

SELECT BOARD

Minutes of Meeting of October 5, 2022. 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 Jason Bridges, Matt Fee, Brooke Mohr and Dawn Holdgate. Melissa Murphy was not present.

I. CALL TO ORDER

Chair Bridges called the meeting to order at 5:30 PM.

II. SELECT BOARD ACCEPTANCE OF AGENDA

The agenda was accepted as posted, with the following modifications: September 28, 2022 minutes tabled to October 12th; and, item IX-3 the Finance items will be taken up after 6:30 PM.

III. ANNOUNCEMENTS

Town Manager C. Elizabeth Gibson reviewed the announcements:

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

2. Saturday, May 6, 2023 Annual Town Meeting:

- Warrant Opens for Citizen Warrant Article Submittals September 29, 2022 through November 14, 2022 at 4:00 PM.

3. Town Offices will be Closed Monday, October 10, 2022 in Observance of Indigenous Peoples' Day.

Ms. Gibson introduced and welcomed Michael Cranson, the Town's new Fire Chief. She added that a large fire occurred last weekend, just before Chief Cranson arrived on-island. She thanked the Fire Department for their work to put the fire out and prevent its spread. Chief Cranson reviewed the details of the fire and said the investigation into how the fire started is on-going, he also thanked other agencies for their assistance to put the fire out. He expressed thanks for being on the Island and reviewed his first couple of days on the job, noting that he is meeting with the firefighters, he will be working on the budget very shortly as well as other issues such as staffing.

4. Select Board Announcements/Comments. No comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

No comments.

V. PUBLIC COMMENT

Mary Chalke spoke on behalf of right whales and commented on the Town "taking money" from wind farms that could injure or kill whales.

Meri Lepore spoke the lack of social media coverage about the fire referenced by Chief Cranson and why the Chief reviewed the fire and not a firefighter who was present at the fire.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

Ms. Holdgate moved approval of items VII 2 – 3; seconded by Mr. Fee; all in favor, so voted.

1. Approval of Minutes of September 28, 2022 at 5:30 PM. Table to October 12th.

2. Approval of Payroll Warrants for October 2, 2022.

3. Approval of Treasury Warrants for October 5, 2022.

4. Approval of Pending Contracts for October 5, 2022 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Gibson reviewed each of the contracts. Ms. Mohr moved approval of the pending contracts as presented; seconded by Ms. Holdgate; all in favor, so voted.

VIII. CONSENT ITEMS

1. Gift Acceptance: Human Services (Saltmarsh Senior Center); Planning and Land Use Services. Operations Administrator Erika Mooney read the list of gifts and the donors, as noted in the agenda packet. Ms. Holdgate moved to accept the gifts, with thanks; seconded by Mr. Fee; all in favor, so voted.

IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS

1. Request for Acceptance of Monetary Gift from Sconset Beach Preservation Fund for Consulting Services in Connection with Costs for Engineering and Consulting Services for Compliance Plan and Notice of Intent for Erosion Control Project. Ms. Gibson introduced the item, explaining that in December, 2021, the Board executed a contract with Arcadis for the preparation of a joint Notice of Intent (NOI) with the Sconset Beach Preservation Fund for an erosion control project along a portion of the bluff at Baxter Road, with an associated gift to fund the contract in January, 2022. She explained that the NOI is not complete, that a Compliance Plan is now part of the services, and that additional funding is needed to complete these items. Coastal Resilience Coordinator Vincent Murphy concurred. Mr. Fee noted questions came in from the public on this earlier today, which were responded to by Mr. Murphy. There was no public comment or questions about the matter. Ms. Holdgate moved to accept the gift as presented; seconded by Mr. Fee; all in favor, so voted.

