

SELECT BOARD

Minutes of the meeting of March 18, 2026. 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 Dawn E. Hill, Thomas Dixon, Matt Fee, Dr. Malcolm MacNab and Brooke Mohr.

I. CALL TO ORDER

Chair Hill called the meeting to order at 5:30 PM following the Pledge of Allegiance.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as presented.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements as noted:

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

2. The Nantucket Affordable Housing Trust is Accepting Nominations for the 2026 Dr. Howard Dickler Citizen Award, which Honors a Community Member who Demonstrates Exceptional Voluntary Leadership and Advocacy in Support of Affordable Housing on Nantucket. Nominations may be Submitted to Housing@nantucket-ma.gov through April 10, 2026. Learn More at: <https://nantucket-ma.gov/3621/Dr-Howard-Dickler-Citizen-Award>.

3. May 4, 2026 Annual Town Meeting

Warrant Article Information May be Found at <https://www.nantucket-ma.gov/3722/2026-Annual-Town-Meeting>. The webpage was displayed on the screen and Ms. Gibson reviewed the features.

4. The Community Claims Fund Launched on Monday, January 26, 2026 to Accept Claims. This Fund was Created as Part of the Blade Failure Settlement with GEV. Verus, LLC, the Administrator of the Fund, has Created a Dedicated Website with More Information and Instructions for How to File a Claim: www.NantucketBladeSettlement.com. Claims Must be Filed No Later than June 26, 2026. For Questions, Please Contact the Verus Support Team at NantucketBladeSettlement@Verusllc.com or 508-305-7225.

5. Nantucket Lights: Request to Proclaim April 13 - 20, 2026 "International Dark Sky Week" on Nantucket. Nantucket Lights President Gail Walker read the proclamation found in the Board's agenda packet. Ms. Mohr moved to proclaim April 13 – 20 as International Dark Sky Week on Nantucket; seconded by Mr. Dixon; all in favor, so voted.

Ms. Gibson noted three additional announcements:

- public information sessions on Article 15 of the 2026 Annual Town Meeting, which is an appropriation for a sewer extension in the Somerset Needs Area, will be held on Thursday, April 9 at 5:00 PM, in person only at the Community Room at 4 Fairgrounds Road and a remote session on Tuesday, April 14 at 5:00 PM, remote only with Zoom details to follow;

- a public information session on Article 71 of the 2026 Annual Town Meeting warrant, a stormwater management bylaw, will be held on Monday, April 13 at 5:00 PM. The session will be on Zoom and details will follow;

- National Grid representatives are scheduled to provide an update on NGrid's SmartMeter program at the Select Board's meeting on March 25th, with public informational sessions the following day, and others later in April and May – to be scheduled.

6. Select Board Announcements/Comments. No announcements or comments.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR SELECT BOARD MEETINGS (see <https://www.nantucket-ma.gov/3788/2026-Public-Comment-Questions-Responses>) Public comment question responses from March 4th and March 11th were reviewed by Chair Hill and shown on the screen.

V. PUBLIC COMMENT

Clifford Williams said he has comments about the African Meeting House investigation of the investigation and statements that Dr. MacNab made at the Board's March 11th meeting. Chair Hill advised that those may be made under the agenda item for this matter.

Amy Eldridge said she will be hosting the State Auditor for a community forum on April 11th from 1:00 PM – 3:00 PM.

Campbell Sutton wondered if the Town has the ability to delay the installation or filling of pools while in a drought.

Ms. Sutton thanked the Board for approving the pilot Stop sign on Surfside Road, at last week's meeting.

Ms. Sutton said it would be helpful for the maps associated with 2026 Town Meeting warrant articles to be posted on the Town website.

Jim Mondani asked the Board to reconsider actions it took two weeks ago regarding the Sconset Bluff Walk.

Catherine Ward commented on her interactions with National Grid about the SmartMeter program and provided a phone number that she said customers could call with questions.

VI. NEW BUSINESS

There was no New Business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Mohr moved approval of items VII 1 – 4; seconded by Mr. Dixon; all in favor, so voted.

