



AMENDED MEETING POSTING

Original posting date: 12/13/2024 Original Posting # T 1169

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2024 DEC 16 PM 02:01
NANTUCKET TOWN CLERK
Posting Number: T 1178

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, DECEMBER 18, 2024 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND
REMOTE PARTICIPATION VIA ZOOM WEBINAR

Signature of Chair or
Authorized Person | ERIKA MOONEY

**WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

YOU TUBE LINK FOR VIEWING ONLY:

<https://youtube.com/live/zdfPt0bhY2o>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_EGapYMiXTm6THmo7r44y0A

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio and Video Recorded.
2. Announce Applications Received for 2024 Committee Vacancies - Round 3: Capital Program Committee; Council for Human Services; Council on Aging; Cultural Council; Real Estate Assessment Committee; Town of Nantucket Scholarship Committee; Zoning Board of Appeals.
3. **Master Plan Update:** Help Shape Nantucket's Future!

Share your Thoughts in the Master Plan Community Survey, Open until January 24, 2025. Your Input is Essential to Updating the 2009 Master Plan. Take the Survey Today: www.nantucket-ma.gov/masterplan.

Host a Kitchen Conversation—A Small-Group Discussion You Can Facilitate from Your Kitchen, Office, Coffee Shop, or Anywhere. Share Ideas with Friends and Neighbors

about Nantucket's Strengths and Challenges to Help Update the Master Plan. To Learn More, Email Megan Trudel at mtrudel@nantucket-ma.gov.

4. **Recognition of Retiring Zoning Board of Appeals Member Michael O'Mara with 38 Years of Service.**
5. Town Offices will be Closed Wednesday, December 25, 2024 in Observance of Christmas and Wednesday, January 1, 2025 in Observance of New Year's Day.
6. No Select Board Meetings on Wednesday, December 25, 2024 and Wednesday, January 1, 2025.
7. Select Board to Hold Public Hearing on Proposed FY 2026 General Fund Budget on Wednesday, January 8, 2025 at 5:30 PM in Public Safety Facility Community Room at 4 Fairgrounds Road and by Remote Participation via Zoom Webinar.
8. Select Board Announcements/Comments.

IV. FOLLOW-UP ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS

V. PUBLIC COMMENT*

VI. NEW BUSINESS*

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of December 9, 2024 at 11:00 AM; December 11, 2024 at 5:30 PM.
2. Approval of Treasury Warrants for December 18, 2024.
3. Approval of Pending Contracts for December 18, 2024 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. TOWN MANAGER'S REPORT

1. Overview of Proposed Amendments to Town Regulations Chapter 375: Traffic and Related Town of Nantucket Parking/Enforcement Plan; Request to Schedule Public Hearing for Amendments to Regulations.
2. Traffic Safety Recommendations.
3. Our Island Home:
 - a) Review of Proposed FY 2026 Our Island Home Operating Budget.
 - b) Overview of Proposed Rate Increases/Schedule Public Hearing.
 - c) Update on Proposed New Our Island Home Project.
 - d) Overview of State Department of Public Health Determination of Need Process for Proposed New Our Island Home.

- e) Review of Projected Operational Expenses and Associated Assumptions for Proposed New Our Island Home.
- 4. FY 2026 General Fund Budget Presentation Follow-up (as Needed).
- 5. Continued Review of Town-Sponsored Warrant Articles for 2025 Annual Town Meeting.
- 6. Monthly Town Management Report.

IX. SELECT BOARD REPORTS/COMMENT

- 1. Review Letter of Engagement for Zoning Board of Appeals Independent Special Counsel and/or Consultant for Surfside Crossing, LLC Application 25-24; Possible Votes Taken (Tabled from December 4, 2024; December 11; 2024).
- 2. Committee Reports.