2. Request for Recission of Select Board Vote on July 20, 2022 to Accept an Easement from Bluefin Partners, LLC as Trustee of the Ellen's Way Homeowners' Association Trust to the Town for Public Pedestrian Purposes over a Portion of Lot 30 Shown on Land Court Plan No. 13648-D, located at 120 Miacomet Road; and Instead, Approval to Grant of Five Foot (5') Wide Pedestrian Easement from the Trust to the Nantucket Islands Land Bank. Ms. Holdgate recused from this matter and left the table. Ms. Gibson explained the item, as indicated in the Board's agenda packet. Mr. Fee moved to rescind the prior approval and to submit a letter indicating this action; seconded by Ms. Mohr; all in favor, so voted.

3. Finance:

Finance Director Brian Turbitt introduced items b-d and reviewed the details on the borrowings, as well as some comparable sales from a year ago.

b) Request for Approval of General Obligation Bond Sale for Series A in the Amount of \$6,415,000 and Sale of Series B in the Amount of \$3,750,000, both Series Being for Affordable Housing Purposes.

c) Request for Approval of General Obligation Bond Anticipation Note Sale in the Amount of \$13,442,200 for Sewer Projects, Airport Projects and Affordable Housing.

d) Request for Approval of Grant Anticipation Note Sale in the Amount of \$875,000 for Various Chapter 90 Projects.

Ms. Holdgate moved approval of items IX b – d, reading the votes for each item as contained in the Board's agenda packet dated October 5, 2022; seconded by Mr. Fee; all in favor, so voted.

e) Review of FY 2021 Comprehensive Annual Financial Report (CAFR) (Financial Audit). Mr. Turbitt introduced Tony Roselli of Roselli Clark Associates, the Town's auditor. Mr. Roselli commented that since 2013-14, the Town's financial controls and operations have improved significantly and this is reflected in the Town's Aaa bond rating, which is the highest rating a municipality can receive from Moody's. He said Nantucket is one of only 15 towns in the Commonwealth that have this rating from Moody's. Mr. Roselli gave a presentation of the Town's financial audit for FY 2021, as contained in the Board's packet. He said the Town is in a very healthy position right now, perhaps only one of five in the state in such good condition. Mr. Fee commented on the need to maintain healthy reserves for coastal resiliency measures and climate change impacts. Mr. Roselli concurred and added that OPEB liability is another area for the Town to focus on. He reviewed other "information items" including the pension outlook, cyber security, upcoming Government Accounting Standards Board (GASB) updates, American Rescue Plan Act, investment yields and the risks of the Town being a service provider to the Nantucket Regional Transit Authority. Some discussion followed on these items. Mr. Roselli proceeded to review audit findings and recommendations. Some discussion followed on these items. Mr. Fee asked if new growth becomes "stagnant" is the Town prepared. Mr. Roselli and Mr. Turbitt responded, indicating that the Town is well positioned if that happens. Mr. Fee asked about vacant positions and how those are "factored in". Mr. Turbitt responded that for budget projection purposes, the positions are considered filled and funded. Ms. Gibson thanked Mr. Turbitt and the Finance team for bringing the Town to the financial position it is in.

4. Request to Authorize Town Manager to File with Massachusetts Department of Environmental Protection and Massachusetts Clean Water Trust State Revolving Fund Loan, Application for Water Main Extension Continuation West of Nantucket Airport Water Main Extension Project. Ms. Gibson explained that this authorizing vote is a requirement of the state's loan application to fund the referenced project. Ms. Holdgate moved to authorize the Town Manager to file with Massachusetts Department of Environmental Protection and Massachusetts Clean Water Trust State Revolving Loan Fund an application for the continuation of a water main extension west of Nantucket Airport; seconded by Ms. Mohr; all in favor, so voted.

3. Finance:

a) Town's Financial Advisor: Overview of Current Bond Sales Environment (Regional/National). Cinder McNerney of Hilltop Financial, the Town's Financial Advisor, provided an overview of a recent bond sale by the Town at the end of September and the conditions that have arisen nationally with actions by the Federal Reserve, since then. She said that unlike other bond markets, municipal bonds have been stable. She spoke on the variation in interest rates in the last few months with various bond sales. She commented on "relentless" interest rate increases since January. She said that while the bond market has been "volatile", the municipal market is "holding its own" and that Nantucket did very well in the market with its most recent bond sales. Ms. Mohr asked about the complexity of a bond sale for affordable housing earlier this year. Mr. Turbitt explained, noting that some of it is tax exempt, some is not and there are "a lot of

moving parts” and rules as to the purpose of the borrowing. Ms. McNerney concurred and said there were a lot of “diligence questions” that had to be addressed.

