

BOARD OF SELECTMEN

Minutes of the Meeting of May 4, 2016. The meeting took place in the Public Safety Facility Community Room, 4 Fairgrounds Road, Nantucket, MA 02554. Members of the Board present were Rick Atherton, Robert DeCosta, Matt Fee, Dawn E. Hill Holdgate and James R. Kelly.

I. CALL TO ORDER

Chairman Kelly called the meeting to order at 6:00 PM.

II. BOARD ACCEPTANCE OF AGENDA

Chairman Kelly previewed the agenda. The agenda was unanimously accepted as presented.

III. ANNOUNCEMENTS

1. Town Manager C. Elizabeth Gibson announced that the Board of Selectmen meeting is being video/audio recorded, in accordance with the requirements of the Open Meeting Law.

2. Ms. Gibson announced that the Town was inducted into the Commonwealth of Massachusetts CommBuys "Hall of Fame" at a MassBuys Expo on April 28, 2016. She noted that Chief Procurement Officer Heidi Bauer received an award on behalf of the Town and Ms. Gibson thanked her.

3. Ms. Gibson reviewed the 2016 committee/board/commission vacancies, noting information about the committees and duties can be found online.

IV. PUBLIC COMMENT

None.

V. NEW BUSINESS

None.

VI. APPROVAL OF MINUTES, WARRANTS, PENDING CONTRACTS

1 Approval of Minutes of January 20, 2016 at 6:00 PM. The minutes of January 20, 2016 at 6:00 PM were approved by the unanimous consent of the Board.

2. Approval of Payroll Warrants for Week Ending May 1, 2016. The payroll warrants for week ending May 1, 2016 were approved by the unanimous consent of the Board.

3. Approval of Treasury Warrants for May 4, 2016. The treasury warrants for May 4, 2016 were approved by the unanimous consent of the Board.

4. Approval of Pending Contracts for May 4, 2016 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference. Ms. Gibson reviewed a Memorandum of Understanding with the NRTA for the Fast Ferry Connector service and answered questions from Board members. The pending contract for May 4, 2016 was approved by the unanimous consent of the Board. Mr. DeCosta said he would like to have an agenda discussion in the fall regarding funding sources for the Fast Ferry Connector service. Mr. Fee noted that information was received from Steamship Authority.

VII. CONSENT ITEMS

1. Resignation Acceptance: Parks and Recreation Commission. The Board accepted the resignation of Rich Turer from the Parks and Recreation Commission by consent.

2. Gift Acceptances: Natural Resources Department; Our Island Home. By consent, the Board accepted a \$10,000 gift from the Nantucket Shellfish Association for the Brant Point Shellfish Propagation Facility and a \$35,101 gift from the Nantucket Land Council and Great Harbor Yacht Club for water quality; and, a \$50 gift from LiUNA Local 1060 for Our Island Home.

VIII. TOWN MANAGER'S REPORT

1. Energy Office Quarterly Update. Energy Coordinator Lauren Sinatra presented the third quarter of fiscal year 2016 energy report. She reviewed the energy usage and costs at municipal facilities, noting that we had a warm winter and as a result saw reductions vs. FY 2015. Ms. Sinatra reviewed municipal facility energy reports for PLUS, Our Island Home, the Surfside Wastewater Treatment Facility and Public Health as well as identifying rebates and savings for the new fire station and Brant Point Shellfish Propagation Facility. She reviewed topics and updates regarding: a new municipal electric vehicle, rebidding electric supply contracts (noting the Town saw \$500,000+ in savings vs. National Grid basic service rates since 2012), municipal solar projects, and municipal electric aggregation, adding that MassSave will have its next energy audit week May 9-13, 2016. Ms. Sinatra introduced Kim Horyn, recently hired as a community outreach coordinator for SmartPower (National Grid client) who discussed efforts to defer a third electric cable to the island cable now branded as: "Demand Link Nantucket". Ms. Sinatra reviewed community outreach efforts including an energy code education series with the Nantucket Builders Association and EcoGroup's spring festival among others. Ms. Sinatra also reviewed the high school wind turbine and Renewable Energy Certificates (RECs), noting the wind turbine was been down for over a month. Mr. DeCosta said he would like a three-year report on costs vs. RECs.

2. Director of Municipal Finance: Review of OpenGov Financial Transparency Software. Director of Municipal Finance Brian Turbitt reviewed OpenGov financial transparency software that is designed for the public to be able to view various financial reports online. Mr. DeCosta commended Town Administration and staff saying the Town is "light years" ahead of many other towns, many of them larger, too, in terms of the amount of information and reports readily available on the Town of Nantucket website.

