



Town of Nantucket Capital Program Committee December 4, 2025

Attending Members:	Jill Vieth, Chair, Howard Matz, Vice Chair, Peter Kaizer, Dawn Hill, Caroline Baltzer, Christy Kickham, Liza Hatton
Staff:	Brian Turbitt, Finance Director, Susan Carmel, Deputy Finance Director, Rick Sears, Deputy Town Manager, Kristie Ferrantella, Housing Director, Dylan Metsch-Ampel Deputy Director of Housing, Rachel Field Rental Property Manager, Jeff Carlson, Natural Resources Director, Leah Hill, Coastal Resilience Coordinator
Absent	

The 12/4/25 Capital Program Committee meeting discussed the need for a truck for the Housing Department to manage municipal employee housing, which serves over 50 employees. The proposed \$7 million budget for modular construction was debated, with concerns about cost fluctuations and the need for detailed project phases. The conversation also covered the potential for alternative housing acquisition methods, including leasing from private developers. Additionally, the Fertilizer Education Program was revisited, emphasizing the need for a comprehensive, credible, and engaging approach to educate landscapers and homeowners on responsible fertilizer use. The meeting concluded with a plan to review spending reports and finalize the report for the Select Board.

Housing Department Truck Request and Municipal Employee Housing

- Jill Vieth introduces the meeting and lists attendees, including members from various departments and the Housing Department staff.
- Motion to approve the agenda made by Liza Hatton and seconded by Dawn Hill
- Roll call vote: Liza aye, Kristie aye, Dawn aye, Caroline aye, Howard aye, and Jill aye.
- Motion passes unanimously
- Kristie Ferrantella explains the need for a truck for the Housing Department to manage municipal employee housing, which includes about 50 units.
- The truck would reduce the need to use personal vehicles and coordinate with the Department of Public Works (DPW) for vehicle availability.
- Jill Vieth questions the necessity of the truck, and Kristie Ferrantella clarifies the specific needs and the current challenges in managing housing for municipal employees.
- The discussion includes the cost estimates for the truck and the potential impact on the budget, with a placeholder amount of \$7 million for the first phase of the project.

Municipal Employee Housing and Affordable Housing Trust

- Kristie Ferrantella introduces Dylan Metsch-Ampel, the Deputy Housing Director, to address questions about the Affordable Housing Trust and its role in managing municipal employee housing.
- The conversation covers the distinction between the Affordable Housing Trust and the Housing Department's specific needs for municipal and school employees.
- The budget for the project is discussed, with a \$7 million placeholder amount and a plan to get bids for modular construction by late March or early April.
- The potential cost of the modular construction is estimated at \$4 million, with additional costs for design, engineering, and site work.
- The need for a phased approach to the project is emphasized, with the first phase being the focus of the current budget request.

Discussion on Housing Acquisition and Leasing Options

- Howard Matz raises questions about the possibility of leasing or purchasing housing from private developers to avoid the complexities of public procurement laws.
- Brian E. Turbitt explains the legal requirements for public procurement and the challenges of using private developers for housing projects.
- The conversation explores the potential benefits and drawbacks of different housing acquisition methods, including the impact on control over design and financial arrangements.
- The need for a balanced approach that considers both the financial and control aspects of housing acquisition is discussed.
- The group agrees to explore alternative housing acquisition methods further and to consider the potential cost savings and public perception.

Fertilizer Education Program and Community Engagement

- Jeff Carlson introduces the topic of the fertilizer education program, which aims to educate landscapers and homeowners on responsible fertilizer use.
- The program's history, including its initial success and subsequent challenges, is discussed.
- The need for a comprehensive education program that covers various environmental issues, including nutrient management, is emphasized.
- The importance of engaging both landscapers and homeowners in the program to build credibility and public trust is highlighted.
- The group discusses the potential for using the program to address other environmental issues and to provide a platform for ongoing education and outreach.

Funding and Transparency for Coastal Resilience Projects

- Leah Hill provides an update on the available funds for coastal resilience projects, including \$3.8 million in authorized but unspent funds.

- The need for transparency in how the funds are being used and the importance of showing the public the value of the funds are emphasized.
- The group discusses the challenges of managing the funds and the need for a detailed accounting of how the funds are being spent.
- The importance of using the funds for projects that have a high impact on the community and the environment is highlighted.
- The group agrees to provide a detailed report on the spending of the funds and to ensure that the public is informed about the progress of the projects.

Final Discussions and Next Steps

- The group discusses the need for a follow-up meeting to review the rankings of the requests and to finalize the report for the Select Board.
- The importance of having a clear and consistent approach to the report and the need to address any controversial items is emphasized.
- The group agrees to meet on Tuesday to review the rankings and to finalize the report.
- The need for a comprehensive and transparent approach to the report is highlighted, including the inclusion of all relevant information and the need for clear and concise comments.
- The group agrees to work together to finalize the report and to ensure that all relevant information is included.
- Motion to adjourn the meeting made by Liza Hatton, seconded by Peter Kaizer
- Roll call vote: Howard aye, Liza, aye, Jill aye, Peter aye
- Motion passed unanimously.