



MEETING POSTING

RECEIVED
2022 NOV 15 AM 09:47
NANTUCKET TOWN CLERK
Posting Number:T 1031

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Capital Program Committee
Day, Date, and Time	Thursday, November 17, 2022 @ 10:00 AM
Location / Address	IN PERSON PARTICIPATION at 131 Pleasant Street (Trailer) REMOTE PARTICIPATION VIA ZOOM The meeting will be aired at a later time on the Town's Government TV YouTube Channel https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHxA
Signature of Chair or Authorized Person	Brian E. Turbitt

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/87523320580?pwd=Q1dvVE03K3QrYnZsc2RBMz1BZ0VDQT09>

Meeting ID: 875 2332 0580

Passcode: 362140

1. Call to Order, Roll Call
2. Audio/Video Announcement
3. Approval of Agenda
4. Public Comment
5. Minutes-Potential adoption of minutes from November 3, 2022 and November 10, 2022
6. FY24 Capital Requests and Out-year Discussion: Town Admin
7. Report-writing Workgroup Updates
 - a. Add a Comments and Footnotes field to DB (08/11/22) – Finance/PLUMB (Priority: High)

- b. Template report for workgroup/timely delivery (08/11/22) – Finance/PLUMB (Priority: High)
- c. Update from Report-writing Workgroup Members (Priority: High)
- 8. Green Sheet/Committee Reports
- 9. Good of the Order
- 10. Date of Next Meeting – Thursday December 1, 2022 at 10:00AM
- 11. Adjournment



**Town of Nantucket
Capital Program Committee**
www.nantucket-ma.gov

Members: Stephen Welch (Chair), Richard Hussey (Vice Chair), Jill Vieth (Secretary), Jason Bridges, Pete Kaizer, Christy Kickham, Barry Rector

MINUTES

Thursday, November 3, 2022
131 Pleasant Street & Zoom

Called to order at 10:00 a.m. and announcements made by Mr. Hussey

Staff: Brian Turbitt, Financial Director; Susan Carmel, Assistant Financial Director
Attending Members: Hussey, Vieth, Kaizer, Kickham, Rector
Absent Members: Welch, Bridges
Late arrival: Rector
Department Heads: George Aronson, Commonwealth Resource Management Corporation (CRMC); Stephen Arceneaux, Department Public Works (DPW) Director
Documents used: Copy of draft minutes as listed; Capital Improvement Plan (CIP) Requests

Adoption of Agenda

Motion **Motion to Approve.** (made by: Kickham) (seconded)
Roll-call Vote Carried 4-0//Kickham, Vieth, Kaizer, and Hussey-aye

I. PUBLIC COMMENTS

- 1. None

II. APPROVE MINUTES

- 1. October 20, 2022
- 2. October 27, 2022

Motion **Motion to Approve.** (made by: Kaizer) (seconded)
Roll-call Vote Carried 4-0//Kickham, Vieth, Kaizer, and Hussey-aye

III. OVERVIEW AND DISCUSSION OF FY2024 CAPITAL REQUESTS

- 1. Department of Public Works (DPW) Solid Waste

Discussion a. Presentation of FY2024 and Out-Year Requests.

Aronson – Landfill Closure: Phase 1 (supplemental funding), SWEF-20-001, \$5m. Recapped the closure process, status, and reasons for supplemental funding – bids are coming in around \$19m over the initial \$14m estimate.

Kickham – Regarding the closure, asked for a definition for stockpile of materials.

Aronson – 5 stockpiles of material were identified. Some materials were removed from the Landfill between 2000 and 2019. Hoping to use screened material in the closure process. The question is the extent of PFAS in the material.

Kickham – The \$5m would bring us up to the targeted number; asked if the Town has the appropriate contractor commitments to assist in a timely fashion.

Aronson – At this point, we have a design that was proposed in 2009; that needs to be updated before we go out for bids and get a contractor response. We know who will bid as there aren't many groups who do this work.

Turbitt – At this point we couldn't select a contractor because we don't have the \$19m authorized. If we had to bid this out, it would be right before Town Meeting so we would have the exact number for the meeting.

Hussey – Asked if there is an impact on the contract renewal.

