



## Town of Nantucket Capital Program Committee January 14, 2025

|                    |                                                                                                                                            |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Attending Members: | Jill Vieth, Chair, Christy Kickham, Howard Matz, John Kitchener, Caroline Baltzer                                                          |
| Staff:             | Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director, Noah Karberg, Airport Manager, Steven Hunter, Financial Analyst |
| Absent             | Peter Kaizer, Dawn-Hill Holdgate                                                                                                           |

The Capital Program Committee meeting on January 14, 2025, discussed the South Apron noise barrier project, with a focus on a noise wall costing \$5 million. The wall, designed to reduce noise levels by 3-12 decibels, is expected to be completed by the annual town meeting. The committee also debated the inclusion of the Island Home project in their recommendations, noting its unsustainable costs and the need for a clear statement reflecting their decision. The meeting concluded with a motion to remove Our Island Home from the report and to rework the narrative to better reflect the committee's stance.

### Action Items

- [ ] Howard Matz to rework the wording in the "Capcom Notes" section to provide more details on the committee's concerns about the financial implications of the "Our Island Home" project.
- [ ] Christy Kickham to provide bullet point notes to Howard Matz on the financial aspects of the "Our Island Home" project to be incorporated into the revised "Capcom Notes".
- [ ] Brian Turbitt to share the previous PowerPoint presentations provided to the Select Board on the financial implications of the "Our Island Home" project.
- [ ] The committee to meet on Friday to review the revised report before submitting it to the Select Board.

### Roll Call and Introduction of New Member

- Jill Vieth calls the meeting to order and conducts a roll call vote introducing new member Caroline Bolster.
- Caroline Bolster introduces herself and thanks everyone for the opportunity.
- Jill Vieth asks for a motion to approve the agenda. Motion made by John Kitchener, seconded by Christy Kickham.
- Roll Call Vote: Christy aye, Caroline aye, John aye, Howard aye, Jill aye. Passed unanimously.

- Jill Vieth mentions that Noah Karberg will provide an update on the South apron noise barrier.

### **Noah Karberg's Presentation on Noise Wall Project**

- Noah Karberg thanks the committee for the opportunity to present and explains the history of the noise wall project.
- The airport received negative feedback on the berm as a noise abatement feature and decided to pursue a noise wall instead.
- The noise wall is designed to be 20 feet in height with a three-foot angled extension to reflect noise back onto the ramp.
- The estimated cost of construction is \$5 million, with the airport planning to retire the borrowing authorization notice or pay from retained earnings once certified.

### **Discussion on Noise Wall Effectiveness and Maintenance**

- Christy Kickham questions the effectiveness of the noise wall and its location, expressing skepticism.
- Noah Karberg explains the confirmed benefit of the wall, reducing decibel levels for homes immediately adjacent to the ramp.
- Christy Kickham inquires about the wall's impact on future projects and potential maintenance costs.
- Noah Karberg mentions that the wall is designed to last 50 years with typical maintenance costs, and the airport is interested in monitoring its performance.
- John Kitchener expresses gratitude for the opportunity to reconsider the project and supports the noise wall.
- Howard Matz questions the design's reliance on precedent and the effectiveness of noise barriers.
- Noah Karberg explains that the design is based on FAA-sanctioned software and that noise monitoring will provide data for future projects.
- Susan Carmel clarifies that retained earnings from the airport's enterprise fund are not swept to the general fund but remain within the fund.

### **Financial Implications and Public Outreach**

- Christy Kickham questions the initial public outreach and the extent of support for the noise wall.
- Noah Karberg explains that the initial pushback was from a group of direct airport neighbors, but broader community support was also evident.
- Jill Vieth expresses concern about the public outcry and the lack of HDC oversight.
- Noah Karberg mentions that the project has been on the agenda for airport commission meetings and that the design has already incurred significant costs.
- Motion to end public comment. Motion made by Christy Kickham, seconded by Caroline Baltzer. Roll Call Vote: Christy aye, Caroline aye, John aye, Howard aye, Jill aye. Passed unanimously.

- Motion to re-vote on NMA 26-005 South Apron Noise Barrier, made by John Kitchener, seconded by Howard Matz.
- Roll Call vote: John aye, Howard aye, Caroline aye, Christy aye, Jill aye. Passed unanimously.
- Motion to approve NMA 26-005 South Apron Noise Barrier made by John Kitchener, seconded by Howard Matz.
- Roll Call vote: John aye, Howard aye, Caroline abstain, Christy aye, Jill aye. Passed with 4 ayes, 1 abstention.

## **Reconsideration of Island Home Project**

- Christy Kickham and John Kitchener express concerns about the financial sustainability of the Our Island Home project.
- The committee discusses the need for a clear statement in the report reflecting their decision not to recommend the project.
- Jill Vieth suggests revisiting the report to clarify the committee's stance on the Our Island Home project.
- The committee agrees to reconsider the inclusion of the Our Island Home project in the report and to provide a clear statement on their decision.
- Motion to re-vote on the inclusion of Our Island Home in the report. Motion made John Kitchener, seconded by Christy Kickham.
- Roll Call vote: John aye, Howard aye, Caroline abstain, Christy aye, Jill aye. Passed with 4 ayes, 1 abstention.
- Motion to remove Our Island Home capital funding from the report. Motion made by John Kitchener, seconded by Christy Kickham.
- Roll Call vote: John aye, Howard aye, Caroline abstain, Christy aye, Jill aye. Passed with 4 ayes, 1 abstention.

## **Adjustments to Report and Meeting Schedule**

- The committee decides to remove the Our Island Home project from the report and to rework the narrative to reflect their decision.
- Howard Matz volunteers to rework the report and to consult with Susan Carmel.
- The committee schedules a meeting for Friday to finalize the report and to ensure it is ready for the Select Board.
- The meeting concludes with a motion to adjourn. Motion made by John Kitchener, seconded by Christy Kickham.
- Roll Call vote: John aye, Howard aye, Caroline aye, Christy aye, Jill aye. Passed unanimously.