



Town of Nantucket

Finance Committee

March 10th, 2025 – Minutes

REMOTE PARTICIPATION VIA ZOOM

Staff:	Brian Turbitt, Finance Director, Steven Hunter, Financial Analyst, Libby Gibson, Town Manager, Leslie Snell, PLUS Director, Jerico Mele, Human Services Director
Attending Members:	Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Jeremy Bloomer, Chris Glowacki, Stephen Maury, Joanna Roche, Rob Giacchetti
Absent Members:	

Approval of Agenda and Public Comment

- Denice Kronau calls the meeting to order and asks for approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Rob Aye, Peter Aye, Joanna Aye, Chris Aye, Jill Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comment, no comments are made.

Overview of Article 2: Unpaid Bills

- Brian Turbitt explains Article 2, first explaining that the General Fund has \$120,082.90 in Unpaid Bills which in large part made up of the \$99,420 invoice to UMass Dartmouth, which was due to UMass Dartmouth billing late.
- Brian Turbitt proposes taking funds from free cash for the general fund and from retained earnings for the airport and island home.
- Motion to adopt Article 2 (Appropriation: Unpaid Bills) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Peter Aye, Rob Aye, Jill Aye, Chris Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Review of Article 3 - Appropriation: Prior Year Articles

- Brian Turbitt explains the transfer of funds from Jetties Beach Tennis Courts Crack Sealing to Backus Lane Skate Park improvements.
- Brian Turbitt discusses a substantial supplemental reappropriation for the reconstruction of Lovers Lane and explains the plan to meet with the capital program committee for review.

- Brian Turbitt details the substantial cost increases for the Lovers Lane project, amounting to over \$5 million.
- Brian Turbitt emphasizes the need to put the project out to bid within 45 days to have cost estimates before town meeting.
- Denice Kronau mentions a quick meeting on March 20th to finalize some moving parts to avoid technical amendments at town meeting.

Article 3 - Discussion on Construction Costs

- Joseph Wright inquires about cost increases in construction, which Brian Turbitt confirms, citing scope changes and construction cost increases.
- Joanna Roche questions the balance left in previous capital projects, which Brian Turbitt explains is still available for work.
- Brian Turbitt explains the decision to prioritize the reconstruction of Lovers Lane over other projects, noting that funding levels can be adjusted for other projects.
- Joanna Roche asks about specific projects, and Brian Turbitt confirms that no money has been spent from the 2023 article for cobblestone repairs.

Article 3 – General Fund Housing Transfer and Airport Transfers

- Brian Turbitt discusses the transfer of \$550,000 from free cash to Article 17 of Annual Town Meeting 2022 for seasonal employee housing construction.
- Brian Turbitt explains the need for additional low voltage electrical work and temporary generator power for the dormitory.
- Brian Turbitt details various transfers for the airport, including funds for groundwater and soil investigation, airport maintenance, and employee housing.
- Brian Turbitt mentions the airport's practice of using retained earnings for construction costs and rescinding borrowing authorizations.

Article 3 - Solid Waste and Materials Recovery Facility

- Brian Turbitt discusses the need to replace leachate tanks and the transfer of \$151,000 from smart compactor waste receptacles to leachate tanks.
- Brian Turbitt outlines proposals to fund bathroom facilities and break rooms at the materials recovery facility.
- Drew Patnode explains the material recovery facility where waste is dumped, and Jill Vieth talks about the condition of the restrooms.

