SELECT BOARD

Minutes of the Meeting of December 20, 2023. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Dawn Holdgate, Thomas Dixon, Matt Fee and Brooke Mohr. Dr. Malcolm MacNab was not present.

I. CALL TO ORDER
Chair Holdgate called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA
Chair Holdgate noted that item IX. 1 has been requested to be continued. The agenda was otherwise accepted as posted.

III. ANNOUNCEMENTS
Town Manager C. Elizabeth Gibson read the 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. Sewer Director David Gray gave an update on the Sewer Force Main Project, which is currently underway at Lily Street and Atlantic Avenue, with both of those streets closed to through traffic for the next few weeks. He noted precautionary measures are being taken with some of the trees in these areas, he reviewed where staging areas are located, and that he has met with several abutters to brief them on the current status.

6. Select Board Announcements/Comments. Ms. Mohr announced a Select Board workshop focusing on a comprehensive review of the Town's solid waste disposal operation and planning for the expiration of the waste services agreement in 2025, on Thursday, January 11, 2024 at 6:00 pm. She encouraged public attendance.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS
There were no follow-up comments.

V. PUBLIC COMMENT
There was no Public Comment.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII 1 – 3; seconded by Ms. Mohr; so voted 4-0.

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. Mr. Fee commented on electric vehicle charging stations at Jetties Beach and whether these will be effective in the off-season.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Town Clerk: Request for Appointment to Board of Registrars of Voters. Town Clerk Nancy Holmes asked the Board to appoint Jim Sulzer to the Board of Registrars of Voters for a three-year term, said term to expire in 2026. Mr. Fee moved to appoint Mr. Sulzer as requested; seconded by Ms. Mohr; so voted 4-0.

2. Fire Chief: Review Proposed Ambulance Fee Increases; Request for Select Board to Schedule Public Hearing. Fire Chief Mike Cranson reviewed the proposed ambulance fee increases, as contained in the Board's agenda packet. Ms. Mohr moved to schedule a public hearing for the rate increase; seconded by Mr. Fee; so voted 4-0.

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. Chair Holdgate opened the hearing. It was noted that the hearing is requested to be continued to January 31, 2024. Ms. Mohr moved to continue the hearing to January 31, 2024; seconded by Mr. Dixon; so voted 4-0.

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). Chair Holdgate opened the hearing. Assessor Robert Ranney reviewed the information in the Board's packet. Mr. Fee commented that the tax rates are going down and the tax bills are going up because of rising property valuations in areas that are being gentrified. He noted that there are many expenses coming that the taxpayers will need to fund. He spoke on retaining the current structure, as presented. Ms. Mohr concurred. Mr. Fee said the Town needs to find other ways to pay for expenses, such as grants and betterments and other fees such as paid parking. Chair Holdgate agreed that the current structure is appropriate as is. Some discussion followed.

There being no public comment, Ms. Mohr moved to close the hearing; seconded by Mr. Dixon; so voted 4-0.

Ms. Mohr moved to adopt the 1.7% tax rate shifts as presented with a residential exemption of 25%; seconded by Mr. Fee; so voted 4-0.

X. TOWN MANAGER'S REPORT

1. Our Island Home: Presentation of Construction Manager at Risk Program; Project Update. Ms. Gibson introduced Jon Lemieux of Vertex, the Town's Owner's Project Manager (OPM) for the Our Island Home project, to review the presentation contained in the Board's agenda packet. Mr. Lemieux said that Richard Webb and Craig Piper from SMRT, the project architects, are also online. Mr. Lemieux reviewed the presentation and stated that his professional opinion is that the Construction Manager At Risk (CMR) program is more appropriate for the Our Island Home project than the conventional Design Bid Build (DBB) because of the project's complexity. He said that the CMR process requires state approval. Mr. Fee asked if the CMR process is "locked in" once started. Mr. Lemieux responded and said "no" the process could change. Mr. Piper said the issue is how the project is procured, no other changes in plans. Ms. Mohr asked if the CMR process changes the timeline. Mr. Lemieux said it would not change the timeline. Some discussion followed. Chair Holdgate said she fully supports the CMR process. Mr. Fee compared the OIH project to the Nantucket Cottage Hospital project. He said he feels there are a lot of unanswered questions as to how the Town will operate the new OIH facility, including staffing. Chair Holdgate responded and discussed the issues that are being discussed by the internal workgroup. She noted that employee housing is an issue Town-wide. Some discussion followed. Mr. Fee said he would like to see other options than the Town building and operating a new facility. Ms. Mohr moved to pursue the CMR process; seconded by Mr. Fee; so voted 4-0.

Chair Holdgate reviewed meetings that occurred this week and last week with various stakeholders for the project, including neighbors and discussions as to rooms, numbers of rooms, locations at the Sherburne Commons site, the potential for shared services, parking.

Ms. Gibson noted that as previously reviewed with the Board, she has established a working group to provide feedback for the project and help with outreach. In addition to the meetings noted by Chair Holdgate, she said a meeting was also held with Town departments for a preliminary review of potential permits and/or approvals which may be required for the project; and, that the internal group is discussing a visit to a similar, newly constructed skilled nursing facility off-island. Ms. Gibson said now that the OPM and design architect are on board, the project is gaining momentum. She said the working group is planning to develop some informational materials to be available at the 2024 annual town meeting and an appropriation request made to the 2025 annual town meeting. Mr. Fee commented on the changing nature of nursing homes and assisted living facilities.

2. Continued Preliminary Review of Town-Sponsored Warrant Articles for 2024 Annual Town Meeting. Ms. Gibson reviewed "Outline #7" of preliminary town meeting warrant articles and noted items updated from the Board's December 13th meeting, including:

- Three articles submitted by the Bicycle and Pedestrian Advisory Committee (BPAC) regarding e-bikes and helmet requirements. She said those articles are currently under legal review.

