SELECT BOARD

Minutes of the Meeting of July 10, 2024. The hybrid meeting took place in person at the Public Safety Facility Community Room at 4 Fairgrounds Road; and, via remote participation using Zoom Webinar. Members of the Board present were Brooke Mohr, Thomas Dixon, Matt Fee and Dawn Holdgate. Dr. Malcolm MacNab participated remotely.

I. CALL TO ORDER

Chair Mohr called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted.

III. ANNOUNCEMENTS

Public Works Director Andrew Patnode announced that a hazardous waste collection event is scheduled for this Saturday at the solid waste facility.

Chair Mohr read Announcements 1 - 4.

1. The Select Board Meeting is Being Audio/Video Recorded.

2. www.nantucket-ma.gov/vesselstrike
The Devastating Impact that NOAA'S Proposed Speed Limit Will have on the Economy and the People of Nantucket - Take Action Today!
We Need All Residents and Visitors to Contact Nantucket Island's Federal Delegation to Request Exemption for Nantucket Sound. Use the Template at https://nantucket-ma.gov/3114/NOAA-North-Atlantic-Right-Whale-Vessel-S to Write to Your Representatives. Personalize it with Your Own Comments and Experiences to Make an Even Greater Impact.

3. 2024 Committee Vacancies – Round 2: Capital Program Committee; Council for Human Services; Council on Aging; Cultural Council; Nantucket Historical Commission; Real Estate Assessment Committee; Town of Nantucket Scholarship Committee.

4. Nantucket Civic League Annual Summer Forum to be Held Monday, July 15, 2024, 9:30 AM to 11:00 AM at the Nantucket Atheneum.

5. Select Board Announcements/Comments.
There were no Select Board announcements/comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

1. Demonstration on Agendas and Minutes Committee Categories Drop-Down on Town Website.
Communications Manager Florencia Rullo gave a live demonstration on how to access agendas and minutes of specific boards on the Town's website.

V. PUBLIC COMMENT

Amy Desibio commented on the proposed right whale speed reduction rule and suggested that if people are writing letters to seek an exemption for Nantucket Sound from the rule, they should mention that right whales have not been sighted in the proposed area of restriction in decades.

Megan Perry spoke on traffic congestion in the mid-island area.

Ms. Perry commented on the recent Conservation Commission appointments.

VI. NEW BUSINESS
There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Ms. Holdgate moved approval of items VII 1 – 4; seconded by Mr. Dixon; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

1. Approval of Minutes of June 25, 2024 at 4:00 PM; June 26, 2024 at 5:30 PM.

2. Approval of Payroll Warrants for July 7, 2024.

3. Approval of Treasury Warrants for July 3, 2024; July 10, 2024.

4. Approval of Pending Contracts for July 10, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Mr. Fee spoke in favor of the contract for repairs to the Jetties storage building.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Finance Department: Request for Approval of FY 2024 Year End Budget Transfers. Finance Director Brian Turbitt explained the transfers and noted that the Finance Committee approved these transfers yesterday. Mr. Dixon moved approval of the list of General Fund transfers as contained in the Board's agenda packet; seconded by Mr. Fee; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted. Mr. Fee moved approval of the list of Enterprise Fund transfers as contained in the Board's agenda packet; seconded by Mr. Dixon; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

IX. TOWN MANAGER'S REPORT
1. Monthly Departmental Report: Information Technology Department. Ms. Gibson introduced the item. Chief Technology Officer Michael Alvarez reviewed the presentation as contained in the Board's agenda packet. Mr. Fee asked about virtual servers. Mr. Alvarez explained. Chair Mohr asked about "Covid era technology" as referenced in the presentation. Mr. Alvarez explained. Discussion followed as to equipment replacement schedules and best management practices and the usage of AI in town operations. Mr. Alvarez emphasized the importance of cyber security measures and the activities the department is involved in to ensure safety of the Town's information. Mr. Dixon asked about voting technology, should "voting at home" become allowable. Mr. Alvarez responded that the cost would be substantial and really has not been explored, noting legal and other issues.

2. Update on New Our Island Home Facility. Ms. Gibson introduced the agenda item, noted that a presentation will be provided by the administrative team working on the project, and said that a lot has happened since the Board was updated earlier this year in March. She said that this project has a lengthy history and provided a brief overview of it since 2017: at the 2017 annual town meeting, the Town

proposed the acquisition of property adjacent to Sherburne Commons, plus an appropriation for a skilled nursing facility to be constructed there. Those articles were not approved by the voters.

In 2018, the Select Board directed Town Administration to determine what it would take to construct a new Our Island Home (OIH) facility at the current site on East Creek Road. Thereafter, between 2019 – 2021, architects were engaged to undertake this analysis, charettes were held, stakeholders were interviewed, other properties close to the current site were reviewed, consultation with the state Department of Public Health (DPH) occurred and analysis of different operating models was conducted.

At its meeting on August 18, 2021, the Select Board voted to pursue a new OIH facility at the Sherburne Commons site with the current OIH to be repurposed for a Senior Center and to put forward articles at the 2022 annual town meeting (ATM) for design for a new OIH facility. Brenda Johnson was engaged to assist with public outreach and to gather and provide feedback and input for a new facility. At the 2022 ATM and annual town election design and associated funds in the amount of $8.5m was approved.

