SELECT BOARD

Minutes of the Meeting of April 9, 2025. 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 and Matt Fee. Dawn Holdgate and Dr. Malcolm MacNab participated remotely.

I. CALL TO ORDER

The meeting was called to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented. Chair Mohr announced that Ms. Holdgate and Dr. MacNab were both participating remotely, therefore all votes will be taken by roll call vote. She confirmed the presence of both members who responded verbally.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements.

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

2. Public Sessions: Exploring a Potential Transition to a Town Council Form of Government
The Town Council Study Committee Invites All Residents to Attend Upcoming Public Sessions on April 10, 12 and 14 to Learn About and Discuss the Potential Transition from Nantucket's Current Town Meeting Form of Government to a Town Council System. More information at www.nantucket-ma.gov/tcsc.

3. Building for the Future: The Case for a New Department of Public Works Facility
Explore the Current DPW Facility and Learn About the Proposed Future Facility. Ask Questions and Share Your Feedback. An Open House will be Held on April 19. Learn More at www.nantucket-ma.gov/newdpw.

4. Come Tour Our Island Home – Tour, Learn and Ask Questions
Our Operations Administrator, Michelle Munroe, is Available to Give Tours and Answer Any Questions You May Have. Schedule a Tour Today: https://calendly.com/mmunroe-nantucket-ma/30min.

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

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see https://www.nantucket-ma.gov/3564/_2025)

Chair Mohr read the responses to the questions asked at the Board's April 2nd meeting, which were also shown on the screen.

V. PUBLIC COMMENT

Rebek Duhaime asked if the Town's short-term rental registration process was going to be modified specifically with regard to corporate ownership.

Caroline Baltzer asked questions about citizen articles with respect to corporate and investor-owned short-term rental properties; and, if information provided in response to public records requests is public.

Veronica Bonnet spoke on an environmental study in connection with the Vineyard Wind project; and, about a root cause analysis that she stated is not complete. She added that she sent the Select Board information about the offshore drilling project coming up later in the agenda.

Clifford Williams thanked the Board for the answers provided to his prior public comment questions and stated he would prefer more specific answers to square footage costs.

Meridith Moldenhauer spoke in favor of the Baxter Road erosion control project, a Notice of Intent for which was recently approved by the Conservation Commission, and said that the Sconset Beach Preservation Fund has provided the Town with a sand mitigation plan and hopes the Select Board can discuss it next week.

Mary Chalke spoke on the offshore drilling project, referenced later in the agenda and stated that she believes inaccurate information has been provided about it and asked if the Town will be monitoring water quality this summer as a result. She also asked about the completion of a water quality assessment from the July, 2024 Vineyard Wind turbine blade failure.

Brook Gibbs stated that he and another citizen will be traveling to Washington DC to “resolve this issue”, after the May election, in reference to public comment time limits.

VI. NEW BUSINESS
There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS
Mr. Fee moved approval of items VII 1 – 3; 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 April 2, 2025 at 5:30 PM.

2. Approval of Treasury Warrants for April 9, 2025.

3. Approval of Pending Contracts for April 9, 2025 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS
1. Health Department: Overview of Proposed Draft Board of Health Regulation Amendments. Chair Mohr noted that when another board proposes regulations, although the Select Board does not generally have authority over those, they are typically reviewed with the Select Board to provide additional public transparency. Chief Environmental Health Officer John Hedden reviewed the proposed draft Board of Health regulation amendments, as contained in the Board’s agenda packet. Mr. Fee questioned some of the amendments. Mr. Hedden responded.

