posting Number: T 1109

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, DECEMBER 20, 2023 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR

**Signature of Chair or
Authorized Person** | ERIKA MOONEY

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

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtube.com/live/o-3--Vx5vU4>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_TDz9XmvTQaa4Og4E7Mf70g

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.
2. Town Offices will be Closed Monday, December 25, 2023 in Observance of Christmas and Monday, January 1, 2024 in Observance of New Year's Day.
3. No Select Board Meetings on Wednesday, December 27, 2023 and Wednesday, January 3, 2024.
4. Select Board to Hold Public Hearing on Proposed FY 2025 General Fund Budget on Wednesday, January 10, 2024 at 5:30 PM in Public Safety Facility Community Room at 4 Fairgrounds Road and by Remote Participation via Zoom Webinar.
5. Sewer Force Main Project Update.
6. Select Board Announcements/Comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of December 11, 2023 at 11:00 AM; December 13, 2023 at 5:30 PM.
2. Approval of Treasury Warrants for December 20, 2023.
3. Approval of Pending Contracts for December 20, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Town Clerk: Request for Appointment to Board of Registrars of Voters.
2. Fire Chief: Review Proposed Ambulance Fee Increases; Request for Select Board to Schedule Public Hearing.

IX. PUBLIC HEARINGS

1. Public Hearing to Consider the Taking of the Fee or Lesser Interests, Together with any Public or Private Rights of Passage, of Parcels A and B, Morgan Square as Shown on Plan of Land Entitled "Plan to Acquire Land for General Municipal Purposes, Morgan Square, Nantucket, Massachusetts, Assessors Map 80 & 87, Prepared for Town of Nantucket," Dated October 26, 2022, Prepared by Site Design Engineering, LLC and Recorded at Nantucket County Registry of Deeds as Plan No. 2023-10, as Authorized by MGL Chapter 79 and Vote on Article 102 of 2021 Annual Town Meeting.
2. Public Hearing to Determine Tax Allocation by Classification (Chapter 369, Acts of 1982, as Amended); Percentage of Residential Exemption to be Granted for Fiscal Year 2024 (Continued from November 29, 2023; December 6, 2023).

X. TOWN MANAGER'S REPORT

1. Our Island Home: Presentation of Construction Manager at Risk Program; Project Update.
2. Continued Preliminary Review of Town-Sponsored Warrant Articles for 2024 Annual Town Meeting.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Notice of Approval of Purchase and Sale Agreement for 31 Western Avenue (Former Star of the Sea Youth Hostel), Pursuant to Vote in Executive Session on December 7, 2023.
2. Strategic Plan Update.
3. Continued Discussion of FY 2025 General Fund Budget Recommendations (Continued from December 13, 2023).
4. Committee Reports.

XII. ADJOURNMENT

****Identified on Agenda Protocol Sheet***

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
December 20, 2023

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Grant Agreement	Town Admin/Community Preservation Committee	Egan Maritime Institute	\$16,466	FY 2024 Community Preservation Act Funding	Article 34 2023 ATM	Length of project
Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Island School of Design and the Arts	\$367,300	FY 2024 Community Preservation Act Funding	Article 34 2023 ATM	Length of project
Grant Agreement	Town Admin/Community Preservation Committee	St. Paul's Church	\$850,000	FY 2024 Community Preservation Act Funding	Article 34 2023 ATM	Length of project
Grant Agreement	Town Admin/Community Preservation Committee	Landmark House	\$58,000	FY 2024 Community Preservation Act Funding	Article 34 2023 ATM	Length of project
Grant Agreement	Town Admin/Community Preservation Committee	Nantucket Historical Association	\$609,713	FY 2024 Community Preservation Act Funding	Article 34 2023 ATM	Length of project
Agreement for Energy Conservation Measures	Energy Office	RISE Engineering	\$17,551 (not to exceed)	Agreement for installation of electric vehicle (EV) charging stations at Surfside Beach	Article 10 2023 ATM	Dec 20, 2023 - Dec 19, 2024
Agreement for Energy Conservation Measures	Energy Office	RISE Engineering	\$25,064 (not to exceed)	Agreement for installation of electric vehicle (EV) charging stations at Jetties Beach	Article 10 2023 ATM	Dec 20, 2023 - Dec 19, 2024
Agreement for Energy Conservation Measures	Energy Office	RISE Engineering	\$5,726 (not to exceed)	Agreement for installation of electric vehicle (EV) charging stations at Nobadeer Farm Road Playing Fields	Article 10 2023 ATM	Dec 20, 2023 - Dec 19, 2024

Professional Services Agreement	Natural Resources	Arcadis US, Inc.	\$532,500 - \$421,875 from Coastal Zone Management Grant and \$110,625 from Art. 10 ATM 2023	Coastal Zone Management Grant for design & construction of downtown neighborhood flood barrier to mitigate flooding to protect Easy Street between Steamboat Wharf & Straight Wharf	Article 10 2023 ATM	Dec 20, 2023 - June 30, 2025
Owner's Project Manager (OPM) Contract	Sewer	CHA Solutions	\$408,431	Owner's Project Manager Services for design & bidding for Sewer Replacement Project including feasibility study, design documents, construction documents, prequalification & bidding	Article 16 2021 ATM	Nov 1, 2023 - Oct 31, 2025
Construction Agreement	Sewer	Niezgoda & Murray Excavating, LLC	4,339,275.70	CMOM Phase 1 Sewer Replacement	Article 21 2023 ATM	Dec 20, 2023 - Dec 19, 2026
Professional Construction Contract	Town Administration	JJ Cardosi, Inc.	\$1,216,000	Repairs to Town Building at 16 Broad St, former Police Station (20 S. Water St.) & Town Administration Building (3 E. Chestnut St.) including painting, windows, waterproofing & caulking, roofing & flashing, electrical services	Article 10 2021 ATM	Dec 20, 2023 - Dec 19, 2024
Contract Amendment	Town Administration	Consensus Building Institute, Inc.	Add \$1,402.89 to amended contract amount of \$110,000 for new contract amount of \$111,402.89	Process support & facilitation of Short-Term Rental (STR) Work Group	Town Administration Budget	Aug 1, 2023 - Aug 16, 2023
Contract Amendment	Our Island Home	EF&A Associates	Add \$24,825 to amended contract amount of \$99,300 for new contract amount of \$124,125	Business office services, training & administrative support for Our Island Home	OIH Budget	July 1, 2023 - June 30, 2024

SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on

the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved: April 26, 2023