X. ADJOURNMENT

****Identified on Agenda Protocol Sheet***



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

EXHIBIT 1
AGREEMENTS TO BE EXECUTED BY TOWN MANAGER
UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD
December 18, 2024

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
No Revenue Agreements						
Contract Amendment	Information Technology	Center for Internet Security, Inc.	N/A	Extension of time to cover services provided	N/A	Jan 1, 2024 - Jan 29, 2025
Contract Amendment	Sewer	Robert B. Our Co. Inc.	N/A	Extension of time for construction of Sewer Force Main No. 3	N/A	Nov 10, 2021 - Jun 30, 2025
Grants						
Grant Agreement	Affordable Housing Trust	NHA Properties	\$2,545,000	Grant for construction of 22 units of Workforce Housing at 31 Fairgrounds Rd	ARPA Funds Article 18 2023 ATM	Dec 18, 2024 - Jun 30, 2025
Contractual Services						
License Agreement	Information Technology	Center for Internet Security, Inc.	\$13,560	Renewal of network monitoring system to enhance cyber security readiness	IT Budget - Professional Services	Jan 30, 2025 - Jan 29, 2026
Purchase Agreement	Parks & Recreation	McGovern MHQ, Inc.	\$123,125.73	Purchase of Ford F550 Dump Truck	Article 10 2024 ATM	Dec 19, 2024 - Dec 18, 2025
Purchase Agreement	PLUS	Country Club Enterprises, LLC	\$38,750.80	Purchase of low-speed EV vehicle	Green Community Grant; C&I License Plate Fund	Dec 18, 2024 - Dec 17, 2025
Professional Services Agreement	Public Works	Strang, LLC	\$80,000 not to exceed	On-call road grading services on scheduled or emergency basis	Repair & Maint - Road Construction	Dec 18, 2024 - Dec 17, 2025
Professional Services Agreement	Public Works	Holdgate Partners	\$80,000 not to exceed	On-call road grading services on scheduled or emergency basis	Repair & Maint - Road Construction	Dec 18, 2024 - Dec 17, 2025
Professional Services Agreement	Public Works	Randy Affeldt Heating & Cooling	\$15,500	Replacement of HVAC system at 131 Pleasant Street meeting trailer	DPW Budget - Public Bldgs - Prof. Services	Dec 5, 2024 - Mar 31, 2025

Contract Amendment	Public Works	Environmental Partners Group, LLC	Add \$14,900 to original contract amount of \$245,500 for an amended contract amount of \$260,400	Increase in scope of design services for Newtown Road improvements	Article 11 2021 ATM	Jan 18, 2023 - Jan 31, 2026
Purchase Agreement	Public Works	M.E. O'Brien & Sons, Inc.	\$13,937.20	Purchase of sports benches & scorer tables at playing fields	Parks & Rec Budget - Repair & Maint: Grounds	Dec 18, 2024 - Dec 17, 2025
Contract Amendment	Sewer	Polydyne, Inc.	Add \$37,500 to original contract amount of \$150,000 for amended contract amount of \$187,500	Purchase & delivery of chemicals for Surfside Wastewater Treatment Facility & Siasconset Wastewater Treatment Facility	Sewer Budget - Wastewater: Chemicals	Mar 1, 2022 - Feb 28, 2025
Contract Amendment	Sewer	Hazen & Sawyer	Add \$42,365 to original contract amount of \$1,343,792 for amended contract amount of \$1,386,157	Owner's Project Representative Services for Sewer Force Main No. 3	Article 16 2021 ATM	Nov 3, 2021 - Jun 30, 2025
Contract Amendment	Sewer	Environmental Partners Group, LLC.	Add \$529,371 to original contract amount of \$2,367,871 for amended contract amount of \$2,897,242	Engineering Services for Sea Street Pump Station Force Main No. 3	Article 16 2021 ATM	Nov 3, 2021 - Jun 30, 2025
Contract Amendment	Sewer	Hazen & Sawyer	Add \$1,359,539 to original contract amount of \$585,428 for amended contract amount of \$1,944,967	Design & engineering services in support of Phase 2 upgrades to the Surfside WWTF	Article 12 2018 ATM	Nov 1, 2023 - Dec 31, 2025
Professional Services Agreement	Sewer	Tiger Training Corp.	\$12,000	Multi-course training for Wastewater Operators	Sewer Budget - Professional Development	Jan 1, 2025 - Dec 31, 2025

Professional Services Agreement	Town Administration	Iron Mountain Information Management, LLC.	\$1,468,063.51	Preparation, digitization & archival of documents at PLUS	Article 10 2020-2024 ATM	Dec 18, 2024 - Feb 26, 2026
Purchase Agreement	Town Clerk	LHS Associates	\$15,750	Upgrade of three (3) election tabulators & retrofit of ballot boxes	Town Clerk Budget - Elections	Dec 18, 2024 - Dec 17, 2025