



Town of Nantucket Capital Program Committee November 13, 2025

Attending Members:	Jill Vieth, Chair, Howard Matz, Vice Chair, Peter Kaizer, Caroline Baltzer, Christy Kickham, Dawn Hill, Liza Hatton
Staff:	Susan Carmel, Deputy Finance Director, Warren Smith, Airport Manager, Preston Harimon, Assistant Airport Manager, Mariya Basheva, Business Finance Manager
Absent	

The Capital Program Committee discussed several airport projects, including hard stands for gates one and two alpha, requiring \$900,000 in supplemental funding. The project aims to accommodate larger aircraft like the Airbus 220 and potential future American Airlines A319. The committee also considered replacing a 1999 Ford F250 maintenance truck with a 350 series for \$100,000, and a 2007 Ford Explorer security vehicle for \$40,000. Additionally, they discussed a \$400,000 environmental monitoring project for three years, funded by the FAA and MassDOT, and a \$20,000 paint machine replacement. The committee emphasized the importance of maintaining airport infrastructure and compliance with FAA regulations. The Capital Program Committee discussed several key issues, including drainage improvements for Bunker Road, the purchase of a new skid steer for \$174,945, and repairs to a seven-year-old terminal tent costing \$116,000. They also addressed the need for a new dormitory to house employees, which has been operational since August. Additionally, they discussed potential noise abatement measures, including a new noise wall and sound blast walls. The committee also debated the best approach for providing town employee housing, considering options like selling land to private developers or leveraging a land trust.

Action Items

- Provide more information on the cost and funding breakdown for the hard stands project.
- Reach out to the IT director to get more details on the need to replace the physical servers.
- Provide an update on the status and occupancy of the employee housing dorm project.
- Explore options for addressing noise concerns, including potential noise walls and working with consultants on flight routes.
- Investigate if the airport has replaced the 1999 maintenance truck in the past.
- Confirm the exact quote and specifications for the admin vehicle replacement.

Roll Call and Approval of Agenda

- Jill Vieth initiates the meeting, conducting a roll call for both attendees and staff.

- Motion to approve the agenda is made by Dawn Hill and seconded by Howard Matz.
- Roll call vote: Dawn aye, Howard aye, Caroline aye, Jill aye.
- Public comment is opened and closed by Jill Vieth.
- The meeting's focus is on discussing airport requests.

Discussion on Hard Stands

- Warren Smith introduces the topic of hard stands for gates one and two alpha.
- The need for supplemental funding is explained due to previous cost overruns.
- Preston Harimon mentions the FY 26 approved amount of \$500,000 and additional needs for gate one.
- Christy Kickham and Howard Matz discuss the need for thicker concrete to accommodate larger aircraft.

Details on Hard Stand Plans

- Howard Matz questions the future plans for additional hard stands.
- Preston Harimon explains the current plans and the need for thicker concrete for gate two alpha.
- The discussion includes the use of existing concrete and the need for additional construction.
- Mariya Basheva explains the financial aspects of transferring funds from other projects to cover the hard stand costs.

Funding and Budgeting Clarifications

- Howard Matz seeks clarification on the budgeting process and the need for town meeting approval.
- Mariya Basheva explains the process of transferring funds and the need for town meeting approval.
- Susan Carmel provides additional context on the use of retained earnings and free cash.
- The discussion includes the impact of federal and state funding cuts on airport projects.

Building Rehab and Floor Repairs

- Preston Harimon discusses the need for floor repairs in the aircraft rescue firefighting building.
- The project includes replacing tiles, stair treads, and a roll-up door.
- Christy Kickham and Peter Kaizer discuss the efficiency and longevity of different flooring options.
- The project is estimated to cost around \$60,000 for flooring and \$58,000 for doors.

Telehandler Forklift Request

- Preston Harimon explains the need for a telehandler forklift to handle heavy equipment.

- The forklift would be used for various maintenance tasks, including moving pallets and totes.
- Christy Kickham and Peter Kaizer discuss the potential use of the forklift for terminal operations.
- The forklift is estimated to cost around \$100,000 and would be stored in a building off Bunker Road.

Environmental Monitoring for Taxiway Golf Project

- Warren Smith explains the need for continued environmental monitoring for the taxiway golf project.
- The project involves monitoring endangered plants and ensuring their survival.
- Mariya Basheva explains the funding sources and the need for a three-year contract with VHB.
- The project is estimated to cost \$400,000 over three years, with reimbursement from the FAA and MassDOT.

Airfield Maintenance Vehicle Replacement

- Preston Harimon discusses the need to replace a 1999 Ford F250 maintenance truck.
- The new truck would be used for airfield maintenance, snow plowing, and other tasks.
- The project includes upsizing to a F350 series truck for better durability and load capacity.
- The new truck is estimated to cost around \$100,000 and would be eligible for ASMP funding.

