



Town of Nantucket Capital Program Committee February 18, 2025

Attending Members:	Jill Vieth, Chair, Christy Kickham, Howard Matz, Dawn Hill-Holdgate, John Kitchener, Caroline Baltzer
Staff:	Brian Turbitt, Finance Director, Drew Patnode, DPW Director
Absent	Peter Kaizer

The Capital Program Committee discussed various renovation projects for municipal restrooms. They approved minutes from previous meetings and reviewed the budget for the Tom Nevers bike path construction. Drew Patnode presented options for renovating the visitor center's restrooms, including minor updates, gender-neutral options, and expanding the building. Craig Piper and Sarah Derecktor from SMRT detailed the pros and cons of each option, emphasizing the need for ADA compliance and year-round accessibility. The committee also considered renovations for the 'Sconset and Marine Center restrooms and the recycling center break rooms. The discussion highlighted the importance of balancing immediate repairs with long-term investments. The Capital Program Committee discussed the need for a new town office building to consolidate services and improve efficiency. The previous plan for a larger building at 2 Fairgrounds was rejected, leading to a return to the drawing board. The committee also debated the use of durable materials versus aesthetics for public facilities, particularly at the Marine center and visitor services.

Action Items

- Provide feedback on the preferred option for renovating the Visitor Center restrooms.
- Determine the appropriate scope of work for the Marine Building repairs, considering the long-term plans for that facility.
- Schedule a follow-up meeting in March to further discuss the Visitor Center and Marine Building projects.

Meeting Introduction and Approval of Minutes

- Jill Vieth calls the meeting to order. Roll call of the members present: Howard Matz, Caroline Baltzer, John Kitchener, Dawn Hill-Holdgate, Christy Kickham and Jill Vieth. Jill Vieth announces that the meeting is being audio and video recorded.
- Jill Vieth asks for approval of the agenda, which is moved by Christy Kickham and seconded by Howard Matz.
- Roll Call vote: Christy aye, John aye, Howard aye, Dawn aye, Caroline aye, Jill aye. Passes unanimously.
- Motion to approve Minutes from 9/12/2024 made by Dawn, seconded by Christy.

- Roll Call vote: Dawn aye, Howard aye, Christy aye, John aye, Jill aye. Passes unanimously.
- Motion to approve Minutes from 9/19/2024 made by Christy, seconded by Dawn.
- Roll Call vote: Christy aye, Dawn aye, Howard aye, John aye, Jill aye. Passes unanimously.
- Motion to approve Minutes from 9/26/2024 made by Dawn, seconded by Howard.
- Roll Call vote: Dawn aye, Howard aye, John aye, Jill aye. Passes unanimously.
- Motion to approve Minutes from 10/24/2024 made by Christy, seconded by Dawn.
- Roll Call vote: Christy aye, Dawn aye, Howard aye, John aye, Jill aye. Passes unanimously.

Discussion on Bike Path Funding

- Drew Patnode explains that Mike Burns presented at FinCom about the increase in bid prices for the bike path construction.
- Drew mentions that they met with Mike Burns to discuss the funding and feel comfortable with the original number.
- Jill Vieth asks Drew to discuss the visitor center bathrooms, and Drew shares his screen to present the project.

Municipal Bathroom Renovations

- Drew Patnode presents a table showing completed projects and future plans, including the municipal restroom renovations.
- Drew highlights the need for restroom renovations at the Visitor Center, the MRF, ‘Sconset, and Harbormaster building.
- Craig Piper and Sarah Derecktor, from SMRT, join the presentation to discuss the different options for renovating the bathrooms.
- Craig Piper outlines the four priority projects: Visitor Center, ‘Sconset, Marine Building, and Recycling Center.

Options for Visitor Center Bathroom Renovations

- Craig Piper presents three options for renovating the visitor center bathrooms, including a minor touch, expanding the building, and renovating the adjacent building.
- Sarah Derecktor details the layout options, including fixture counts and ADA accessibility.
- The committee discusses the pros and cons of each option, including cost, safety concerns, and the impact on downtown.
- Jill Vieth and Christy Kickham discuss the concerns about the visibility and safety.