- Aronson** – Probably not. Waste Options does have obligations to maintain the site during the closure. Materials Recovery Facility Improvements-3rd Baler, SWEF-23-016, \$380,000.
- Hussey** – Confirmed the de-bagger was approved at the 2022 Town Meeting and if we appropriated enough money for that.
- Turbitt** – He and Mr. Aronson will sit down with Waste Options to go through the estimates.
- Vieth** – What percentage of recycling goes off Island.
- Aronson** – Everything that is metal or mixed plastic in a plastic bag is de-bagged and goes off Island for recycling; the bag material also goes off for disposal. Glass is reused on Island. Nantucket doesn't have the economy of scale to support a recycling plant as would a larger landfill. Trash that comes to the landfill is about 12,000 to 13,000 tons per year; recycling is about \$2,000 tons per year. Looking into a pilot project to do on-Island plastic recycling.
- Kickham** – Asked if the 3rd Bailer and debagger relies on the public doing their part or should there be more education.
- Aronson** – There's always a need for more education but people do a good job of separate.
- Kickham** – Thinks there should be an annual reeducation for the public to include seasonal visitors.
- Hussey** – About the new textile recycling; asked how we're handling that.
- Aronson** – Went into effect November 1st. As long as there are drop-off options for residents, that will meet the standard. Again, it must go off Island to be handled. The issue is large carpets or damaged and contaminated. Nantucket has the Take-it-or-leave-it. Transfer Station-2nd Scale, SWEF-23-017, \$210,000.
- Kickham** – The number seems low; asked what we're getting for it.
- Aronson** – The scale and software and conduits.
- Vieth** – Asked if one person could man two scales.
- Turbitt** – There is one Waste Options employee; they would have to figure out staffing for the second one especially during busy times.
- Aronson** – They could have someone who has a second job and can man the 2nd scale when it's busy.
- Veith** – Asked if there are times when the weight is different between what leaves Nantucket and what arrives at the off-island site.
- Aronson** – All the time, there are many factors impacting the weight: rain, calibration, etc.
- Hussey** – We will need to spend the money on these improvements regardless of what happens with the contract in 2025.
- Aronson** – Paving and Storm Water Improvements, SWEF-23-08, \$500,000. A 2022 Fire appropriation for \$600,000 would cover part of the area to be paved and prevent possible PFAS contamination.
- Kickham** – We should know what our next steps are 1½ year out for the facility.
- Aronson** – We don't know what the requirements will be, so we are trying to anticipate them. Noted this is separate from the Stormwater Enterprise Fund.
- Arceneaux** – Purchase new staff vehicle (Ford Ranger or equivalent), SWEF-23-004, \$50,000; this is for a Solid Waste Manager, which is a still-open position.
- Kickham** – Asked if this is a take-home or stay on property vehicle.
- Arceneaux** – It is an on-property vehicle.
- Rector** – Asked if there has been any thought about using the barcoded sticker for every vehicle that goes through the facility. It could streamline the traffic.
- Arceneaux** – We have a system in place to weigh the vehicle and get a sticker; however, a lot of people don't want to do that. I have to look at our process, which is currently passive.
- Turbitt** – The composter is in for \$1m because that is the buy-out price. The transfer station was constructed by Waste Options and the Select Board said it was the Town goal to own all the buildings on site; the \$1 is a placeholder. This will have to be resolved in 2024 to meet the 2025 end of contract.

Kickham – Asked if the price for the 2nd scale includes installation and calibration.

Arceneaux – He will have to look at that, but it should be the price for the entire process. It might be off a little because of time.

b.RORI Completion/Discussion

IV. OTHER BUSINESS

1. Discussion of Potential new Day and Time for Meetings
2. Change of Meeting Venue: Update from Finance Department
3. Report-writing Workgroup Updates
Carmel – She heard from PLUMB earlier; they are just about done with formatting Appendix A. She is meeting with them Monday for a final version and review formatting for the footnotes.
4. Green Sheet/Committee Reports
 - a. None
5. Good of the Order
 - a. None
6. Date of the next meeting
 - a. Thursday, November 10, 2022 @ 10:00 am: Airport housing, Our Island Home.
4. Adjournment

Motion **Motion to Adjourn at 10:59 am.** (made by: Rector) (seconded)

Roll-call Vote Carried 5-0//Rector, Kickham, Vieth, Kaizer, and Rector-aye

Submitted by:

Terry L. Norton



Town of Nantucket Capital Program Committee

www.nantucket-ma.gov

Members: Stephen Welch (Chair), Richard Hussey (Vice Chair), Jill Vieth (Secretary), Jason Bridges, Pete Kaizer, Christy Kickham, Barry Rector

MINUTES

Thursday, November 10, 2022

131 Pleasant Street & Zoom

Called to order at 10:02 a.m. and announcements made by Mr. Welch.

