Town of Nantucket
Capital Program Committee
October 16, 2025

Attending Members:	Jill Vieth, Chair, Howard Matz, Vice Chair, Peter Kaizer, Caroline Baltzer, Liza Hatton
Staff:	Susan Carmel, Deputy Finance Director, Andrew Patnode, DPW Director, Paul Berard, Deputy Director of Facilities, Charlie Polachi, Park and Recreation Manager, Mike Burns, Transportation Program Manager
Absent	Dawn Hill, Christy Kickham

The Capital Program Committee meeting on October 16, 2025, discussed several key projects. The reappropriation of $700,000 from the under-budget tennis court project aims to renovate the bathing beach building, including creating accessible bathrooms and a concession stand. The new DPW facility's design phase is seeking $1.2 million, with a total estimated cost of $80 million. The committee also considered a $70,000 generator replacement, $500,000 for septic system upgrades, and $100,000 for central fleet garage doors. The Washington Street parking lot reconstruction was also discussed, with a focus on maximizing space and improving drainage. Drew Patnode updated the committee on the FY 26 annual road works paving cost, which increased by 3.3% from last year. Curbing and sidewalks saw a 30% increase per square foot. The committee discussed the allocation of $550,000 for cobblestone improvements, noting $450,000 from FY 25 and $73,000 from FY 23 carry-forwards. Drew mentioned the need for $1.7 million for bike path repairs and $1 million for sidewalk improvements. The committee also considered using cold in-place recycling to reduce costs and improve efficiency. The next meeting is scheduled for Tuesday at 2 PM, with a focus on sewer issues.

Action Items

- Revise the request for septic system funding to an out-year, pending the outcome of the DPW facility project.
- Work with the Finance Department to revise the request for cobblestone improvements, utilizing existing available funds.
- Provide updated information on the capacity and spending plans for the annual sidewalk and road improvement programs.
- Explore alternative construction methods, such as cold-in-place recycling, to potentially increase the scope of work that can be completed within the available budgets.
- Investigate the possibility of engaging a public relations/communications consultant to assist with messaging and outreach for the DPW facility project.
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Roll Call and Meeting Approval

- Jill Vieth calls the meeting to order and conducts a roll call: Caroline Baltzer, Peter Kaizer, Howard Matz, Liza Hatton
- Motion to approve the agenda made by Peter Kaizer, seconded by Caroline Baltzer.
- Roll call vote: Peter aye, Caroline aye, Howar aye, Liza aye, Jill aye.
- Motion passes unanimously.
- Jill Vieth opens the meeting to public comment, noting none were received, and then closes public comment.
- Jill Vieth introduces the DPW and staff, indicating the meeting will proceed with the capital request.

Four Bathing Beach Building and Grounds Improvements

- Charles Polachi introduces the reappropriation of funds left over from the construction of the tennis court.
- Jill Vieth reminds the committee that the tennis court project came in under budget at $700,000.
- Charles Polachi explains the goal of renovating and improving the building, including creating accessible bathrooms and a shower facility.
- Charles Polachi discusses the potential for using the building as a concession stand to service the courts, including renting and maintaining equipment.

Discussion on Tennis Court Renovation

- Caroline Baltzer expresses support for the tennis court project and inquires about the renovation of the building and bathrooms.
- Charles Polachi explains that the original project only included the tennis court, and the cost savings allowed for additional renovations.
- Howard Matz questions the adequacy of $700,000 for the project and inquires about the DPW's involvement in the work.
- Charles Polachi indicates that the project will likely be contracted out, with the DPW possibly handling some aspects.

Bathing Beach Building Renovation Details

- Drew Patnode provides an update on the bathroom renovation project, noting its similar nature to the bathing beach project.
- Drew Patnode explains the scope of the bathing beach project, including plumbing and finishing work.
- Jill Vieth and Howard Matz discuss the need for public comment and the adequacy of the $700,000 budget.
- Susan Carmel explains the process of reallocating funds and the need for rescinding the borrowing authorization.

- Jill Vieth asks if a vendor can be found to run a concession at the bathing beach.
- Charles Polachi confirms that a bid spec for the concession will be released soon.
- Howard Matz inquires about the impact of the sandbar concession agreement on the bathing beach project.
- Caroline Baltzer emphasizes the importance of presenting the project clearly to voters, highlighting the cost savings from the tennis court project.

