



Town of Nantucket Capital Program Committee November 21, 2024 Minutes

Attending Members:	Jill Vieth, Chair, Peter Kaizer, Vice Chair, Christy Kickham, Howard Matz, Dawn-Hill-Holdgate, John Kitchener
Staff:	Susan Carmel, Assistant Finance Director, Kristie Ferrantella, Housing Director, Rachel Field, Rental Property Manager, David Gray, Sewer Director, Arthur Gasbarro, Chair Airport Commission, Noah Karberg, Airport Manager
Absent	

The Capital Program Committee discussed the development of municipal employee housing on Waitt Drive, with a phased approach to construct nine units costing \$14 million. The project includes three duplexes and one single-family home, providing up to 25 bedrooms. The committee also reviewed the Sewer Department's pump station upgrades. The committee emphasized the need for accurate cost estimates and the importance of stable housing for town employees. They agreed to finalize rankings and deliberate further on December 3 and 5.

Action Items

- [] Kristie Ferrantella to provide the acreage information for the municipal employee housing proposal.
- [] Committee members to complete their RORI rankings by the next meeting.
- [] Schedule a meeting on December 3rd to further discuss the airport capital request.
- [] Provide clarification on the legal opinion regarding airport property zoning.
- [] Review the municipal employee housing proposal in comparison to the airport request in terms of cost per bedroom.

Roll Call and Introductions

- Jill Vieth calls the meeting to order all members and reminds everyone that the meeting is audio and video recorded.
- Jill Vieth requests approval of the agenda, Motion made by John Kitchener and seconded by Dawn-Hill Holdgate.
- **Roll Call Vote: John Aye, Christy Aye, Peter Aye, Dawn Aye, Howard Aye, Jill Aye. Passes Unanimously.**

Employee Housing Request

- Kristie Ferrantella discusses the development of municipal employee housing, presenting options between developing on Waitt Drive or Ticcoma Way.
- Kristie Ferrantella recommends developing on Waitt Drive due to ongoing developments in the neighborhood, including Ticcoma Green.
- The proposed development would include constructing two dwellings on each of the four lots, providing nine units of municipal employee housing with up to 25 bedrooms.
- The estimated construction cost for modular construction is \$12 million, with an additional \$300,000 for site construction and \$1.7 million for design and OPM costs, totaling \$14 million.
- John Kitchener asks about the area size for the first phase of development, and Christy Kickham promises to provide the details.
- Jill Vieth inquires about the sufficiency of the funding for town employee housing and the potential need for future developments.
- Christy Kickham explains the ongoing efforts to determine the exact need for municipal employee housing and the importance of securing stable housing for employees.
- The discussion includes the potential for future phases of development and the importance of addressing vacancies in sewer and DPW departments.
- Jill Vieth asks about the handling of maintenance costs for the properties, and Kristie Ferrantella explains that it is part of the facilities master plan.
- John Kitchener inquires about the mix of housing types, and Kristie Ferrantella confirms the goal of providing a range of units from one-bedroom basement units to three-bedroom duplexes.
- Rachel Field discusses the use of the buy-down pilot for department head housing, providing more privacy and stability.
- Howard Matz emphasizes the importance of presenting the need for employee housing to the community to highlight the impact of vacancies on town services.
- Christy Kickham identifies the need for further data on bedroom counts and the potential issues with department heads living in close quarters.
- John Kitchener asks about the selection of developers, and Kristie Ferrantella explains that a request for proposals would be issued if funding is approved.
- Peter Kaizer questions the accuracy of the cost estimates, and Christy Kickham explains the challenges of comparing costs without knowing the developer.

Sewer Capital Requests

- David Gray presents the first request for the airport pump station, explaining the need for an upgrade due to the expansion of the airport.
- The proposal includes moving the pump station to a new location and adding a generator to meet current regulations and standards.

- David Gray discusses the second request for the Cato Wayne pump station, which needs to be upgraded to meet modern electrical standards and improve efficiency. The discussion includes the importance of meeting current regulations and standards for the pump stations and the need for standby generators.
- The third request involves upgrading the clarifiers at the 'Sconset facility to ensure the plant's full operational capacity.
- Christy Kickham asks if the requests were noted in the CMOM report.
- David Gray explains that the requests were identified by the maintenance team and confirmed by external consultants.
- Jill Vieth suggests scheduling additional meetings to discuss the requests in more detail.

Final Remarks and Scheduling

- Jill Vieth requests that members complete their RORI rankings by the next day to allow time for Sue Carmel to compile the results.
- Howard Matz and Peter Kaizer discuss the process of reviewing and deliberating the rankings, with a focus on ensuring all members' input is considered.
- The committee agrees to schedule additional meetings to finalize the rankings and prepare the report, aiming to meet on December 3 and 5.
- Art Gasbarro requests a follow-up meeting to discuss the airport's employee housing request, and the committee agrees to schedule it for December 3.
- Jill Vieth thanks everyone for their participation and confirms the scheduling of the next meetings on December 3 and 5.
- The committee discusses the importance of finalizing the rankings and preparing the report to present to the Select Board.
- Howard Matz emphasizes the need for clear and concise notes and narratives in the report to help the community understand the committee's recommendations.
- The meeting concludes with a motion to adjourn. Motion made by Dawn-Hill Holdgate and seconded by Christy Kickham.
- **Roll Call Vote: Dawn Aye, Christy Aye, Peter Aye, John Aye, Howard Aye, Jill Aye. Passes Unanimously.**