Discussion on Marine Building Renovations

- Drew Patnode explains the structural issues with the marine building flooring and the need for immediate repairs.
- Craig Piper discusses the challenges of renovating the building due to its location in the floodplain.
- The committee discusses the importance of addressing the structural issues to prevent public safety risks.
- Drew Patnode mentions that the Harbormaster and Police Chief emphasized the need for immediate repairs.

Options for ‘Sconset Bathroom Renovations

- Sarah Derecktor presents the options for renovating the ‘Sconset bathrooms, including updating the fixtures and making the facility year-round.
- Craig Piper and Sarah Derecktor discuss the challenges of maintaining the facility year-round, including heating and ventilation.
- The committee considers the cost and impact of the different options, including adding a family room and increasing the fixture count.

Discussion on Recycling Center Bathroom Renovations

- Craig Piper presents the options for renovating at the MRF, including updating the fixtures and providing a sink for workers.
- The committee discusses the importance of ADA compliance and the need for better ventilation.
- Drew Patnode explains that the project is part of a larger bundle of similar scope projects for economies of scale.
- The committee considers the cost and impact of the different options, including adding a new shower and updating the privacy areas.

Final Recommendations and Next Steps

- The committee discusses the pros and cons of the different options for the visitor center bathroom renovations.
- Jill Vieth and Dawn Hill-Holdgate express a preference for either a minimal face lift or a comprehensive renovation of the visitor center.
- The committee considers the long-term impact of the different options and the need for a strategic investment.
- Drew Patnode asks for feedback on the best approach to move forward, considering the cost and timeline for construction.

Master Planning for Town Offices

- Dawn Hill-Holdgate discusses the history of master planning for town offices, mentioning a previous plan to build a larger building at two Fairgrounds.

- The plan was rejected, leading to a return to the drawing board.
- The town is in dire need of office space and public functions require better accommodation.

Efficiency and Visual Appeal

- Caroline Baltzer expresses a preference for a more welcoming, cottage-like appearance for visitor services.
- Jill Vieth highlights the uncertainty of town meeting outcomes and their impact on future requests.
- Christy Kickham and Howard Matz discuss the cost implications of different approaches, emphasizing the need for proper planning.
- Dawn Hill-Holdgate stresses the importance of being ahead of maintenance needs to avoid costly repairs.

Cost and Planning Considerations

- Christy Kickham and Howard Matz debate the cost-effectiveness of different approaches, with Howard suggesting a balance between cost and aesthetics.
- Jill Vieth and Christy Kickham discuss the challenges of voting on expensive projects and the need for cost-conscious planning.
- Howard Matz and Christy Kickham debate the proportions of cost for aesthetics versus proper construction.
- Dawn Hill-Holdgate and Christy Kickham agree on the need for long-term planning.

Visitor Services and Marine Building

- Howard Matz and Christy Kickham discuss the need for immediate repairs at the Marine building and the uncertainty of future plans.
- Christy Kickham raises the question of using durable materials for public bathrooms versus aesthetically pleasing options.
- Jill Vieth and Dawn Hill-Holdgate discuss the concept of a long-term band-aid solution for visitor services.
- Craig Piper suggests considering long-lasting materials for the Marine center and more aesthetically pleasing options for the visitor center.
- Drew Patnode emphasizes the importance of durability and maintenance for facilities like the Marine center.

Marine Building Repairs and Future Plans

- Drew Patnode and Craig Piper discuss the need for immediate repairs at the Marine building, including floor repairs.
- Dawn Hill-Holdgate and Brian Turbitt discuss the challenges of permitting and code compliance for future projects.

- Christy Kickham raises concerns about the coastal resiliency plan and its impact on future building projects.
- Craig Piper and Brian Turbitt discuss the limitations of current funding and the need for additional appropriations.

Next Steps and Meeting Scheduling

- The group agrees to meet on Tuesday, March 25th, to discuss ongoing projects and future plans.
- The meeting concludes with a motion to adjourn made by Chirsty, seconded by Dawn. Roll Call vote: Christy aye, Howard aye, Dawn aye, Caroline aye, Jill aye. Passes unanimously.