



Town of Nantucket Capital Program Committee November 7, 2024 Minutes

Attending Members:	Jill Vieth, Chair, Peter Kaizer, Vice Chair, Christy Kickham, Howard Matz, John Kitchener
Staff:	Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director, Arthur Gasbarro, Chair Airport Commission, Preston Harimon, Assistant Airport Manager, Mariya Basheva, Airport Business Manager
Absent	Dawn-Hill-Holdgate

The Capital Program Committee discussed the RORIs for various projects, including the DPW building, airport housing, and town employee housing. The DPW building project scored 53.5%, with concerns about its \$80 million cost and timing. The airport housing project faced criticism for its \$6 million cost per unit, with suggestions for benchmarking against other housing projects. The committee also discussed the need for prioritizing capital expenditures, considering the impact of rising construction costs and the financial implications of large-scale projects. The town's finance director highlighted the challenges of managing multiple high-cost projects and the need for policy decisions on capital investments. The Capital Program Committee discussed the ranking process for project evaluations, with John Kitchener expressing concerns about its complexity and effectiveness. Jill Vieth defended the current system, which uses a numerical ranking, while Brian Turbitt acknowledged its evolution and openness to improvements. Brian suggested potential discussions on refining the process. The committee agreed to reconvene on the 21st, with a deadline for project rankings by Monday. They also noted the importance of the committee's recommendations to the FinCom and the need for continuous improvement in the ranking process.

Action Items

- [] Sue to email each committee member to identify any capital project requests they may have missed reviewing.
- [] Art to provide the FAA documentation and legal opinion on the restrictions for the use of the airport property for housing.
- [] John to schedule a meeting with Brian in the new year to discuss potential improvements to the capital project scoring and ranking process.

Public Comment and Initial Discussions

- Jill Vieth initiates the meeting, noting the audio and video recording.
- Motion to approve the agenda is made by John Kitchener and seconded by Peter Kaizer.
- Roll Call Vote: Peter Aye, Christy Aye, Howard Aye, John Aye, Jill Aye. Passes Unanimously.
- Jill Vieth asks if there are any public comments, but none are made.
- Jill Vieth suggests discussing the RORIs and whether members are satisfied with them.
- Christy Kickham mentions she has completed 98% of his RORIs but notes issues with finding certain projects like the Massoit Bridge redesign and the road multi-use path.

Clarifying RORI Scores and Criteria

- Susan Carmel confirms the projects mentioned by Christy Kickham are in the RORIs.
- Jill Vieth and Peter Kaizer discuss the scoring criteria, mentioning the use of a moving range based on the average score plus or minus one standard deviation.
- Christy Kickham suggests emailing each other if there are any missed RORIs.
- Howard Matz proposes that Sue Carmel provide the average score for each item and each member's individual scores to facilitate discussion.

Reviewing Individual RORIs

- Susan Carmel shares her screen to show the report with each member's scores for each project.
- Peter Kaizer and Howard Matz discuss the usefulness of the report and the need for individual scores.
- John Kitchener suggests that Sue Carmel add reports to everyone's RORIs to help track completed projects.
- Jill Vieth and others agree to focus on discussing the RORIs that members have concerns about.

Discussion on Specific RORIs

- John Kitchener brings up the Our Island Home project, noting its high cost and the broader public interest.
- Jill Vieth suggests including a comment in the report about the committee's discomfort with the project.
- John Kitchener and others discuss the airport housing project, expressing concerns about its high cost and potential impact on town employees.
- Art Gasbarro explains the airport's constraints and the need for housing to attract and retain employees.

Collaboration and Future Planning

- Jill Vieth suggests exploring collaboration between the airport and town for employee housing.

- Art Gasbarro and others discuss the challenges and potential benefits of such collaboration.
- Christy Kickham raises questions about the FAA's restrictions and the long-term implications of the airport housing project.
- Noah Karberg and others discuss the need for detailed documentation and benchmarking against other housing projects.

Financial Considerations and Prioritization

- John Kitchener raises concerns about the timing and cost of the DPW building project.
- Christy Kickham and others discuss the importance of coastal resiliency and long-term stewardship.
- Peter Kaizer emphasizes the need for a state-of-the-art facility for the DPW.
- Brian Turbitt and others discuss the financial implications and the need for policy decisions on large-scale projects.

Final Remarks and Next Steps

- Jill Vieth and others acknowledge the overwhelming nature of the capital budget process.
- Brian Turbitt mentions an upcoming presentation to the Select Board on the capital budget and long-term projects.
- John Kitchener and others discuss the need for prioritizing critical infrastructure projects like water and sewer.
- The meeting concludes with a focus on the importance of detailed financial planning and collaboration among town departments.

Discussion on Project Ranking Process

- John Kitchener expresses discomfort with the current process of ranking projects based on relative criteria, feeling it is overly complicated and not effective in aiding decision-making.
- John suggests that the committee re-evaluate the process to find a simpler, more direct approach to decision-making.
- Jill Vieth defends the current system, stating that it provides a numerical basis for discussions, which she finds useful.
- Brian acknowledges the initial haphazard nature of the process and explains the evolution of the RORI system, which allows Town Administration to rank projects and submit them to Capcom for further review.

Proposal for Process Improvement

- Brian Turbitt is open to discussing potential changes and fine-tuning the current process, recognizing that there may be members who would like to see improvements.
- He emphasizes the importance of the committee's recommendations to the Fin Com, which rely heavily on the discussions and insights gathered by the committee members.

- Brian recalls the initial challenges with the RORI system and acknowledges that while it has evolved to be more effective, there is still room for improvement.
- John Kitchener proposes discussing the process further in the new year, suggesting a quiet week during school vacation as a potential time for such a discussion.

Scheduling and Next Steps

- The committee discusses the possibility of not meeting next week and reconvening on the 21st, with Sue being given time to complete her tasks.
 - Peter Kaizer suggests setting a deadline for everyone to submit their rankings so Sue can perform her exercise.
 - Howard Matz and others agree on the proposed schedule, with a reminder to email everyone by Monday to finalize the process.
 - Jill Vieth moves to adjourn the meeting. Motion made by Peter Kaizer seconded by Howard Matz.
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- Roll Call Vote: Peter Aye, Christy Aye, Howard Aye, John Aye, Jill Aye. Passes Unanimously.