3. Review of Special Town Meeting Timeline. Ms. Gibson said she recommends scheduling the fall special town meeting to Monday, October 17, 2016 due to conflict on October 12. Ms. Hill Holdgate moved to reschedule the date of the special town meeting to October 17, 2016; Mr. DeCosta seconded. All in favor, so voted. Mr. DeCosta asked when the election associated with the special town meeting will happen. Ms. Gibson answered that there can be up to three municipal questions on the presidential election ballot and she will be coming forward with more information, noting we have until August 1, 2016 to determine.

4. Monthly Town Management Activities Report. Ms. Gibson reviewed personnel matters, meetings, projects and other activities from the past month. She reviewed a recent meeting with representatives of Boston MedFlight regarding alternative landing sites during the new hospital construction, noting MedFlight is looking at the Nantucket High School football field as an emergency secondary location. Ms. Gibson answered questions from Board members.

IX. SELECTMEN'S REPORTS/COMMENT

1. Discussion/Decision Regarding Location of New Our Island Home Facility. Chairman Kelly noted that Ms. Gibson prepared an assessment of the Our Island Home facility revocation. Ms. Gibson reviewed the timeline of Our Island Home for the past ten years, noting that Town Administration is recommending a new, small-house model facility for up to or approximately 40 beds at the Sherburne Commons site for various reasons including there not being enough space at the current location and that it is also not financially feasible. Mr. Atherton said he appreciates the efforts of the staff, consultants and the community, adding that the recommendation is good, the Board needs to support it and the Town needs to "get on with it." Chairman Kelly said he was a member of the former Our Island Home Work Group and at the time liked the idea of staying on current site but in the past

three years has come to believe that moving to Sherburne Commons site is a better decision and opens an opportunity to create relationships to benefit the elderly community. Ms. Hill Holdgate said when she first came onto the Board she had an extensive visit to Our Island Home, and was originally emotionally attached to the current site but now she feels the Sherburne Commons site is more appropriate and she supports it. She added that she hopes the Town can do something at the current site like the Saltmarsh Center for something for the community and elders. Mr. DeCosta said that facts, data and logic say there is no way to build a new facility at the current site and he supports a move but he is concerned about the cost of a new facility vs. other municipal needs. Mr. Fee said he feels that defining the location and an override request is easy, but the fiscal and operational plan is the hard part, not so much the facility but actually the staffing costs and issues. He added he is not sure the Town can afford a new facility and he is uneasy committing without this matter being sorted out. Chairman Kelly noted that he agrees and is not in favor of bring article to town meeting without that being worked out first but they need to agree on a location. Mr. Fee said union negotiations should be the first priority. Mr. DeCosta said he feels that operating costs should be taken out of the General Fund and funded through override. He added that he is on favor of having an Our Island Home facility but not one funded from the General Fund. Ms. Hill Holdgate said they need realistic projections but they need to be based on location and the model of care, adding that if the Town doesn't move forward with a new building the current one is going to be shut down at some point. Chairman Kelly opened the discussion to the public. Frances Karttunen asked if the small-house care model addresses the needs of the residents at Our Island Home, as that drives the point that the present site can't accommodate it. She asked if the model was chosen because it is "trendy" or does it reduce costs or is it better for the residents. Ms. Gibson said it is very much about the care, plus the state of Massachusetts and almost nationally is moving away from institutional type of care being currently offered, adding that reimbursements won't be available in the future for our current model. Human Services Director and Our Island Home Administrator Rachel Chretien stated that it is not trendy, noting that the small-house model is fully supported by the state, federal government and the industry, as well as supported by the Alzheimer's Association, and the level of care is equal or better with this model. She added that she has been visiting different small-house models to better understand them and seeing them in person has made her fully support the model.

At 7:07 Mr. DeCosta left the meeting; he returned at 7:09 PM.

Phil Stambaugh said he agrees with Mr. Fee that the site decision is easy but he is concerned about the costs feeling that the "cart is being put in front of the horse". Dave Fredericks stated that the current location is prone to flooding. Mr. Fredericks also shared that studies show that a change in location can have effects on lengthening life spans, and wanted to know the value of the current property asking if it can possibly be sold to the Land Bank. Ginger Andrews voiced confusion about the institutional model vs. a small-house model, and said she is skeptical about whether climate change could affect the Our Island Home site. Mr. DeCosta clarified that no one said that the site is in a flood plain; rather, it is in a storm surge plain, and storm surge and sea level rise is real. He stated it's "just a matter of time" before a perfect combination affects the site. Mr. DeCosta added he doesn't feel the state will approve a new facility at the current site because of the storm surge data. Ms. Chretien reviewed the differences between the current institutional model and the small-house model. John Stover said he feels the model does need to change; he reviewed flooding "facts" and said he is not concerned for the current site. Someone from the audience asked why the Sherburne Commons site and not somewhere else. Ms. Gibson explained that the Town owns the Sherburne Commons property and it would be near other elder care. Catherine Stover spoke in favor of waiting until 2017 Annual Town Meeting to vote on Our Island Home, saying she feels that Nantucket residents will lose their jobs with a care model change as it will result in needing less skilled staff. Ms. Gibson said it is not true that people will lose their jobs or that workers will be less skilled; it will require collective bargaining. Mr. Stover said there is not enough Town-owned land at the Sherburne Commons site and will need the Land Bank's help to make this work. Ms. Gibson agreed that there would need to be a land swap and it would require town meeting votes. Ms. Karttunen asked who decided on