- Brian Turbitt confirms the total funding available for the materials recovery facility improvements and repairs.
- Motion to adopt Article 3 (Appropriation: Prior Year Articles) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 4 - Revolving Accounts: Spending Limits for FY2026

- Brian Turbitt explains that the Finance Committee has already made a motion on Article 4, he is requesting to reopen it to add the short-term rental revolving fund.
- Motion to reopen Article 4 (Revolving Accounts: Spending Limits for FY2026), made by Jill seconded by Peter. **Roll call vote: Jill Aye, Joe Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Jeremy Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt explains the short-term rental revolving fund is funded by the short-term rental registry fee's and would be spent on the software for short-term rentals, and for the cost and benefits of the short-term rental compliance coordinator position.
- Motion to adopt Article 4 (Revolving Accounts: Spending Limits for FY2026) is made by Joe, seconded by Peter. **Roll call vote: Jill Aye, Joe Aye, Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 6 - FY2025 General Fund Budget Transfers

- Brian Turbitt explains the transfer for Health & Human Services between Salaries and Operating lines.
- Brian Turbitt goes over the transfer from free cash / insurance lines to cover the cost of debt service that was issued last year but was too late to make any changes at Town Meeting.
- Denice Kronau asks the question of since we can make this transfer from insurance, why is the insurance cost so lower than what was budgeted for.
- Brian Explains this is due to Enterprise Fund chargebacks and explains a higher number is typically budgeted as the process begins long before the rate is set.
- Motion to adopt Article 6 (FY2025 General Fund Budget Transfers) is made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Stephen Aye, Peter Aye, Rob Aye, Jeremy Aye, Joanna Aye, Chris Aye, Denice Aye. Passes Unanimously.**

Article 17 - Enterprise Funds: Fiscal Year 2025 Budget Transfers

- Brian Turbitt explains the Sewer transfer from retained earnings is to cover the debt sale that was completed.

- Brian Turbitt goes over the two Airport transfers, the \$400,000 being to cover payouts of long tenured employees and any accruals they have. The second transfer of \$2.8 million to purchase a property for employee housing.
- Arthur Gasbarro explains this property will be for the new Airport Manager who just started today, explaining they have found a rental temporarily but need housing for the new Airport Manager and his family.
- Peter Schaeffer inquires about the deal with the Airport Manager for housing, expressing some concerns about repeating past situations, Arthur Gasbarro explains the house will remain an airport asset, with the Airport Manager paying rent/utilities.
- Motion to adopt Article 17 (Enterprise Funds: Fiscal Year 2025 Budget Transfers) is made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Rob Aye, Peter Aye, Joanna Aye, Chris Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**

Article 9: Health and Human Services Grant Process

- Veronica Bolcik and Jericho Mele present the Health and Human Services grant process, including the revised application and rubric.
- Veronica Bolcik details the review process, including interviews and deliberations, and the funding decisions for substance misuse and health and human services grants.
- Jericho Mele discusses the needs assessment and potential changes to the grant process, including a letter of intent and a cap on individual awards.
- Veronica Bolcik and Jericho Mele thank the members of the contract review committee and the Council for Human Services for their dedication to the process.
- Motion to adopt Article 9 (Appropriation: Health and Human Services) is made by Peter, seconded by Joe. **Roll call vote: Jeremy Aye, Joe Aye, Rob Aye, Peter Aye, Chris Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Article 23: Rescind Unused Borrowing Authority & Article 27: Community Preservation Committee: Fiscal Year 2025 Budget Transfers

- Brian Turbitt explains most of the rescissions are the same Articles as discussed prior in Article 3, Brian Turbitt explains the larger amounts, such as the Airport Dormitory for \$3,885,000, the Groundwater investigation for \$8,000,000, both of these being funded via Retained earnings from the Airport.
- Brian Turbitt goes over the rescinds for the Lovers Lane project, explaining rescinding two sidewalk improvement program authorization and the addition of a project to Article 10 for supplemental funding since the borrowing authorization cannot be transferred.

