SELECT BOARD

Minutes of the Meeting of August 13, 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, Matt Fee, Brooke Mohr and Jill Vieth. Robert DeCosta participated remotely until arriving in person as noted.

Town Manager C. Elizabeth Gibson, Deputy Town Manager Rick Sears, Deputy Town Manager Gregg Tivnan and Operations Administrator Erika Mooney were present in person along with several other department heads and staff and members of the public.

I. CALL TO ORDER

Chair Hill called the Select Board meeting to order at 5:00 PM, following the Pledge of Allegiance.

II. CAPITAL IMPROVEMENT PLAN WORKSHOP

Ms. Gibson explained that Town leadership staff has been discussing a "re-set" of the Capital Improvement Plan (CIP) for several months because the Plan has become unstable, too subject to frequent change, is not reliable enough to prepare solid tax rate impact projections and there is a general lack of organized prioritization by the Board, which makes long-term project planning difficult, as well as credibility with the voters. She said staff developed a recommended re-set plan which was reviewed with the Board at its July 22nd meeting and supplemented by a municipal borrowing overview by the Town's financial advisor on August 5th. She added that the CIP should be "owned" by the Board, which is an element that has been lacking for too long. She said the Plan needs to be executable, reliable and fundable. She introduced Deputy Town Manager Rick Sears, noting that Mr. Sears has spent a significant amount of time preparing for this meeting and the associated materials and thanked him for his efforts. She said that the department heads were requested to be present either in person or online for any specific questions about projects. She turned the item to Mr. Sears. Mr. Fee asked if public comment will be allowed. Chair Hill said she would allow it, as long as the Board has had a chance to speak and ask questions first. Mr. Fee asked about staff recommendations and said he hopes staff and the Board will be "on the same page" with the Plan and the projects.

Mr. DeCosta joined the meeting online at 5:04 PM.

Ms. Vieth commented on dates of projects and said she would like to have a discussion about those.

Mr. Sears elaborated on Ms. Gibson's comment about "executable" projects, stating that the projects underway now, have not resulted in adding any staff to manage them and at least one of those (Our Island Home) is the largest project in the Town's history. Mr. Sears reviewed the objectives for the meeting, using a presentation as contained in the Board's agenda packet.

Mr. Sears recommended that the Board go through the projects on the list in the packet, in order. Mr. Fee said that he thinks there are certain projects that he does not consider "capital" but operating, such as facilities maintenance. He said he supports phasing certain categories of projects, such as coastal resiliency because of cost and impact. He added that transportation projects need to be developed "holistically" with sufficient traffic modelling. Some discussion followed about certain types of items that have been funded through the capital budget being more appropriately funded through the operating budget, since they are more operating in nature than capital.

Chair Hill left the meeting at 5:27 PM; she returned at 5:30 PM.

Mr. Sears noted that there are several projects noted in the list, but not “in” the Plan list that will need to be discussed at some point, which have either been before Town Meeting and not passed but are important; or, have passed but bids came in higher than the appropriation. Ms. Gibson added that these types of projects require policy decisions from the Board and overall active support for all projects that are put forward to Town Meeting, by the Board. Mr. Fee spoke on public engagement and outreach and noted that the Town’s outreach efforts have improved and the challenges with limited staff resources.

The Board proceeded to review the projects list with specific project discussion as noted.

FY 28

Baxter Road Alternative Access

Ms. Mohr said she ranked this “low” because she believes there may be other alternatives to be explored. Mr. Fee said that if a project, like this one, might be financed over time by betterments, perhaps it should be a higher ranking. He noted he ranked it “high”. Mr. Sears said that if the Board member rankings remain as is, this project will have a ranking below the “mid-point”. The Board did not change its rankings.

Municipal Facilities Improvements

Mr. Sears explained this project, noting that it has a “high” ranking. Ms. Mohr said she would rather invest in a new building than spend funds on deteriorating buildings but understands that could take time. Mr. DeCosta said the Town should maintain what it has before building new and said he is concerned about the increasingly high level of expenditures of capital projects. He said he supports maintaining current buildings. Mary Longacre stated that even if a new municipal building is built some buildings are historic and will still need to be maintained.

Mr. DeCosta joined the meeting in person at 5:37 PM.

Ms. Vieth questioned a $10 million per year item for municipal facilities maintenance. Ms. Gibson and DPW Director Andrew Patnode explained. Mr. DeCosta said the voters will need specifics for a $10 million expenditure. He added that the Board needs to prioritize these projects and expressed concern at the dollar amount of projects on the list being reviewed. He expressed support for a facilities improvement/maintenance plan. He added that he only ranked projects for FY 28. The Board did not change its rankings for this item.

New DPW Facility

Chair Hill said this is a high priority project that should be supported by the Board. Some discussion followed. The Board did not change its rankings.

Employee Housing – Waitt Drive Phase II

Mr. DeCosta said he did not rank this because he would like to see how Phase I comes out first. Chair Hill said this is a high priority project for her. Housing Director Kristie Ferrantella spoke on the timeline for Phase I. The rankings remained the same; however, Mr. DeCosta said this project is not a high priority for him and he would prefer to wait until more information may be available to make a final determination on putting this forward to FY 28 or not.

Mr. Sears explained that the purpose of this exercise is to determine which projects are the most important to the Board; then, the projects can be sequenced by year.