Airport Security and Admin Vehicle Replacements

- Preston Harimon explains the need to replace a 2007 Ford Explorer used for airport security.
- The new vehicle would be used for security inspections and response.
- The project also includes replacing a 2006 Ford Ranger used for airport administration.
- The new admin vehicle would be a crew cab truck with four doors and a utility box.

IT Equipment Upgrades

- Warren Smith discusses the need for IT equipment upgrades, including servers and computers.
- The project includes replacing old physical servers to maintain security camera feeds.
- Mariya Basheva explains the use of retained earnings for IT equipment purchases.
- The project is estimated to cost around \$8,000 and would be used for ongoing IT needs.

Replacement Paint Machine and Loader

- Preston Harimon explains the need to replace a 2002 paint machine used for airfield markings.

- The project includes the cost of paint and beads for airfield maintenance.
- The paint machine is eligible for state funding through the ASMP program.
- The project also includes replacing a 1988 John Deere loader used for maintenance operations.

Bunker Road Drainage and Maintenance Issues

- Warren Smith discusses the flooding issues on Bunker Road and the need for better drainage.
- Preston Harimon explains the current storm water catch basins are filled with sand and dirt, causing water to accumulate at the end of Bunker Road.
- Howard Matz questions the source of the supporting document, which is confirmed to have come from MacFarlane Johnson.
- Mariya Basheva and Jill Vieth discuss the need to ensure proper documentation and investigation.

Skid Steer Purchase and Environmental Work

- Preston Harimon explains the need for a new skid steer to maintain land and perform environmental mitigation work.
- The current skid steer has various attachments, including a brush cutting attachment, which is crucial for environmental work.
- Jill Vieth and Preston Harimon discuss the funding for the skid steer, with a specific quote of \$174,945.
- Mariya Basheva clarifies the budget allocation and the potential increase in cost due to inflation.

Terminal Tent and Modification Plans

- Warren Smith describes the current terminal tent, which is seven to five years old and needs repairs.
- The tent is used to expand terminal space and will be repurposed as part of a terminal modification project.
- The project aims to increase hold room area by moving main carriers to the basement and removing back offices.
- Jill Vieth and Warren Smith discuss the potential for grant funding to cover the terminal renovation costs.

Tent Repairs and Security Equipment

- Warren Smith outlines the repairs needed for the terminal tent, including reinforcing beams and fixing fabric.
- Christy Kickham and Preston Harimon discuss the importance of maintaining the tent until the terminal renovation is complete.
- The tent frame and flooring system will remain, while other components like lighting and PA systems will be repaired.

- Jill Vieth and Warren Smith discuss the need for a tour of the terminal and SRE building to understand the equipment and space better.

Dormitory for Employees and Environmental Coordinator

- Warren Smith provides an update on the dormitory, which is currently housing four seasonal employees and two full-time employees.
- The dormitory was completed in August, and the environmental coordinator moved in as promised.
- The dormitory has eight rooms and a manager's apartment, with no complaints from the residents.
- Jill Vieth and Warren Smith discuss the importance of the dormitory in providing housing for employees and the challenges faced during the drought.

Noise Abatement and Route Improvements

- Warren Smith discusses ongoing efforts to address noise complaints, including building a noise wall on the new South apron.
- The airport is working with Hughes Aviation to improve flight routes and reduce noise.
- Warren Smith mentions the procurement of new GPUs for the South apron to encourage pilots to turn off their aircraft APUs.
- Jill Vieth and Warren Smith discuss the impact of new, quieter aircraft on noise levels and the importance of ongoing improvements.

Housing for Town Employees

- Howard Matz questions the approach to providing housing for town employees and the potential for alternative solutions.
- Dawn Hill explains the town's strategy of providing owned housing for employees to fill critical positions.
- Jill Vieth and Peter Kaizer discuss the challenges of finding and maintaining affordable housing for town employees.
- Howard Matz suggests exploring private contracts for housing construction to reduce costs and improve efficiency.

Potential Solutions for Housing Shortages

- Howard Matz proposes selling town-owned land to offset the cost of buying existing housing or to enter into private contracts for housing construction.
- Dawn Hill and Peter Kaizer discuss the potential benefits and challenges of this approach.
- Jill Vieth emphasizes the need for a comprehensive overview of housing efforts and the impact on town employees.
- Howard Matz suggests seeking legal advice to understand the feasibility of private contracts for housing construction.

Next Steps and Follow-Up Actions

- Jill Vieth and Howard Matz discuss the need for follow-up meetings to address outstanding questions and gather additional information.
- Jill Vieth and Howard Matz emphasize the importance of understanding the broader context of housing needs and available resources.
- The meeting concludes with a plan to review and discuss open items in future meetings, ensuring all concerns are addressed.
- Motion to adjourn made by Pete, seconded by Howard.
- Roll Call vote: Pete aye, Christy aye, Liza aye, Dawn aye, Caroline aye.
- Motion passes unanimously.