Staff: Brian Turbitt, Financial Director; Susan Carmel, Assistant Financial Director; Terry Norton, Town Minutes Taker

Attending Members: Welch, Hussey, Vieth, Kaizer, Kickham, Rector

Remote Participant: Rector

Absence Members: Bridges,

Late arrival: Kickham

Department Heads: Michelle Munroe, Manager OIH; Charles Gibson, Deputy Chief Police; Jeff Carlson, Director Natural Resources

Documents used: Copy of draft minutes as listed; Capital Improvement Plan (CIP) Requests

Adoption of Agenda

Motion **Motion to Approve.** (made by: Hussey) (seconded)

Roll-call Vote Carried 5-0//Hussey, Kaizer, Vieth, Rector, and Welch

I. PUBLIC COMMENTS

1. None

II. APPROVE MINUTES

1. November 3, 2022

Motion **Motion to Approve.** (made by: Hussey) (seconded)

Roll-call Vote Carried 4-0//Hussey, Kaizer, Vieth, and Rector-aye; Welch abstain

III. OVERVIEW AND DISCUSSION OF FY2024 CAPITAL REQUESTS

1. Our Island Home (OIH)

Discussion a. Presentation of FY2024 and Out-Year Requests.

Munroe – Purchase of Replacement Van, OIH-24-001, \$197,000. The original proposal was \$175,000; that’s an increase of \$21,000. Did a test run in September with the new ramp and took 5 residents for a tour. There is no other options. The new price is locked in.

Welch – Appreciates their doing “try before you buy”. Asked if there was an explanation for the cost increase.

Munroe – That came from the distributor

2. Marine

Discussion b. Presentation of FY2024 and Out-Year Requests.

Gibson – Town Pier-Floating Dock Replacement (Supplemental Funding), PUBL-23-008, \$2.580m. Last Aug went out to bid; the prices for materials have doubled. We’ve been waiting over 3 years for Army Corps of Engineers permits; we have those now. We are in line for a \$1m State grant. Mobilization costs for marine work also increase the cost.

Kaizer – He looked at the list of bidders. We have funding for Alternate 1 & 2 and the supplemental funds will provide enough for Alternate 3.

Welch – Asked if there are controls for escalators. This has been phased and they own the price of the project; asked if the prices went up or they don't already own this phase.

Gibson – There are none. They have to provide a price for each Alternate, but finance can't sign a contract without the money being in place so couldn't sign a contract for Alternate 3. We're hoping that the budget number we're requesting will be enough when we go out to bid.

Welch – Regarding materials, most materials have stabilized costs, but stainless metals are increasing; asked what percentage of materials.

Gibson – 40' & 50' timber piles and steel I-beams costs are set. The concrete docks have no shortage of materials but labor to build them is the issue; we wouldn't get them in prior to 2024 due to the lead time.

Kickham – Asked if its similar to what's there or are they upgrades.

Gibson – The floating docks system is a significant improvement. The extension of the wave barrier would stop the wave action that would damage the floating docks.

3. Natural Resources/Millie's Bridge

Discussion c. Presentation of FY2024 and Out-Year Requests.

Carlson – Millie's Bridge Redesign w/Construction, Tran-19-009, \$1m. This changed from Public Works to our office for coastal resiliency purposes; we had to adopt the project to make better long-term sense. Based upon our projections, the bridge could be impacted by regular tidal cycles within the next 10 years. Explained the pieces of work projected to extend the bridge's life cycle.

Welch – This was originally a FY2019 request; asked if this is a reappropriation or additional funding.

Carlson – He'd have to dig into it more. In 2019 when the dune breached, there was concern for the long-term stability of the bridge. Since then, we've gained additional information.

Turbitt – We have about \$250,000 appropriated for design. We've worked with Environmental Protection on the scope of the project.

Welch – This is an example of why the alpha-numeric codes need work. If the 50-year life span isn't correct, he wants to know how long it will last.

Carlson – When the original 50-year projection was made, that was before FEMA shoreline projections; those show the bridge and/or the road will be impaired or gone in 30 years. He doesn't feel comfortable rebuilding a bridge that won't be around in 30 years.

Welch – It's a \$20,000 transportation solution.

Hussey – Looking at the photos, it says strategic relocation and there are homes noted to be reduced in density; asked if that is a 50-year projection.

Welch – How does this fit into Coastal Resilience Plan (CRP) and the Town's involvement.

Carlson – The map is from the CRP; the Strategic Relocation of Structures area is something the Town will have to work with owners on relocation strategies. Working on a homeowner's tool kit on how to deal with retreat. The dunes for protection and restoration are things we are looking at to protect the resources as long as possible. These projections show the bridge to have a much shorter life span.