Seasonal Dormitory (LORAN Barracks) Improvements
Ms. Vieth asked if this project could be funded through Free Cash. Ms. Gibson said that is possible, depending on the amount of Free Cash and other project rankings.

Mr. DeCosta commented on the Baxter Road Alternative Access project and said he ranked it high but has questions about what it will entail. Sustainability Programs Coordinator Vincent Murphy spoke on various aspects of the project in response.

Mr. Sears noted that with regard to the Waitt Drive I project, a bid was secured prior to Town Meeting, to ensure that a sufficient appropriation was put forward. He said that if Waitt Drive II is not decided until January for FY 28, that will not be possible because of procurement timing.

Ms. Mohr, Chair Hill and Mr. DeCosta all said they ranked the Seasonal Dormitory project "High".

Senior Center Design
Chair Hill said while she ranked this project "Medium", she believes it is a necessary project but there is the potential for supplemental "partnership" funding. Ms. Mohr said she believes a facility like this needs to be flexible for other community uses. Mary Longacre said the current Senior Center serves other populations. Mr. DeCosta said the current Our Island Home could be used for interim municipal office space, instead of renting space. He said every "want" cannot be accommodated. Discussion followed about a Senior Center. Agreed to "Hold" for now.

Campbell Sutton spoke on using Free Cash to lower the borrowing for the LORAN project.

FY 29
Downtown Neighborhood Flood Barrier: Easy Street
Mr. Fee spoke on phasing this project. Mr. Murphy spoke on design process for this project. Ms. Vieth asked for specifics about the project. Mr. Murphy explained. Mr. Fee said more public outreach needs to be done with this project, especially with impacted property owners. Ms. Vieth asked about the logistics of raising Easy Street. Mr. Murphy explained. Ms. Vieth asked for a breakdown of the $105 million for this project. Ms. Mohr suggested that this project may need to be put in a future year, either in its entirety, or by using a phased approach over several years. Mr. DeCosta spoke against this project and spoke on historic tides downtown, specifically, the "No Name Storm" of 1991. He added that he does not believe this project is the correct approach to flooding on Easy Street and that the Easy Street basin should be dredged instead. Discussion followed. Joanna Roche expressed concern at the $105 million number and said she believes areas around Easy Street need to be taken in consideration as well and planned "in tandem", including with the Steamship Authority. Agreed to "Hold" for now.

Municipal Facilities Improvements
Agreed to pass over for now.

Orange Street/Milestone Rotary Utilities Undergrounding
Transportation Planner Mike Burns explained this project, noted that burying the wires facilitates house moves but are also needed in order to improve the Rotary. The Board agreed to a "High" ranking for this.

Sconset Fire Station
Ms. Gibson suggested a "hold" on this item for now, pending the presentation of a feasibility study completed earlier this year which is currently tentatively scheduled for the Board meeting of September 30th. Discussion followed on other alternatives. The Board agreed to a "Hold" for now.

Employee Housing/Okorwaw
Ms. Gibson suggested holding on this item for a future specific presentation, tentatively scheduled for the September 30th meeting. Mr. Sears added that placement of this item in the plan is a result of the Board's Housing Plan meeting of a few months ago. The Board was in agreement to hold for now.

Sesachacha Pond Living Shoreline
Mr. Murphy provided a broad overview of the project. The Board agreed to hold on this until Natural Resources Director Jeff Carlson can be present.

Town-wide Radio System Infrastructure Improvements
Police Chief Jody Kasper provided an overview of the project and urged that it be a High priority, noting that this is a communications system replacement because it is becoming obsolete. The Board agreed to a "High" ranking.

Senior Center Construction
Agreed to "Hold" for now.

FY 30
Steamship Wharf Resilience
Agreed to "Hold" for now. Ms. Vieth urged that the Coastal Resiliency Plan projects be re-reviewed, in depth.

Surfside Wastewater Treatment Facility Dune Restoration
Mr. Murphy explained this project. Mr. Fee said he would like all possible options to be explored, noting that an erosion control project here will require costly annual sand maintenance. Some discussion followed about relocating any of the sewer beds. Mr. DeCosta said relocating the beds should be a priority. Mr. Fee said a 30 to 50 year plan should be developed for this facility.

Codfish Park Dune Restoration
Mr. Murphy explained this project. Mr. DeCosta questioned where the sand would come from for this project. Mr. Murphy said there may be sand from dredging projects. No action on rankings.

Ticcoma Way and Milestone Road Connectors
Mr. Burns said these projects came out of a recent Transportation Improvement Plan update, and noted they have not yet been designed or modelled. Discussion followed on design issues. There was general support for these projects. It was agreed that Mr. Burns should come to a near future meeting to review these projects in more detail and potentially move them earlier in the CIP.

Superintendent Elizabeth Hallett spoke on a new school request and it was agreed that she should attend the Board's August 19th meeting to give a briefing on this.

It was agreed to continue this CIP discussion to either September 9^{th} or September 16^{th}.

III. ADJOURNMENT

Ms. Mohr moved to adjourn at 7:18 PM; seconded by Ms. Vieth; all in favor, so voted.

Approved the 19^{th} day of August 2026.

SELECT BOARD
AUGUST 13, 2026 – 5:00 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

II. CIP projects greater than $3 million with rankings; All CIP projects with rankings; Ticcoma Way/Milestone Connector map