IX. TOWN MANAGER’S REPORT
1. Proposed New Our Island Home Facility Update. Ms. Gibson introduced Craig Piper, the Town’s architect from SMRT, Jon Lemieux, the Town’s Owner’s Project Manager (OPM) of Vertex, Jack Dankert, the Contractor of Consigli, Our Island Home Operations Administrator Michelle Munroe, Assistant Town Manager Rick Sears and Finance Director Brian Turbitt. Mr. Lemieux, using the presentation in the Board’s

packet, provided an overview of the Construction Manager at Risk (CMR) process the Town is using for the project and then reviewed the presentation as contained in the Board's agenda packet, noting it was updated today with real prices following recent bid openings. Mr. Lemieux explained the difference between trade bids and non-trade bids, as well as how the bids were evaluated. He also explained the reasons for cost increases since the most recent estimates and reviewed the current project cost summary. Mr. Dixon asked for further explanation as to the use of the CMR process as well as the purpose of the OPM. Mr. Lemieux responded. Brook Gibbs asked for the estimated budgeted amount for the plumbing work. Mr. Dankert responded. Mr. Gibbs announced that he would like to do the job "for cost", himself plus living expenses, within one year, and added that he is an out-of-state licensed plumber. Mr. Lemieux explained there are specific requirements that must be followed, including that plumbers must be Massachusetts-licensed but that he would not be prepared at this time to completely respond to this "offer". He said he would evaluate this with the contractor. Howard Matz asked about the contingency number with respect to tariffs. Mr. Lemieux explained. Dr. MacNab asked what a "put option" is as referenced in the project cost summary. Mr. Sears and Ms. Holdgate explained. Mr. Matz asked about the differences between the initial numbers and these numbers. Some discussion followed. Mr. Turbitt reviewed potential funding sources for portions of the project that could allow for a lesser amount to be borrowed. He noted that the funding plan for this updated number will be reviewed with the Finance Committee tomorrow. Ms. Gibson reviewed fundraising efforts being undertaken privately.

<u>2. 2 Fairgrounds Road Parking Lot: Reopening Update.</u> Ms. Gibson introduced the Town staff who have worked on this project: Transportation Program Manager Mike Burns, Police Chief Jody Kasper and Project Manager Kevin Manuel. Mr. Manuel provided an update on the reopening of the 2 Fairgrounds Road municipal parking lot, noting effective April 15, 2025, it will reopen to the public following enhancements that have been installed, including a newly aligned parking layout for improved organization and better traffic flow guided by updated signage and directional indicators. New parking regulations which have been developed and approved by the Select Board will also take effect concerning length of time a vehicle may remain parked in the lot, and vehicle size restrictions. Additionally, the NRTA Ferry Connector Service which was temporarily running from the Surfside Beach Parking Lot will permanently end on April 15, 2025 and seasonal overnight parking restrictions will resume on the same date. Mr. Fee stated that he believes this property is too valuable to be a parking lot and should be used for other purposes. Some discussion followed. Chief Kasper reviewed the enforcement plan for the lot. Meg Ruley asked how many parking spots are available in the lot. Mr. Manuel responded and provided a rough estimate of approximately 200. Ms. Ruley asked how the public could be included in any additional improvements, including lighting. Mr. Manuel said the improvements are conceptual in nature at this point and would be brought forward to the Board when ready for recommendation but that there will also be opportunities for public input. Ms. Ruley commented on a lack of information to abutters about the use of lot. Mr. Fee said he hopes that the lighting would be "Dark Sky" compliant and said the lot itself has been the subject of Select Board discussion several times over the last several years.

<u>3. Review of Asset Purchase and Sale Agreement (APSA) for Town Purchase of Composter and Transfer Station; Waste Services Agreement (WSA) (Contract with Solid Waste Facility Operator) Review of Terms.</u> Ms. Gibson introduced the item and introduced the Town's team that has been working on these agreements for several years: Solid Waste Consultant George Aronson of CommonWealth Resource Management, Finance Director Brian Turbitt, Town Counsel John Giorgio, Capital Program Committee member Howard Matz, Solid Waste Manager Chris Lowe and Chair Mohr. Chair Mohr provided a brief overview of the status of the documents and the goal to increase transparency and clarify of costs, pricing, responsibilities and waste stream management with the new Waste Services Agreement. Mr. Aronson