New DPW Facility Supplemental Funding for Design

- Drew Patnode provides an update on the new DPW facility, including the completion of the design development phase.
- Drew Patnode discusses the potential for off-site mitigation to benefit the Hunting Association and maximize the use of the site.
- Drew Patnode outlines the plan for value engineering and updating the cost estimate for the facility.
- Drew Patnode emphasizes the need for public outreach and the establishment of an advisory work group to gain support for the project.

Public Outreach and Project Challenges

- Liza Hatton suggests using video for public outreach to show the existing facility's deficiencies.
- Drew Patnode acknowledges the need for better public outreach and the challenges of getting people to attend meetings.
- Jill Vieth and Howard Matz discuss the importance of presenting the existing facility's issues to voters.
- Drew Patnode explains the need for a closed-loop geothermal system to avoid issues with PFOs.

Generator and Septic System Replacements

- Drew Patnode requests $70,000 to replace the generator, noting the importance of having a reliable power source.
- Drew Patnode discusses the need to replace the septic systems due to failures and the challenges of siting in a nitrogen-sensitive area.
- Jill Vieth and Howard Matz discuss the importance of presenting the project's cost-benefit analysis in nominal values.
- Drew Patnode confirms that the septic system replacement would be postponed if the new DPW facility is approved.

Washington Street Parking Lot Reconstruction

- Drew Patnode provides an update on the Washington Street parking lot reconstruction, noting the need to coordinate with coastal resilience plans.
- Drew Patnode explains the scope of the project, including maximizing the number of spaces and improving drainage.

- Peter Kaizer raises concerns about the long-term implications of the project given potential changes to nearby properties.
- Drew Patnode confirms that the Washington Street parking lot is the only one being considered for immediate improvements.

Transportation Projects and Annual Road Works Program

- Drew Patnode mentions the ongoing transportation projects, including sidewalk improvements, road paving, and multi-use paths.
- Drew Patnode explains that the only transportation request for funding is the annual road works program.
- Jill Vieth and Drew Patnode discuss the importance of presenting the transportation projects clearly to voters.
- Drew Patnode emphasizes the need for a comprehensive approach to transportation improvements.

Capital Improvement Plan and Pricing Update

- Drew Patnode provides an update on the capital improvement plan, mentioning the execution of a contract with Victor Brandon for FY 26 annual road works paving, which is up 3.3% from last year.
- Drew notes that curbing, both new and remove and reset, sidewalks, and cobblestones over two years are up 30% per square foot or per linear foot.
- Drew explains that the dollars appropriated for these improvements are not going as far as they used to, especially in downtown areas where much of the work has been completed.
- Jill Vieth inquires about the allocation of funds for cobblestone improvements, noting that it has been a regular line item in the budget.

Discussion on Fund Allocation and Spending

- Howard Matz questions the amount of money spent in previous years to determine the need for new funds.
- Jill Vieth and Howard Matz discuss the allocation of funds for cobblestone improvements, with Jill noting that the funds were always included in the budget.
- Susan Carmel clarifies that the funds were allocated from free cash and not borrowings, and that there is a carry-forward of funds from previous fiscal years.
- Susan provides specific figures for carry-forward funds, including $73,000 from FY 23 and $450,000 from FY 25.

Bike Path and Sidewalk Improvement Plans

- Jill Vieth asks about the bike path and sidewalk improvement plans, noting that these are regular line items in the budget.
- Drew Patnode explains that the bike path project includes preventative maintenance like fog sealing and mastic crack sealing, as well as spot repairs.

- Howard Matz inquires about the spray paint markings on the bike path, and Drew Patnode mentions that he will look into it.
- Susan Carmel provides updated figures for multi-use paths, noting that there is $300,000 left from FY 24 and $250,000 left from FY 25.

Capacity and Efficiency of Road Works

- Jill Vieth asks about the capacity of Victor Brandon to fix and pave roads, noting that more information would help in making decisions.
- Drew Patnode explains the challenges of having a short spring and fall season, competing projects, and the need to rely on Victor Brandon for various tasks.
- Drew mentions the possibility of splitting the annual road works bid into categories to award work to different vendors, potentially increasing efficiency and reducing costs.
- Drew discusses the use of cold in-place recycling as a cost-effective method for road repairs, which could be a viable option for roads that have degraded beyond just the surface course.

Meeting Conclusion and Next Steps

- Jill Vieth notes that the next meeting is scheduled for Tuesday at 2 PM, with a focus on sewer issues, and mentions the possibility of having Charlie Gibson come back to discuss the Loran station.
- The meeting is adjourned with a motion made by Caroline and seconded by Peter.
- Roll call vote: Caroline aye, Peter aye, Howard aye, Liza aye, Jill aye.
- Motion passes unanimously