In 2023, the design architect and Owner's Project Manager (OPM) were engaged, and the Board approved the Construction Manager At Risk (CMR) project delivery method. This approach also requires the approval of the state Inspector General which was granted in early 2024. Using CMR increases the accuracy of cost estimates because the contracted builder is involved in the budgeting phases along with the design team and therefore provides a higher level of cost control. Additionally, the Construction Manager is contracted to deliver the project at a guaranteed maximum price based on an agreed set of construction documents and specifications. In accordance with statutory requirements, a contractor has been selected, Consigli Construction Company, pending the execution of a formal contract with the Board.

Ms. Gibson introduced a Steering Committee for the project, including herself, Craig Piper and Richard Webb of SMRT (design architects), Jon Lemieux of Vertex (OPM), Bob Eisenstein of Eisenstein Flaherty Associates (current contractor assisting with administrative oversight of the facility), Assistant Town Manager Rick Sears, Finance Committee member Peter Schaffer and Select Board member Dawn Holdgate. She said that an Advisory Committee has also been established which includes the Steering Committee members as well as representatives from Sherburne Commons, Nantucket Cottage Hospital, Our Island Home, Friends of Our Island Home, Nantucket Center for Elder Affairs and the Senior Center.

Ms. Gibson noted that while it has been established that the new facility will be located at Sherburne Commons, there is a long-term lease between the Town and Sherburne for the Sherburne facility on the Town property. She said the lease is subject to an amendment and is the subject of current discussion with the Sherburne Commons Board of Directors. Ms. Gibson introduced other members of the administrative team to review the project update, beginning with Bob Eisenstein. Mr. Eisenstein provided some recent updates on OIH operations. He said that the most recent DPH survey was excellent and noted several operational improvements, including a new medical director currently coming on board; short-term resident increases, and revenue collections. He noted the involvement of OIH staff in the design of the new facility. Craig Piper of SMRT reviewed the proposed design elements of the new facility, as well as sustainability initiatives. Jon Lemieux of Vertex spoke in additional detail as to the CMR process and selection. Brian Hamilton of Consigli spoke on the construction process and how the firm's proposal was developed and the construction plan. Mr. Lemieux reviewed the pricing of the project, including all of the associated components. He also discussed potential cost savings to be explored as design progresses. Dr. MacNab questioned the long-term operating costs. Mr. Piper and Mr. Eisenstein responded, noting that those costs have been explored and are not expected to be significantly different from current costs. Some discussion followed. Dr. MacNab said he'd like to see some numbers. Mr. Fee concurred and added that any necessary collective bargaining should be accomplished ahead of time. He said this project is a "heavy lift" and that durable materials should be used, even if it is a cost upfront. Ms. Holdgate said that the Steering Committee has put a lot of thought into the design and to thinking ahead with regard to long-term costs and flexibility. Chair Mohr expressed thanks to those involved in the project, especially with respect to the communications and time and effort.

X. SELECT BOARD'S REPORTS/COMMENT

1. Status Update Regarding Vote on Article 36 of 2024 Annual Town Meeting (Non-Binding Appropriation for Independent African Meeting House Vandalism Investigation). Chair Mohr explained that a scope of work for the investigation has been drafted, noting that detailed language is being finalized and that an outside independent firm would be engaged to undertake a review of how the vandalism investigation was handled. Gail Holdgate, sponsor of the warrant article, spoke on the article and said she would like to be "a part" of discussions about the outcome of the article. Town Counsel John Giorgio was asked to explain how a non-binding warrant article approved at town meeting would be implemented for this type of request. He said the intention is to develop the scope of work, publicly, with Board adoption, publicly. He said public comments may certainly be accepted as to the scope of work when it is before the Board for adoption. Ms. Holdgate said she expected to have a meeting with Town Counsel about this. Mr. Fee said the "key issue" will be who manages the investigation. Barbara Burgo of Brewster spoke on the vote on Article 36 at the 2024 annual town meeting. Chair Mohr clarified how the vote is being implemented, noting that while the Board is not obligated to take action because the vote is non-binding, it is intending to engage the investigative services requested in the article anyway. Ms. Burgo asked when the investigation would start and conclude. Chair Mohr reiterated that this will be brought back to the Board soon, as it is a priority. Mr. Dixon noted that the article votes are all summarized on the Town website.

2. Committee Reports.

Mr. Fee said feedback he received from fourth of July week, related to traffic congestion, noting that it is a severe problem.

XI. ADJOURNMENT

Mr. Fee moved adjournment at 7:15 PM; seconded by Ms. Holdgate; by roll call vote: Chair Mohr – Yes; Mr. Dixon – Yes; Mr. Fee – Yes; Ms. Holdgate – Yes; Dr. MacNab – Yes; so voted.

Approved the 17th day of July 2024

SELECT BOARD
JULY 10, 2024 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

III. 3. Round 2 Committee Vacancies Timeline; Notice of Committee Vacancies
VII. 1. Draft minutes of 6/25/2024; Draft minutes of 6/26/2024
VII. 4. Pending Contracts spreadsheet
VIII. 1. FY 2024 Year End Budget Transfers
IX. 1. IT Departmental Update presentation
IX. 2. New Our Island Home Facility Update presentation
X. 1. Article 36 of 2024 ATM; Holdgate motion to Article 36 of 2024 ATM (approved)