



Town of Nantucket Capital Program Committee March 25, 2025

Attending Members:	Jill Vieth, Chair, Christy Kickham, Howard Matz, Dawn-Hill Holdgate, John Kitchener, Caroline Baltzer
Staff:	Brian Turbitt, Finance Director, Susan Carmel, Assistant Finance Director, Rick Sears, Assistant Town Manager, Drew Patnode, DPW Director, Mark Willett, Water Department Director, Tracy MacDonald, Real Estate Specialist
Absent	Peter Kaizer

The Capital Program Committee discussed approving 20 sets of minutes and the agenda. Drew Patnode presented the Surfside area roads reconstruction project, detailing a \$23.5 million budget, a \$13 million prior supplemental funding request, and a \$26.2 million total project budget. The project includes drainage improvements, earthwork, and paving. Mark Willett updated on the \$4 million water treatment system for PFAS contamination. Rick Sears proposed purchasing a \$1.9 million house for town employee housing, highlighting the need for secure, long-term housing solutions. Concerns were raised about the town's housing strategy and the potential impact on employee morale.

Action Items

- Schedule another meeting to further discuss the town's overall housing strategy and policy.
- Provide updates and photos on the progress of the PFAs treatment system project.

Approval of Minutes and Agenda

- Jill Vieth initiates the meeting by asking for approval of the minutes and agenda.
- John Kitchener moves to approve the agenda, and Caroline Baltzer seconds it.
- Roll call vote: John aye, Caroline aye, Howard aye, Jill aye. Passes unanimously.
- Jill Vieth discusses the possibility of approving the minutes with only three members present.
- Susan Carmel mentions that John Giorgio addressed this issue at the Finance Committee meeting.
- Christy Kickham and Jill Vieth agree to approve the minutes, and Christy Kickham moves to approve all 20 dates. Motion seconded by Howard Matz.
- Roll call vote: Christy aye, Howard aye, John aye, Caroline aye, Jill aye. Passes unanimously.

Surfside Area Roads Reconstruction

- Jill Vieth introduces the topic of Surfside area roads reconstruction and supplemental funding.
- Drew Patnode shares his screen to present the project details.
- Drew explains the project's history, including the \$13 million supplemental funding request at the 2022 annual town meeting.
- The project is out to bid, with bids to be opened on April 23.
- Drew outlines the project costs, including construction estimates, utility relocations, and contingency funds.

Funding Sources and Project Budget

- Drew details the available funding sources, including previously appropriated capital items and Chapter 90 funds.
- The total project budget is estimated at \$26.2 million, with \$2.4 million available for other projects.
- Drew emphasizes the importance of utilizing existing funds to avoid asking for more money from taxpayers.
- Jill Vieth and Christy Kickham discuss the importance of accurate project estimates and the potential impact of bid prices.
- John Kitchener raises concerns about signage consistency and coordination with BPAC (Bicycle & Pedestrian Advisory Committee).

Signage and Project Execution

- Drew Patnode explains the balance between regulatory signage requirements and maintaining a rural aesthetic.
- Jill Vieth and Christy Kickham discuss the need for attractive and appropriate signage.
- Drew mentions ongoing weekly meetings with BPAC to address signage and other traffic calming measures.
- Christy Kickham asks Brian E. Turbitt about the determination of funding amounts from various sources.
- Brian explains the process of transferring funds and the importance of leaving a balance for ongoing projects.

Water Supply Well Treatment System

- Mark Willett provides an update on the water supply well treatment system.
- The well was contaminated with PFAs, requiring treatment before it can be used.
- The treatment system will be built and managed by the town, with training provided by the manufacturer.
- The project is on track to be operational by mid-May, with a total cost of \$4 million.
- Jill Vieth and other members discuss the importance of understanding the system and the potential for future PFAs treatment needs.

Purchase of 9 Goldfinch Property

- Rick Sears introduces the proposal to purchase the 9 Goldfinch property for town employee housing.
- The property is priced at \$1.9 million, with approval contingent on town meeting vote.
- Jill Vieth expresses concerns about the high cost and the need for a clear housing plan.
- Rick explains the importance of providing secure housing for department heads and the challenges of leasing private properties.
- Christy Kickham and other members discuss the need for a comprehensive housing strategy and the potential impact on town employees.

Discussion on Housing Strategy

- Jill Vieth emphasizes the need for a cohesive housing plan to avoid creating resentment among town employees.
 - Rick Sears and Tracy MacDonald discuss the challenges of finding suitable housing options within the town's budget and timeline.
 - John Kitchener and Howard Matz highlight the importance of attracting and retaining quality employees through adequate housing.
 - Christy Kickham asks about the availability of local hires and the town's hiring practices.
 - The meeting concludes with a discussion on the need for a more structured approach to town employee housing.
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- Motion to adjourn the meeting is made by Caroline Baltzer and seconded by Dawn Hill-Holdgate.
 - Roll call vote: Caroline aye, Howard aye, Dawn aye, John aye, Jill aye. Passes unanimously.