reviewed the presentation as found in the Board's agenda packet. He explained that in June 2024, the Town issued an RFP (Request for Proposals) for the operation of all facilities at the solid waste facility site which requested Technical Proposals and Price Proposals for contract operation of solid waste management activities at the Town-owned property at 188 Madaket Road (the Site), including operation and maintenance of the Composting Facility, the Transfer Station, the Materials Recovery Facility (MRF), the citizens' drop-off-area, the residuals-only lined landfill cell (the Landfill), the scale and scale-house, the outside storage building and material handling areas, and other features of the Site, all of which will be owned by the Town as of December 1, 2025. He said the RFP was premised on Town purchase of the Composting Facility and Transfer Station from Waste Options, authorized by a 2023 Town Meeting vote, in order for the Town to own and control all facilities at the Site. On the RFP response due date of September 26, 2024, the only response to the RFP was a proposal submitted by Waste Options, although several firms attended a pre-bid site visit. The Proposal was reviewed by an Evaluation Committee consisting of the Town Manager, Solid Waste Manager, Finance Director, Town Counsel, a Capital Program Committee member with solid waste industry experience and the Town's solid waste consultant. Mr. Aronson noted that at its meeting on January 29, 2025, the Select Board voted to: 1) adopt the determination that the Technical and Price Proposals submitted by Waste Options meet the minimum RFP requirements and are the most advantageous alternative available to the Town; 2) select Waste Options to provide the services on the terms set forth in its Technical and Price Proposals, subject to negotiation of the WSA, the APSA and related Exhibits; and 3) delegate to the Town Manager authority to complete the negotiations for consideration and vote by the Select Board at a future Meeting. Mr. Aronson explained details of the WSA and APSA. He emphasized that the new contract will be significantly more transparent and clearer than the current contract; and, the benefits to the Town for increased control to implement operational changes. Mr. Fee commented on the importance of Town control over operational issues. He asked if there has been a financial analysis of Waste Options, including a Profit and Loss Statement. Mr. Aronson responded. Chair Mohr said that the Board is scheduled to review and authorize these agreements at its April 30th meeting and referred any questions or inquiries to Solid Waste Manager Chris Lowe. She encouraged the public to review the information in the agenda packet.

X. SELECT BOARD REPORTS/COMMENT

1. Review of Potential Draft Comment Letter on IODP3/NSF Expedition 501, Northwest Atlantic Ocean (Off-shore Fresh Water Drilling Project). Mr. Giorgio reviewed a comment letter his office drafted in response to the project noted in the agenda item. He provided a brief overview of the project and the associated environmental review process. Mr. Fee asked if the letter could request that the Town be "indemnified" for any impact on the Island. Mr. Giorgio said he does not believe the project proponents would agree to that but that there are other precautions that could be added regarding any potential adverse impacts. Dr. MacNab concurred with Mr. Giorgio and that better communication is needed. Chair Mohr asked if there is any reason to believe that permitting requirements have not been met, referring to the public comment made earlier in the meeting on this matter. Mr. Giorgio said he would need to review that further. Dr. MacNab moved to authorize Chair Mohr to sign the letter, to be revised as discussed; 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.

2. Committee Reports.

Chair Mohr stated that she was notified late today that the turbine blade from the Vineyard Wind turbine with the blade failure is scheduled to be removed, tomorrow.

XI. ADJOURNMENT

Mr. Fee moved adjournment at 7:35 PM; 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.

Approved the 16th day of April, 2025.

SELECT BOARD
APRIL 9, 2025 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

VII. 1. Draft minutes of 4/2/2025
VII. 3. Pending Contracts spreadsheet
VIII. 1. AIS re: Board of Health proposed draft regulation amendments; Proposed draft Board of Health regulation amendments
IX. 1. Update on proposed new Our Island Home facility; Our Island Home renderings
IX. 2. AIS re: 2 Fairgrounds Rd parking; 2 Fairgrounds Rd parking lot reopening announcement; Surfside Beach parking lot - service ending announcement; Aerial view of 2 Fairgrounds Rd parking lot
IX. 3. AIS re: Landfill agreements; Presentation on Asset Purchase & Sale Agreement (APSA) and Waste Services Agreement (WSA); Comparison of new Service Fee to Prior WSA Service Fee
X. 1. Town Counsel draft letter re: IODP/NSF Expedition 501; Draft Environmental Assessment for IODP/NSF Expedition 501; Explanatory email re: IODP/NSF Expedition 501