Rector – Asked if the roadways are private or public.

Carlson – Ames Street is a public way; some of the smaller streets are not.

Rector – When it comes to roadways systems, it boils down to public or private; that needs to be factored into mitigation. Appreciates working with homeowners but if they live on a private road, responsibility rests with them. Asked if there is an alternate strategy to the roadways.

Carlson – The other public road is Mass Ave. There's some level of protection necessary. The tool kit will identify how access and utilities are achieved. Smith Point is also a tight-tank area, so pump trucks need access. Alternative access has been discussed: over sand, water transportation across Hither Creek. Unless there is a wholesale breach opening Hither Creek to the ocean, over sand is the best prospect.

Rector – That might be something we need to look at more seriously. If an alternate access costs less, we need to look at that. Madaket area residents want to “re-dialogue” with NP&EDC about the area plan.

Kickham – The neighborhood will be around for a bit; something to think about a causeway type structure.

Carlson – We are talking about a causeway-type structure with ways for the water to flow through; also, other structures to span the water and allow flow-through. We need time to properly vet options.

Vieth – Asked if the Town owns land on the other side of the bridge.

Carlson – The Town owns small pockets; much of what we owned has gone to the Land Bank. There’s one lot that’s still vegetated on Smith’s Point.

Rector – Asked if there would be an opportunity to work with Land Bank regarding moving houses; land is a major commodity and land swaps might allow for land on which to move a house. It would help to be proactive and have different strategies that might be cheaper.

Carlson – He’ll share the ideas with Vince Murphy and the Coastal Resiliency Advisory Committee.

Welch – The bridge starts and ends at fixed points; a modular construction would be scalable and allow movement of the start and end points. Suggested considering concrete floating docks; Washington State has a multi-level floating bridge system. Something like that could be considered as a solution after 30 years.

d.RORI Completion/Discussion

Welch – Asked for a per-person breakdown of completed RORIs.

IV. OTHER BUSINESS

1. Report-writing Workgroup Updates

Carmel – Met with Bill Blanchard of PLUMB; he put together 2 appendices which are now live; he had a couple of formatting challenges; hopefully you can work around them. The footnotes and comments seem to be working well.

Welch – He looked at Appendix A & B layouts. The formatting issue is simple, but he’ll follow up with Ms. Carmel on that. CapCom Comments is a column that needs to be added; they would bear out as footnotes. About mid-December, we’ll have a meeting to figure out what’s next. Mr. Hussey should meet with Finance about what we want. He will follow up with Ms. Carmel on the footnotes and comments.

2. Green Sheet/Committee Reports

- a. NP&EDC: Rector – He shares within the meeting anything of pertinence.
- b. Finance: Vieth – Meeting November 15th.

3. Good of the Order

- a. None

4. Date of the next meeting

- a. Thursday, November 17, 2022 @ 10:00 am: Town Administration

4. Adjournment

Motion **Motion to Adjourn at 10:58 am.** (made by: Hussey) (seconded)

Roll-call Vote Carried 6-0//Hussey, Vieth, Kaizer, Kickham, Rector, and Welch-aye

Submitted by:

Terry L. Norton

Town of Nantucket, Massachusetts
Capital Improvement Plan
FY24 thru FY33

Town Administration

Project Name	#	Priority	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	TOTAL
Central Municipal Building	ADMIN-17-004	high	-	6,000,000	-	50,000,000	-	-	-	-	-	-	56,000,000
Town-wide Document Management System	ADMIN-20-003	medium	500,000	750,000	750,000	-	-	-	-	-	-	-	2,000,000
New Senior Center-Feasibility/Design/Construction	ADMIN-20-005	high	-	3,500,000	26,500,000	-	-	-	-	-	-	-	30,000,000
Coastal Resiliency Planning	ADMIN-23-005	medium	1,000,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	5,500,000
Island-wide Underground Wiring Feasibility Study	ADMIN-24-001	low	500,000	-	-	-	-	-	-	-	-	-	500,000
EV Charging Stations	ADMIN-24-003	low	100,000	50,000	-	-	-	-	-	-	-	-	150,000
Purchase of Replacement Staff Vehicle	ADMIN-24-005	medium	50,000	-	-	-	-	-	-	-	-	-	50,000
Intermodal Transportation Center	TRAN-19-001	medium	-	23,000,000	-	-	-	-	-	-	-	-	23,000,000
Town Administration Total			2,150,000	33,800,000	27,750,000	50,500,000	500,000	500,000	500,000	500,000	500,000	500,000	61,200,000