



Town of Nantucket Finance Committee

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Committee Members: (Chair), Clifford Williams (Vice-chair), Matthew T. Mulcahy, John Tiffany, David Worth, Stephen Maury, Craig Spery, Joseph T. Grause Jr., Peter McEachern

MINUTES

Thursday, April 14, 2016

4 Fairgrounds Road, Training Room – 4:00 p.m.

Called to order at 4:00 p.m.

Staff in attendance: Libby Gibson, Town Manager; Gregg Tivnan, Assistant Town Manger; Lynell Vollans, Assistant Director of Finance; Larry Kester, Facilities Manager; Rachel Chretien, Director of Human Services; Terry Norton, Town Minutes Taker

Attending Members: Williams, Worth, Maury, Spery, Grause

Absent Members: Mulcahy, Tiffany, McEachern

Late Arrivals: None

Early Departures: None

Documents used: Transfer Request

I. PUBLIC COMMENTS – ANY MEMBER OF THE PUBLIC MAY ADDRESS COMMITTEE AT THIS TIME

D. Anne Atherton, Nantucket Coastal Conservancy – Asked for a post-Town Meeting discussion on Article 69 having to do with the management of the Town Coastal Resources. Noted that NCC did not sponsor the article. Asked that to be put on the agenda to discuss FinCom’s recommendation not to adopt. That was a confusing article; in the end, it makes no difference whether or not it was adopted. The salient section was Section E which calls for a vote of Town Meeting for the use of Town coastal property. Handed out packet explaining how whether or not Section E still stands. No action was taken.

III. REVIEW RESERVE FUND TRANSFER REQUESTS

Sitting Williams, Worth, Maury, Spery, Grause

Discussion **Williams** – Have a request of \$16,000 for repairs to the kitchen of the Saltmarsh Senior Center.
Gibson – This is an unusual request, the building is owned by the non-profit group Nantucket Center for Elder Affairs (NCEA) and the Town uses the building and owns the land. NCEA has been maintaining the building, for the most part. Reviewed programs offered at the Saltmarsh Center. There is concern that once the work starts, other problems will be discovered. This is one of the more costly in-depth repairs that has been needed over the years; the NCEA has done more cosmetic work. An alternative is to keep going until the building no longer meets the health code; have discussed about alternate locations. If there were no kitchen at the Center, the groups that use it would have to find a different location.

Worth – Asked if there is any threat to the rest of the building.

Gibson – The building isn’t in great condition; but the concern here is the kitchen.

Maury – The email indicated that part of the issue is mold; it also mentioned the linoleum.

Worth – Asked what is the medium-term plan for the building.

Gibson – Keep using the building until a different location/facility can be secured

Worth – Asked if the plan could be accelerated and look into moving the Senior Center to the Veterans of Foreign Wars (VFW) building.

Gibson – That could be explored but in the meantime the kitchen isn’t functioning.

Julie Fitzgerald, NCEA board member – Introduced NCEA Treasurer Jean Grimmer and Vice President Steve Bender. Gave a history of NCEA. For the last 30 years, the Town has had little burden of taking care of the building. Did hire a professional inspector who provided a report on

the status of the building. NCEA has been covering building maintenance and repair. Would like to work with the Town and the Council on Aging to use the building as long as possible.

Reviewed some of the programs offered at the Senior Center.

Worth – Asked if the inspection report revealed any other areas that need work.

Fitzgerald – Just certain floor joists that need to be shored up and white mold.

Discussion about the number of people using the Saltmarsh Center in a day, about 100.

Chretien – All the program are for the Town seniors.

Fitzgerald – The NCEA underwrites some of the programs and pays for the Senior Awards Ceremony and the Elder Expo. We raise charitable funds to support the programs and make repairs.

Discussion of the fund raising events; the only asset NCEA has is the building itself, there are no endowments.

Grause – With increased costs potentially occurring, asked if there is more money being put forward for maintenance and repairs.

Fitzgerald – In their outlook, in five years the building will no longer be suitable. We are in a unique situation here.

Worth – Asked about the probability that the proposed requested amount is correct.

Kester – A local contractor looked at the situation and provided the estimate. The unknown is what will be uncovered once work starts. Looked at the possibility the DPW could provide some interim measures to bring it back up to code. It is beyond anything we can do. We really need a contractor to do it.

Maury – His concerns is about projects that might come after; he'd like to see some commitment for an overall building analysis of potential capital projects over the next few years.

Grimmer – NCEA is willing to undertake exterior painting and some window repairs, but we can't do the kitchen as well.

Worth – It sounds like putting money into this building over the next few years is putting good money after bad. Asked what they want to have happen.

Grimmer – The conversation with the Town and Council on Aging has begun about a long-range plan for a senior center elsewhere in the next 5 years.

Fitzgerald – The plan is to keep this building going for that time. They've handled the worst to keep it going. They hope the Town will step in and help.

Williams – Asked what would happen if after opening the walls they find they need another \$10,000.

Fitzgerald – Start fundraising.

Gibson – We all agree it should look nice; however, we have to establish priorities to keep the place functioning.

Discussion about approaching the VFW as a new home for the Senior Center.

Worth – It has got to move; so putting money into a building that has out-lived its use could prove to be very expensive to keep it going for another 5 years.

Maury – Agrees.

Grause – Asked the Town's opinion.

Gibson – The Town supports helping; if it is beyond the proposed \$16,000, there is a problem.

Spery – This sounds like a one-time extraordinary event.

Worth – Asked what would happen if they didn't offer meals.

Maury – That is what gets the elderly out of the house. They are healthier for those meals.

Chretien – The meals are run through Elder Services and they "use" the space. If the kitchen is closed, they would have to find an alternate location.

Worth – Questions putting money into a building that is not going to be around for 20 years; there should be other ways to provide the same services elsewhere.

Chretien – Explained that if Elder Services couldn't use the kitchen, they would have to provide it elsewhere or not do it; it makes sense to offer those meals at the center where other activities are going on.

Grause – Asked what would happen to the organization if in five years the town has moved the program to someplace else.

Fitzgerald – NCEA would continue to exist; explained what services they would continue to provide and how they might change.

Action **Motion to Approve \$16,000 as requested.** (made by: Maury) (seconded by: Spery)
Vote Carried 4-0

IV. NEXT MEETING DATE/ADJOURNMENT

Date: TBD

Adjourned at 4:46 p.m.

Submitted by:
Terry L. Norton