X. TOWN MANAGER’S REPORT

1. Our Island Home/Senior Center Projects Update. Ms. Gibson said that she has assembled a work group of stakeholders who have connections to both projects. The work group met September 27th and will be responsible for obtaining feedback and input from their groups and others as needed as to programs, services and activities for each project; and to help with outreach and conveyance of information about the projects. She said that Bob Eisenstein of Eisenstein Flaherty Associates, the firm the Town has contracted with to provide administrative and other services for the operation of Our Island Home (OIH) is serving as the Town’s internal project manager. A next step in the process is to engage the required Owner’s Project Manager, for which procurement is currently being prepared. She said that a separate OPM will at some point be needed for the Senior Center project as well and that another current task with respect to the Senior Center will be to engage an engineering firm to evaluate the feasibility of renovating and repurposing the current OIH facility, once vacated; or demolish and rebuild. She reviewed the members of the work group, and noted their affiliations: herself, Bob Eisenstein, Kathy Grieder/Nantucket Center for Elder Affairs, Laura Stewart/Senior Center Coordinator, Rick Sears/Assistant Town Manager, Rachel Day/Sherburne Commons, Dawn Holdgate/Select Board, Ken Beaugrand/Town Administration, CEO/Nantucket Cottage Hospital, Michelle Munroe/Our Island Home, Peter Schaeffer/Finance Committee, Julie Fitzgerald/Council on Aging, and two Our Island Home employees.

2. FY 2024 Preliminary Capital Projects Review. Ms. Gibson introduced Mr. Turbitt and Assistant Finance Director Sue Carmel for the review and noted that this is an annual review with the Board. Mr. Turbitt reviewed the presentation in the Board’s agenda packet. Mr. Fee commented on underground wiring being an important resiliency measure. Mr. Fee asked about the Nobadeer turf field maintenance. Ms. Mohr asked about an Airport housing proposal. Discussion followed about several projects and the total potential amount of projects. Mr. Turbitt reviewed next steps in the FY 2024 capital projects review process. Chair Bridges commented on the quality of the process, as being much improved since he first came on the Board five years ago.

3. Monthly Town Management Report (tabled from September 28, 2022). Ms. Gibson reviewed the report as contained in the Board’s agenda packet.

XI. SELECT BOARD’S REPORTS/COMMENT

1. Committee Reports. Ms. Mohr referenced the recent acquisition of a property for housing that currently houses first responders and will continue to do so. She added that development plans are in progress for other properties in the mid-island area. Ms. Holdgate provided an update on the Community Preservation Committee and requests that have been received for FY 2024.

XII. ADJOURNMENT

At 7:49 PM, Ms. Mohr moved adjournment; seconded by Ms. Holdgate; all in favor, so voted.

Approved the 12th day of October 2022.

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**SELECT BOARD
OCTOBER 5, 2022 – 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- VII. 4. Pending Contracts spreadsheet
- VIII. 1. Gift summary & recommended motion; Saltmarsh Gift; PLUS gift
- IX. 1. AIS re: acceptance of monetary gift from SBPF; Current MOU with SBPF; Arcadis scope of services
- IX. 2. AIS re: Ellen's Way easement; Grant of easement with Land Bank; Easement plan; Select Board letter; Planning Board letter
- IX. 3. b, c, d. AIS re: General Obligation debt sale; Vote of Select Board
- IX. 3. e. Audit Exit presentation; Audit Management Letter FY 2021; FY 2021 CAFR
- IX. 4. AIS re: Water Main Ext project; MassDEP Authority to File
- X. 2. FY 2024 Preliminary Capital Projects Review
- X. 3. Monthly Town Management report