



Town of Nantucket Capital Program Committee December 12, 2024 Minutes

Attending Members:	Jill Vieth, Chair, Christy Kickham, Howard Matz, Dawn-Hill-Holdgate, John Kitchener
Staff:	Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director, Arthur Gasbarro, Chair Airport Commission, Noah Karberg, Airport Manager, Preston Harimon, Assistant Airport Manager, Mariya Basheva, Airport Business Finance Manager, Jeff Carlson, Natural Resources Director, Vince Murphy Sustainability Programs Manager
Absent	Peter Kaizer, Vice Chair

The Capital Program Committee meeting on December 12, 2024, discussed several key projects. The airport housing project was debated, with concerns about the high cost of \$825,000 per bedroom, nearly double the Waitt Drive project's cost. The committee voted to approve the GSE storage facility at \$4.1 million for 3,200 square feet, emphasizing the need to protect equipment. They also discussed the dredge plan implementation, approving \$1 million for physical work. The rescue and firefighting building rehab and the document management system were deferred due to budget concerns. The south apron noise barrier project was postponed due to community feedback and the need for further public input. The Capital Program Committee discussed the importance of presenting compelling arguments for individual projects to voters. Vince Murphy emphasized the need for a Climate Action Plan to avoid state-imposed energy standards and highlighted the benefits of formalizing energy projects for better state support. The committee approved the Climate Action Plan and discussed the urgency and costs of the pond shoreline construction project, noting its non-compliance with permits. They also debated the employee housing phase two at the airport, with concerns about cost and long-term planning, ultimately failing to approve it. The next meeting is scheduled for January 14.

Action Items

- ☐ Approve the Dredge plan implementation project.
- ☐ Approve the GSE storage facility project.
- ☐ Approve the Climate Action Plan project.
- ☐ Approve the Sesachacha Living Pond Shoreline construction supplemental funding project.
- ☐ Revisit the Airport employee housing phase two project at a future meeting.

Approval of Agenda and Public Comment

- Jill Vieth opens the meeting, noting the change in time to 2pm and introduces the agenda.
- Jill Vieth confirms the meeting is being audio and video recorded and asks for approval of the agenda. Made by John Kitchener and seconded by Howard Matz.
- **Roll Call Vote: Dawn Aye, Christy Aye, John Aye, Howard Aye, Jill Aye. Passes Unanimously.**
- Jill Vieth calls for public comment, which is closed without any public speakers.

Airport Housing Discussion

- Jill Vieth introduces the topic of airport housing, asking for limited comments from the airport representatives.
- Noah Karberg discusses the housing needs of airport employees, highlighting the challenges faced by two employees who have lost their housing.
- Noah Karberg explains the efforts to revise the borrowing authorization request to reflect updated numbers and the need for airport-specific housing solutions.

Airport Housing Proposal Details

- Art Gasbarro emphasizes the need for airport housing and the importance of supporting the project.
- Jill Vieth questions the specific individuals who will occupy the housing units.
- Noah Karberg clarifies that the housing units are not designed for specific employees but are intended for airport employees in general.
- Jill Vieth asks about the review process for the housing numbers, and Noah Karberg mentions consultation with the architect and OPM.
- Jill Vieth requests the updated spreadsheet from Sue, which is displayed on the screen for review.

Final Report and Recommendations

- John Kitchener suggests putting Howard Matz's notes up for review.
- Howard Matz recommends benchmarking airport housing costs with other affordable housing projects on the island.
- Howard Matz suggests a comprehensive approach to housing development, incorporating a reusable template for design to reduce costs.
- Jill Vieth and other committee members discuss the need for better coordination and standardization in housing design across different public constituencies.
- John Kitchener and Howard Matz emphasize the importance of considering first responders' housing needs in future projects.

Challenges in Airport Housing and First Responder Housing

- Brian Turbitt explains the challenges of building housing on airport property and the need for the town to finance and construct it.

- Art Gasbarro clarifies that the airport's request is for a single townhouse and not for 12 houses as previously discussed.
- Christy Kickham supports the airport's housing project, emphasizing the need to approve it to avoid delays.
- Dawn-Hill Holdgate supports the airport's housing project, highlighting the importance of protecting assets and the long-term benefits of infrastructure investments.
- Howard Matz and John Kitchener express concerns about the high cost of the airport housing project compared to other affordable housing projects.

Discussion on Other Capital Program Requests

- Jill Vieth shifts the focus to other capital program requests, starting with the dredge plan implementation.
- Christy Kickham recommends approving the dredge plan, emphasizing the department's obligation to maintain the channels.
- Jeff Carlson clarifies that the funding is for physical implementation of the dredge plan, not just design and planning.
- The committee votes to approve the dredge plan implementation. Motion to approve the dredge plan implementation. Motion made by Christy Kickham and seconded by Howard Matz. **Roll Call Vote: Christy Aye, Howard Aye, Dawn Aye, John Aye, Jill Aye. Passes Unanimously.**
- Jill Vieth introduces the GSE storage facility project, and Noah Karberg explains its importance for storing new equipment.