1. Approval of Minutes of March 11, 2026 at 5:30 PM; March 12, 2026 at 4:00 PM.

2. Approval of Payroll Warrants for March 15, 2026.

3. Approval of Treasury Warrants for March 18, 2026.

4. Approval of Pending Contracts for March 18, 2026 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

VIII. TOWN MANAGER'S REPORT

1. Our Island Home Pro Forma Overview; Plus Any Project Updates and Review of Private Pay Rates. Ms. Gibson introduced the item and turned the matter to Finance Director Brian Turbitt. Mr. Turbitt further reviewed the structure of the pro forma and the firm engaged to conduct the analysis, Clifton Larson Allen (CLA) and introduced Tom Hammond of CLA to provide a presentation. Mr. Hammond reviewed the presentation as contained in the Board's agenda packet. Ms. Mohr asked how the Our Island Home (OIH) operating loss is handled now, and how would it be handled in the future. Mr. Turbitt responded that there is an operating override in place to offset the operating loss and ultimately an additional funding source at some point may be needed. Chair Hill noted that OIH is not the only Enterprise Fund that the Town is funding. She noted the Solid Waste Enterprise Fund is another operation funded through two operating overrides. Amy Eldridge said that the projections show a substantial increase in operating expenses within 10 years; and, commented on the private pay rate assumptions and current rates. Mr. Turbitt noted that the debt service for certain other Enterprise Fund projects are paid for through the General Fund, and the anticipated debt service payments for the OIH project are included in these operating expense projections. Robert Eisenstein, OIH Administrator, explained that the private pay rates are proposed to be increased, incrementally. Deputy Town Manager Rick Sears further explained what private pay rates cover and the incremental increase proposal. Campbell Sutton commented on the payoff of the OIH debt service. Mr. Turbitt responded. Ms. Eldridge spoke further on increasing the rates as a means to keep OIH on-island. Mr. Fee said that a new facility could potentially justify increased private pay rates. Ms. Sutton commented further on the projections and what they represent. Discussion followed as to the projections and at what point additional revenue would be needed. Mr. Dixon asked about assumptions on the payor mix. Mr. Hammond responded and Mr. Eisenstein spoke on some of the actual numbers. Mr. Dixon asked about the average occupancy rate at OIH for the last several years. Mr. Eisenstein responded and said it is approximately 82%. Ms. Mohr asked if OIH can decide if beds can be allocated by payor source. Mr. Eisenstein said discrimination is prohibited and beds are allocated essentially on a first-come, first-serve basis. Dr. MacNab asked if Medicare will pay higher rates in the future. Mr. Eisenstein responded. Mr. Fee asked about the cost of contract labor. Mr. Eisenstein responded. Chair Hill commented that the construction and operation of a new facility is a choice that voters will have to make. Mr. Dixon noted that the project is very large and will take a lot of time from Town Administration and will most likely will sidetrack other projects. Dr. MacNab concurred. Chair Hill stated that if the project is not approved, the current facility will close at some point. Mr. Fee asked how long that might be. Discussion followed on a potential closure window. Ms. Sutton commented on whether or not Nantucket will continue to be "multi generational".

IX. SELECT BOARD REPORTS/COMMENT

1. Preliminary Review of Potential Select Board Comments to May 4, 2026 Annual Town Meeting Warrant Articles Including Article 11 (Our Island Home) and Article 36 (Off-Shore Wind Stabilization Fund). The Board discussed the following comments:

Article 11 (Our Island Home) – discussion followed about including a positive motion, and whether or not there should be a more explanatory comment, including the outcome if the article does not pass. Ms. Eldridge commented that "emotion" language should stay out of the Board's comment. It was generally

agreed that Ms. Gibson, Chair Hill and Ms. Mohr would work on a draft for the Board's consideration next week.

Article 12 (School Athletic Facilities Improvements). Mr. Fee noted that Bond Counsel has indicated that the motion specifies a synthetic turf field and any change to that, such as natural grass, would require additional actions, including a special election by September, 2026. Mr. Fee commented on methods of testing, as indicated in the motion and if in the procurement those can be modified. Mr. Turbitt explained. Mr. Dixon said that the Board of Health is discussing the testing tomorrow. Ms. Mohr suggested that the Board not comment on this article. Dr. MacNab concurred. Some discussion followed.

Article 13 (Town Employee Housing). Ms. Mohr suggested a supportive comment and agreed to prepare a draft for next week. The Board agreed.

Article 14 (LORAN Barracks Housing). Ms. Mohr suggested a supportive comment and agreed to prepare a draft for next week. The Board agreed.

Article 15 (Somerset Sewer Extension). Chair Hill and Mr. Fee suggested a comment. Some discussion followed. Mr. Fee suggested a comment that supports the Finance Committee (FinCom) motion and specifies Board support for those to be benefited by the project will be assessed 25% of the cost. The Board was in agreement.

Article 16 (Supplemental Funding – Public Works Facility Design). Some discussion followed on whether or not the Board should include a comment. Ms. Mohr suggested a supportive comment and agreed to prepare a draft for next week. The Board agreed. Ms. Eldridge suggested a clarification regarding the use of "188 Madaket Road". The Board agreed to include in a comment to clarify that property is not under consideration.

Article 35 (Stop Signs at Surfside Road/Citizen). After some discussion, the Board agreed not to comment.

Article 36 (Off-shore Wind Stabilization Fund/Citizen). Ms. Mohr read a draft motion as contained in the Board's agenda packet. The Board agreed to the comment as presented in the packet.

Article 73 (License Authorization for Town Property at Baxter Road for Erosion Control). Some discussion followed on whether or not the Board should comment. It was agreed to hold for a week, and determine if, following internal meetings with the potential licensee (Sconset Beach Preservation Fund) a draft license is likely before Town Meeting; and, to check back on the Board's meeting minutes as to prior discussion on this.

Article 74 (Home Rule Petition to Amend Nantucket Planning and Economic Development Commission Legislation). Discussion followed as to a potential comment to support the Motion as written. The Board agreed.

2. Update on the Investigation of the Investigation of African Meeting House Vandalism. Dr. MacNab said he does not have anything new to report. Clifford Williams said that he believes the Cape and Island's District Attorney's office will cooperate with this effort. Ms. Sutton asked if there is a timeline for this investigation. Dr. MacNab responded that there is a timeline in the contract.

3. Committee Reports.

There were no committee reports.

X. ADJOURNMENT

Ms. Mohr moved adjournment at 7:22 PM; seconded by Mr. Dixon; all in favor, so voted.

Approved the 25th day of March, 2026.

**SELECT BOARD
MARCH 18, 2026 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- III. 5. Cover letter from Nantucket Lights; Dark Sky Week proclamation
- VII. 1. Draft minutes of 3/11/2026; Draft minutes of 3/12/2026
- VII. 4. Pending Contracts spreadsheet
- VIII. 1. Our Island Home Pro Forma presentation
- IX. 1. Draft 2026 Annual Town Meeting Warrant as of 3/12/2026; Proposed Select Board comment for Article 36