- She said direction is still needed from the Board as to whether or not it wants to put forward an amendment(s) to the car rental bylaw to limit car-sharing, such as "Turo". Some discussion followed on enforceability of the amendment reviewed previously with Town Counsel. Mr. Fee suggested possibly reducing the number of rental vehicle medallions but acknowledged that impact should be examined and he does not think there is sufficient time to do that before town meeting. Chair Holdgate said she would like the bylaw to be amended to ensure that the rental vehicle medallions are used and not "held". Mr. Dixon agreed. Discussion followed about rental cars, and traffic impacts and how to analyze those; and, the enforcement challenges. Mr. Fee stated the existing bylaw precludes car sharing or even renting a car along with a house. Hillary Rayport stated she would like to see car-sharing defined as a rental car.

- Ms. Gibson said Town Counsel is actively preparing coastal resiliency district-related articles.

- A home rule petition has been prepared by Town Counsel in connection with a year-round housing deed restriction program, which was forwarded to the Board in draft form and is under review with staff.

- She said several additional real estate-related articles have been proposed by Mr. Vorce, mostly in connection with transfers to the Land Bank, property needed for a pump station for the Somerset Needs Area sewer extension project.

Ms. Mohr said the issue of Select Board compensation is outstanding and suggested that at least a cost-of-living type of adjustment be considered. Mr. Fee commented on Article 83 from the 2023 annual town meeting, relating to the composition of the Nantucket Planning & Economic Development Commission. Chair Holdgate, the County representative to the NP&EDC spoke to this and said "vetting" on a change in composition is continuing and does not believe something will be brought to the 2024 annual town meeting but that she expects something is going to be proposed at some point. She reviewed some of the changes under discussion. Discussion followed as to whether or not Article 83 should be resubmitted to town meeting, as is since it has not been acted upon by the Legislature. Mr. Dixon said he did not think that would be necessary because the current legislative session will not expire until 2025.

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. Chair Holdgate announced that the Board voted at the referenced executive session to enter into a purchase and sale agreement to acquire 31 Western Avenue, noting it will be contingent on votes at both the 2024 Annual Town Meeting and the 2024 Annual Town Election. Ms. Mohr said that the Board's decision to put this forward is to give the voters an opportunity to acquire an important property for not only historic and preservation purposes but also it would address Town employee and other housing goals. She said there may be other non-Town resources that could be used to off-set the cost of improvements to the property.

2. Strategic Plan Update. Ms. Gibson reviewed documents in the Board's packet and said that the updates to its Strategic Plan that the Board agreed to at its October 23, 2023 strategic planning retreat have been made to the Plan, which is ready to be adopted. She said that Town Administration will next be working to establish implementation teams for the goals of each Focus Area. She said that following up on a suggestion she made a few weeks ago, she tentatively assigned one Board member to act as a liaison to each Focus Area as follows, for the Board's review:

Housing – Chair Holdgate
Transportation – Mr. Fee
Environmental Leadership – Ms. Mohr
Efficient and Effective Town Operations – Mr. Dixon
Healthy and Vibrant Community – Dr. MacNab

Some discussion followed. Janet Schulte, Town Administration's Strategic Plan coordinator, noted that within the Town, the Strategic Plan is becoming a guiding document for planning, funding and other activities. Mr. Fee moved to adopt the updated plan; seconded by Mr. Dixon; so voted 4-0. The Board was in general agreement with the "assignments" proposed by Ms. Gibson.

3. Continued Discussion of FY 2025 General Fund Budget Recommendations (Continued from December 13, 2023). Ms. Gibson reviewed a comment made by Mr. Fee at last week's meeting about a proposed project manager position and reviewed recent history dating back to 2017 as to Town Administration's efforts to address project management by assigning various staff people to specific or categorized projects as a way to focus specific resources to certain projects. She said that this proposed position is intended to have a strong coordination, monitoring and tracking focus. Mr. Fee agreed and said that in recognition of the project management complexities faced by the Town, his comment was intended to provide another view point of how to address it.

Ms. Gibson added that the only other follow-up relates to a comment from Dr. MacNab about cancer-screening for the firefighters which is being discussed with the fire union as indicated in a follow-up email to the Board last week.

4. Committee Reports. Mr. Fee noted that Ashley Erisman achieved a Conservation Commission training certificate. Ms. Mohr said that development of a Request for Proposals in advance of the expiration of the waste services agreement for the landfill is very active.

XII. ADJOURNMENT
Ms. Mohr moved adjournment at 7:04 PM; seconded by Mr. Dixon; so voted 4-0.

Approved the 10th day of January 2024.

SELECT BOARD
DECEMBER 20, 2023 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

VII. 1. Draft minutes of 12/11/2023; Draft minutes of 12/13/2023
VII. 3. Pending Contracts spreadsheet
VIII. 1. AIS re: appointment to Board of Registrar of Voters; Letter from Town Clerk re: appointment; Email from Jim Sulzer
VIII. 2. AIS re: Ambulance Rates Increase
IX. 1. AIS re: Taking of portions of Morgan Square; Order of Taking of portion of Morgan Square; Plan No. 2023-10
IX. 2. Tax Rate Memo from Assessor; Tax Rate Options Table; Tax Rate Impact and Shift
X. 1. Vertex presentation re: Construction Manager at Risk Program
X. 2. Outline #7 for 2024 ATM Warrant; Real Estate Articles proposed
XI. 2. Strategic Planning Refresh; Select Board Strategic Plan
IX. 1. FY 2025 General Fund Budget Recommendations; FY 2025 Town Manager's Budget Message