GSE Storage Facility and Rescue and Firefighting Building Rehab

- Noah Karberg details the GSE storage facility, including its size and the need for electrical infrastructure.
- John Kitchener supports the GSE storage facility project, emphasizing the importance of protecting equipment.
- The committee votes to approve the GSE storage facility project. Motion made by Howard Matz and seconded by John Kitchener.
- **Roll Call Vote: Howard Aye, Christy Aye, Dawn Aye, John Aye, Jill Aye. Passes Unanimously.**
- The committee votes not to approve the rescue and firefighting building rehab project at this time. Motion made by Christy Kickham, seconded by Howard Matz.
- **Roll Call Vote: Christy Aye, Howard Aye, Dawn Aye, John Aye, Jill Aye. Motion to not approve Passes Unanimously.**

Document Management System and South Apron Noise Barrier

- Jill Vieth discusses the document management system project, noting the remaining balance of funds on prior year appropriations.
- The committee votes not to approve the document management system project at this time. Motion made by Christy Kickham, seconded by Howard Matz.

- **Roll Call Vote: Christy Aye, Howard Aye, Dawn Aye, John Aye, Jill Aye. Motion to not approve Passes Unanimously.**
- Jill Vieth introduces the south apron noise barrier project, and Noah Karberg explains the public input and the need for the project.
- Art Gasbarro emphasizes the importance of meeting the commitments made to the neighborhood regarding the noise barrier.
- The committee votes not to approve the south apron noise barrier project at this time. Motion made by Christy Kickham, seconded by Howard Matz.
- **Roll Call Vote: Christy Aye, Howard Aye, Dawn Aye, John Nay, Jill Aye. Motion to not approve Passes 4-1.**

Climate Action Plan Discussion

- Jill Vieth introduces the Climate Action Plan, and Christy Kickham explains its importance for tailoring sustainability efforts to Nantucket.
- Jeff Carlson highlights the state's climate action plans and the need for a local plan to meet Nantucket's specific needs.
- The committee discusses the overlap between coastal resiliency and sustainability efforts, emphasizing the need for clearer communication.
- Vince Murphy discusses the integration of coastal resiliency and sustainability, including sea level rise, coastal flooding, erosion, energy usage, carbon footprints, and green infrastructure.
- Jill Vieth questions the inevitability of the state's push towards electric, and Vince Murphy clarifies that it is a state requirement, not a personal desire.
- Vince Murphy explains the benefits of formalizing energy-related projects, such as public charging stations, to secure state grants and improve energy efficiency.

Challenges and Benefits of the Climate Action Plan

- Jill Vieth highlights the unique challenges faced by Nantucket, such as reliance on propane and the push towards electric.
- Vince Murphy discusses the importance of planning rather than reacting to energy needs.
- Jeff Carlson adds that the sustainability and climate action plan were not ready in 2022 but are now, and the department has the bandwidth to handle the work.
- Jill Vieth expresses concern about the potential loss of flexibility with a single energy source and the need for multiple fuel sources.
- Jill Vieth asks about the timeline for reporting back on the plan, and Jeff Carlson estimates it will be within 12 months of approval.
- Jeff Carlson emphasizes the importance of having baseline data to measure success and adjust actions as needed.
- Jill Vieth questions the impact of the state's push towards electric on Nantucket's unique energy needs.

- Vince Murphy explains the need for multiple fuel sources and the importance of understanding and quantifying Nantucket's energy needs.
- The committee votes to approve the climate action plan project. Motion made by Christy Kickham, seconded by Dawn-Hill Holdgate.
- **Roll Call Vote: Christy Aye, Howard Aye, Dawn Aye, John Aye, Jill Aye. Motion Passes Unanimously.**

Sesachacha Living Pond Shoreline Construction Supplemental Funding

- Vince Murphy discusses the urgency of the pond shoreline construction project, which was constructed without permits and is failing.
- Jill Vieth asks if they can get money from the DEP, and Jeff Carlson explains the project's adaptability to future coastal resiliency measures.
- Jeff Carlson provides details on the project's design, including sheet pile along the roadway and a living shoreline component.
- Jeff Carlson explains the project's non-compliance with permitting and the challenges it presents for grant applications.
- Howard Matz asks about the expectations for qualifying for grants and the potential amount of funding.
- Jeff Carlson explains the challenges of non-compliance and the dynamic nature of grant opportunities.
- Jill Vieth expresses concern about the high cost of the project and the need for a long-term plan.
- Howard Matz supports the project, emphasizing the importance of cleaning up non-compliant structures and the potential benefits for the town.
- The committee votes to approve the project. Motion made by Christy Kickham, seconded by Dawn-Hill Holdgate.
- **Roll Call Vote: Christy Aye, Howard Aye, Dawn Aye, John Aye, Jill Aye. Motion Passes Unanimously.**

Employee Housing Phase Two Discussion

- Jill Vieth expresses concerns about the cost and long-term plan for employee housing at the airport.
- Christy Kickham supports the project, emphasizing the importance of airport housing for airport operations.
- Jill Vieth suggests a meeting with the town counsel to discuss the legal aspects of allowing town employees to live on airport land.
- Christy Kickham acknowledges the need for further discussion and the potential for revisiting the project in the future.
- Motion made by Dawn-Hill Holdgate to approve the airport employee housing project, seconded by Christy Kickham.
- **Roll Call Vote: Christy Aye, Dawn Aye, Howard Nay, John Nay, Jill Nay. Motion Fails 3-2.**

Conclusion and Next Steps

- Jill Vieth notes the next meeting date as January 14, a Tuesday, and the importance of refining the report for approval.
- Howard Matz and Jill Vieth discuss the focus of the report, emphasizing scoring and results over philosophical discussions.
- The meeting is adjourned with a motion from Speaker 3 and a second from Christy, Howard, and Jill Vieth.
- Motion to adjourn made by Christy Kickham, seconded by Dawn Hill-Holdgate.
- **Roll Call Vote: Christy Aye, Howard Aye, Dawn Aye, John Aye, Jill Aye. Motion Passes Unanimously.**