SMRT as the designer and implied that consultant Jude Rabig is a spokesperson for "Greenhouse" buildings. Ms. Gibson responded that a RFP (request for proposals) was issued and SMRT was chosen through a bid process. Ms. Chretien clarified that "Greenhouse" is a brand, not a model and noted that the small-house model doesn't have to be a "Greenhouse". She added that a multi-level facility would increase staffing costs. Ms. Andrews asked if during the transition residents could go to Homestead or Sherburne Commons. Ms. Chretien said that the Homestead and Sherburne Commons are private facilities and don't qualify as nursing homes; she added that the Department of Public Health will have a say in resident placements which could be to off-island facilities if there are any openings. Chairman Kelly asked the Board what it feels about Town Administration's recommendation. Mr. Atherton moved to support Town Administration's recommendation; Mr. DeCosta seconded. Ms. Gibson reviewed next steps. Chairman Kelly asked Town Administration to flesh out a plan and report back to the Board in the near future.

2. Continued Discussion Regarding Board of Selectmen Strategic Planning Process. Chairman Kelly said next week's Board work shop meeting will be dedicated to the strategic planning process, noting that Ms. Gibson sent out an email to prepare for next week. He said he is trying to think of ways to make the Board's work "productive". Ms. Gibson noted that not every town has a strategic plan. She reviewed the planning process, including why develop a plan; who will own it; who will be in charge of it; who will keep it going; who will report on it; what will be the scope, content and number of years it covers; what will be the process; what information is needed to prepare a plan; and how to keep it durable as board members change. Some discussion followed regarding the Town's Master Plan and it was suggested that the last 10 pages of the Nantucket Planning and Economic Development Committee (NP&EDC) packet be included in the Board's workshop packet. Chairman Kelly requested that the Board's previous goals and objectives also be included. Mr. Fee wanted to know how much a strategic plan will cost.

3. Committee Reports. Mr. DeCosta said the school building committee met today and the project is on schedule and within the budget parameters. He said one issue is that National Grid needs a license agreement while waiting on easement to be approved at a town meeting and they hope to get it done by June 1, 2016. Mr. Fee reported he attended the recent NP&EDC meeting and it is asking for input on the Transportation Improvement Plan. He also reported that the Board of Health is going to enforce biodegradable packaging; he voiced concerns whether the products actually break down in the digester.

X. ADJOURNMENT

The meeting was unanimously adjourned at 7:52 PM.

Approved the 14th day of September, 2016.

BOARD OF SELECTMEN
MAY 4, 2016 – 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS

List of documents used at the meeting:

- III. 2. Invitation for CommBuys Hall of Fame inductees e-mail, April 27, 2016
- III. 3. Committee appointments 2016 timeline; 2016 committee openings information
- VI. 1. Draft minutes of January 20, 2016
- VI. 3. Pending contracts spreadsheet for May 4, 2016
- VII. 1 & 2. List of consent agenda items and recommended motions
- VII. 1. Resignation letter from Richard S. Turer
- VII. 2. Natural Resources letter requesting acceptance of gifts; Our Island Home letter requesting acceptance of gift
- VIII. 1. Memo from Energy Coordinator, re: FY16 3rd quarter report; KP|Law eUpdate: New law raises net metering caps and dept. of energy resources issues emergency "SREC" regulations; New York Times article: SunEdison files for chapter 11 bankruptcy protection, April 21, 2016; Nantucket High School wind turbine output report; letter to Department of Public Utilities, January 22, 2016
- VIII.3. Fall 2016 special town meeting proposed timeline
- VIII. 4. Monthly Town Management Activities report
- IX. 1. Our Island Home facility relocation summary; Our Island Home new facility FAQ sheet; Our Island Home long-term plan work group membership and charge; report of the Our Island Home work group, June, 2013, with cover letter; memo from Richard Webb/SMRT, re: site evaluation commentary, March 29, 2016; email from Frank Spriggs, re: Our Island Home, May 3, 2016
- IX. 2. Pages from the Handbook for Massachusetts Selectmen; Board mission statement