- Motion to adopt Article 23 (Rescind Unused Borrowing Authority) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jill Aye, Peter Aye, Rob Aye, Joanna Aye, Chris Aye, Stephen Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt explains the CPC hasn't brought forward any Budget transfer for FY 2025 in Article 27.
- Motion to adopt Article 27 (Community Preservation Committee: Fiscal Year 2025 Budget Transfers) is made by Jill, seconded by Peter. **Roll call vote: Joe Aye, Jeremy Aye, Stephen Aye, Rob Aye, Jill Aye, Joanna Aye, Chris Aye, Peter Aye, Denice Aye. Passes Unanimously.**

Zoning Articles 34 and 47

- Leslie Snell explains that after the Planning Board public hearing for Article 34 the property owners reached out to staff and preferred commercial district instead of residential district, the Planning Board made a positive motion for this Article.
- Motion to reopen Article 34 (Zoning Map Change: RC-2 to R-10 or CN - Surfside Road), made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Motion to support the Planning Board motion on Article 34 (Zoning Map Change: RC-2 to R-10 or CN - Surfside Road), made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Peter Aye, Rob Aye, Chris Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell explains after the Finance Committee meeting on Article 47 and the discussion on the Article's language, she spoke with John Giorgio and Stephen Maury to come up with new language. The Planning Board made a positive motion on the Article.
- Motion to reopen Article 47 (Zoning Bylaw Amendment: Year-round Housing), made by Peter, seconded by Jill. **Roll call vote: Jill Aye, Joe Aye, Jeremy Aye, Rob Aye, Joanna Aye, Chris Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie then reads the changes to the language in the Article, with minor clarification questions asked from Peter Schaeffer and Joe Wright.
- Motion to support the Planning Board motion on Article 47 (Zoning Bylaw Amendment: Year-round Housing), made by Peter, seconded by Stephen. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Peter Aye, Joanna Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

Zoning Articles 48, 59 and 65

- Leslie Snell presents Article 48 zoning bylaw amendment for off-street parking requirements for accessory dwelling units, the purpose to be consistent with state law. The Planning Board made a positive motion.
- Motion to support the Planning Board motion on Article 48 (Zoning Bylaw Amendment: Off-street parking requirements - Accessory Dwelling), made by Peter, seconded by Stephen. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Joanna Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell discusses Article 59 zoning map change for LUG-1 to VR Rachel Drive and South Shore Road, which the planning board recommends taking no action on.
- Motion to support the Planning Board motion on Article 59 (Zoning Map Change: LUG-1 to VR - Rachel Drive and South Shore Road), made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Joanna Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**
- Leslie Snell presents the zoning bylaw amendment for pre-existing non-conforming uses, structures, and lots, which the planning board supports.
- Leslie Snell explains the additional oversight and notification requirements for changes to non-conforming structures and lots.
- Motion to support the Planning Board motion on Article 65 (Zoning Bylaw Amendment: Preexisting Nonconforming Uses, Structures and Lots), made by Peter, seconded by Rob. **Roll call vote: Joe Aye, Jill Aye, Rob Aye, Jeremy Aye, Joanna Aye, Peter Aye, Stephen Aye, Denice Aye. Passes Unanimously.**

Articles 103 and 104 Stabilization Fund and Free Cash Allocation

- Brian Turbitt proposes moving take no action on the Article 103 Appropriation: Stabilization Fund.
- Motion to take no action on Article 103 (Appropriation: Stabilization Fund) is made by Joe, seconded by Jill. **Roll call vote: Joe Aye, Jill Aye, Stephen Aye, Peter Aye, Rob Aye, Joanna Aye, Jeremy Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt proposes moving take no action Article 104 Appropriation: Free Cash, as funds have been allocated through other articles.
- Motion to take no action on Article 104 (Appropriation: Free Cash) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**

Article 7 Personnel Compensation Plans for FY26 and Adjournment

- Brian Turbitt corrects a typo in Article 7 for the town clerk's salary, which is reopened and adopted with the correction.
- Motion to reopen Article 7 (Personnel Compensation Plans for Fiscal Year 2026) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Motion to adopt Article 7 (Personnel Compensation Plans for Fiscal Year 2026) is made by Jill, seconded by Jeremy. **Roll call vote: Joe Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau confirms the next meeting dates and thanks the committee for their efforts and dedication.
- Motion to Adjourn made by Jill, seconded by Peter. **Roll call vote: Joe Aye, Joanna Aye, Jeremy Aye, Jill Aye, Rob Aye, Stephen Aye, Peter Aye, Denice Aye. Passes Unanimously.**