



## Town of Nantucket Finance Committee

**May 1<sup>st</sup>, 2025 – Minutes**

### REMOTE PARTICIPATION VIA ZOOM

|                    |                                                                                                                                                                                                                  |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Staff:             | Libby Gibson, Town Manager, Rick Sears, Assistant Town Manager, Brian E. Turbitt, Finance Director, Steven Hunter, Financial Analyst, Leslie Snell, Planning Director, Megan Trudel, Deputy Director of Planning |
| Attending Members: | Denice Kronau, Chair, Peter Schaeffer, Joseph Wright, Jill Vieth, Joanna Roche, Rob Giacchetti, Stephen Maury, Jeremy Bloomer, Chris Glowacki                                                                    |
| Absent Members:    |                                                                                                                                                                                                                  |

### Approval of Agenda and Public Comments

- Denice Kronau opens the meeting and requests approval of the agenda.
- Motion to approve the agenda is made by Peter, seconded by Stephen. **Roll call vote: Joe Aye, Stephen Aye, Peter Aye, Jeremy Aye, Rob Aye, Chris Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Denice Kronau opens the meeting for public comments but notes no one has raised their hand.

### Review and Discussion of Article 24 Appropriation: Other Post-Employment Benefits Trust Fund

- Denice Kronau moves to the first item on the agenda, which is the review, discussion, and revote of Article 24 Appropriation: OPEB Trust Fund.
- Motion to reopen Article 24 (Appropriation: Other Post-Employment Benefits Trust Fund) made by Peter, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Peter Aye, Jeremy Aye, Jill Aye, Joanna Aye, Chris Aye, Rob Aye, Denice Aye. Passes Unanimously.**
- Brian Turbitt explains the need to reopen Article 24 due to a discrepancy in the allocation of certified free cash of \$500,000 compared to what was originally voted by the Finance Committee.
- Brian Turbitt requests a motion to appropriate \$500,000 from fiscal 2026 tax levy and other general revenues and to additionally appropriate \$500,000 from Free Cash for the OPEB Trust Fund.

- Motion to adopt Article 24 (Appropriation: Other Post-Employment Benefits Trust Fund) made by Joe, seconded by Jill. **Roll call vote: Joe Aye, Stephen Aye, Peter Aye, Jeremy Aye, Jill Aye, Joanna Aye, Chris Aye, Rob Aye, Denice Aye. Passes Unanimously.**

### **Technical Amendment One on Article 13 – Appropriation: Our Island Home**

- Brian Turbitt discusses the technical amendment for Article 13, which involves a total appropriation of \$125,392,502, and provides the breakdown of different funding sources.
- Jill Vieth questions the allocation of funds for employee housing, and Brian Turbitt clarifies the relocation and construction details.
- Jeremy Bloomer notes the cost increase of about 20%, and Rob Giacchetti mentions the net borrowing is 10% higher due to finding funds elsewhere.
- Peter Schaeffer highlights the fixed price contract, which ensures the price will not increase if the project starts by September.

### **Article 13 - Discussion on Contingencies and Contracting**

- Jon Lemieux explains the process of contracting and starting the project in June to ensure a September groundbreaking.
- Rob Giacchetti asks about scenarios that allow tapping into contingencies, and Jon Lemieux details the allowances and change orders.
- The discussion includes the potential use of contingency funds for winter conditions, unexpected findings, and unexpected costs for moving houses.

### **Discussion on Technical Amendment One on Article 13 and Voting Process**

- Motion to adopt Technical Amendment One on Article 13 (Appropriation: Our Island Home) made by Peter, seconded by Chris. **Roll call vote: Joanna Nay, Jill Nay, Stephen Aye, Peter Aye, Chris Aye, Rob Aye, Jeremy Nay, Joe Nay, Denice Nay. Motion fails 4-5.**
- Denice asks John Giorgio if the Finance Committee needs to make another motion since the amendment failed. John Giorgio explains the original motion stands, just the amendment has failed, but the original motion could be reconsidered.
- The committee discusses the potential need for a motion on the original article and the process of reopening the vote.
- John Giorgio explains the procedure for reconsidering the prior vote and making a new motion.
- The committee makes the decision to leave the original motion as written but does not adopt the technical amendment to Article 13.

### **Technical Amendments Two and Three to Zoning Articles 32 and 33**

- Megan Trudel presents Technical Amendment Two on Article 32, which involves moving one Rosemary Way to the R5 district and allowing three Rosemary Way to move to CTEC.
- Motion to support Technical Amendment Two made by the Planning Board on Article 32 (Zoning Map Change: RC-2 to R-5 or CTEC – Rosemary Way) made by Jill, seconded by Peter. **Roll call vote: Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Jeremy Aye, Joe Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Megan Trudel presents Technical Amendment Three on Article 33, which changes the Planning Boards motion from supportive with some restrictions in place, to not to adopt because those restrictions could not come together.
- Stephen Maury as a citizen explains the update he presented to the Planning Board on Article 33, which involves restricting the entire site to a total of nine buildable lots with one dwelling per lot.
- Motion not to support Technical Amendment Three made by the Planning board on Article 33 (Zoning Map Change: LUG-2 to R-20 – Portion of 13 Woodland Drive) made by Denice, seconded by Joanna. **Roll call vote: Peter Aye, Rob Aye, Chris Aye, Jeremy Aye, Jill Aye, Joanna Aye, Joe Aye, Denice Aye. Passes Unanimously.**

### **Technical Amendments Four, Five and Six**

- Libby Gibson explains Technical Amendment Four is simply to fix a date referenced in Articles 77-80, it should be March 5<sup>th</sup>, 2025, instead of March 6<sup>th</sup>, 2025.
- Motion to adopt Technical Amendment Four on Articles 77-80, made by Denice, seconded by Jeremy. **Roll call vote: Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joe Aye, Jeremy Aye, Jill Aye, Joanna Aye, Denice Aye. Passes Unanimously.**
- Libby Gibson explains Technical Amendment Five is to change the motion on Article 81 (Real Estate Lease/License of Baxter Road Property for Erosion Controls) to take no action, as the Select Board changed their motion at the most recent meeting.
- Motion to adopt Technical Amendment Five to take no action on Article 81 (Real Estate Lease/License of Baxter Road Property for Erosion Controls) made by Jill, seconded by Peter. **Roll call vote: Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**
- Libby Gibson explains Technical Amendment Six is to change the motion to take no action on Article 91 (Home Rule Petition: Real Estate Conveyance from Town of Nantucket to Nantucket Islands Land Bank and/or Sconset Trust, Inc.) as upon further research into the parcels listed in the Article, it does not appear entirely accurate.

- Motion to adopt Technical Amendment Six to take no action on Article 91 (Home Rule Petition: Real Estate Conveyance from Town of Nantucket to Nantucket Islands Land Bank and/or Sconset Trust, Inc.) made by Peter, seconded by Jeremy. **Roll call vote: Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**

#### **Adjournment of the Meeting**

- Denice confirms that all the Technical Amendments have been completed with Libby and asks for a motion to adjourn the meeting.
- Motion to Adjourn, made by Jill, seconded by Jeremy. **Roll call vote: Stephen Aye, Peter Aye, Rob Aye, Chris Aye, Joe Aye, Jeremy Aye, Joanna Aye, Jill Aye, Denice Aye. Passes Unanimously.**