

BOARD OF SELECTMEN

Minutes of the Meeting of January 11, 2017. 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, and Dawn E. Hill Holdgate. James R. Kelly was absent.

I. CALL TO ORDER

Chairman Hill Holdgate called the meeting to order at 6:03 PM.

II. BOARD ACCEPTANCE OF AGENDA

The agenda was unanimously accepted as presented.

III. ANNOUNCEMENTS

1. The Board of Selectmen Meeting is Being Video/Audio Recorded.
2. Town Offices will be Closed Monday, January 16, 2017 in Observance of Martin Luther King, Jr. Day.
3. Erin Shrader Drug Free Coordinator from ASAP mentioned that on January 26 from 6:30 PM to 8:00 PM ASAP will have a talk about risk factors related to substance abuse and alcohol issues affecting Nantucket youth. The talk will be in the Nantucket Public High School cafeteria. Mr. DeCosta urged the community to assist to the meeting.

IV. PUBLIC COMMENT*

Madaket Residents Association President Charlie Stott spoke about the collective concern affecting Madaket residents on the potential loss of access to Smith's Point and Jackson Point if due to storms the access to Ames Avenue/Millie's Bridge is lost. Mr. Stott wants to encourage the Board to start developing a plan that addresses this issue. Mr. Stott also mentioned there is an online petition circulating among Madaket residents. Ms. Hill Holdgate communicated to Mr. Stott that this issue will be part of the agenda in the next couple of weeks. Tom Erichsen mentioned that Ames Avenue is a Town road as well as the roads across the bridge. Madaket Conservation Association President Bill Grieder spoke about the contract for F Street Pier and asked questions. Dave Fronzuto mentioned that the Ferry Service permit and engineer studies have just started and the project will not it will not happen until 2018.

V. NEW BUSINESS*

None.

VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of December 7, 2016 at 6:00 PM; December 14, 2016 at 6:00 PM. Mr. DeCosta moved to approve with changes noted by Mr. Atherton and Mr. Fee the minutes for December 7, 2016 at 6:00 PM and December 14, 2016 at 6:00 PM; Mr. Fee seconded. So voted, 4-0.
2. Approval of Payroll Warrants for Week of January 8, 2017. Mr. Fee moved to approve the payroll warrants for week of January 8, 2017; Mr. De Costa seconded. So voted, 4-0.
3. Approval of Treasury Warrants for January 11, 2017. Mr. Fee moved to approve the treasury warrants for week of January 8, 2017; Mr. De Costa seconded. So voted, 4-0.

4. Approval of Pending Contracts for January 11, 2017. Town Manager C. Elizabeth Gibson reviewed the various pending contracts and answered questions from the Board. Mr. DeCosta moved to approve the Marine Department contract; Mr. Fee seconded. All in favor, so voted. Mr. Fee moved to approve the Fire Department contract, Mr. Atherton seconded. So voted, 3-1. Mr. DeCosta abstained.

VII. CITIZEN/DEPARTMENTAL REQUESTS

1. Finance Department: Request for Approval to Borrow Remaining \$1,000,000 from Massachusetts Clean Water Trust for Community Septic Management Program. Mr. DeCosta moved to approve the vote in the Board's packet dated January 11, 2017 (attached); Mr. Atherton seconded. So voted, 4-0.

VIII. TOWN MANAGER'S REPORT

1. Our Island Home: Ms. Gibson reviewed the last 10 years discussion on the new space for OIH. She mentioned that in the last three or four years the Department of Public Health has expressed special concern regarding OIH current location. She mentioned the creation of the first OIH work group; the vote on the 2015 ATM vote on \$1,000,000 appropriation for the design of a new facility; the Board's vote on moving forward with the Small House model;

a) Proposed New Facility Financial Review. SK Advisor Toby Shea spoke on the financial feasibility of the OIH Small House project on Sherburne Commons. He mentioned the program specifics include: four separate homes located on the side of Miacomet Road (3 skill nursing bed houses with 4 bedrooms with private bath each, and 1 rest home with 10 level IV beds). He classified revenues as a payer mix (private payer, MassHealth and Medicare). Mr. Shea noted that the total project cost is of approximately \$30,000,000. Mr. Shae answered questions from the Board.

Consultant Jude Rabig compared the operations procedures of the Small House Model versus the Traditional Model. She mentioned this will be a shift to an efficient electronic environment that provides more security and electronic medical records. This new electronic environment allows workers to spend more quality time with the residents instead of their offices.

b) Design Plan/Project Cost Review. Dick Webb from SMRT mentioned the presentation is based on the Serburne Commons location, the existing conditions of the site plan. Mr. Webb answered questions from the Board regarding possibilities of expanding and staff housing.

Ellen Belknap from SMRT mentioned that this is a preliminary sample of a Small House Model with four small houses with 10 bed homes. She briefly described the interior designs and mentioned this is a less institutional more residential model, safer environment.

Mr. Webb mentioned that the estimated project cost is of \$29,928,000, with a little under \$22,000,000 for construction costs. The project cost does not include property acquisition. Mr. Webb answered questions from the Board. The Board discussed on different opinions on the final estimated cost. Mr. Webb mentioned that the project could start on spring/early summer of 2018 with potential completion of fall 2019.

c) Our Island Home Work Group Update. OIH workgroup chair Francis Karttunen presented six questions from the OIH workgroup: 1) What would happen with the current location? 2) Will the new facility be at risk of being privatized? 3) Is the Town committed to funding OIH? 4) Is it possible for the new facility to expand and adapt to the different changes the community may face? 5) Is it possible to study the concept of a home style facility other than the small house? 6) Is it possible to reconsider the current location for the new facility? Ms. Karttunen said that OIH work group would like the Board to remove the OIH article from the 2017 ATM, and the Board to incorporate into the planning of any new facility a demographic survey that will be carried out by Nantucket Center for Elder Affairs and the final report of the OIH workgroup. Darcy

Creech spoke against moving OIH from its current location, she read a prepared statement. Mr. Atherton feels that this situation cannot wait any longer; the Board needs to come up with a resolution. Chairman Hill Holdgate feels that the community will not be satisfied until Town exhausts all possibilities of keeping OIH in its current location. Mr. Fee reminded the Board that there are issues related to union, employees' housing, etc. besides moving OIH facility. Discussion among Board members. Mr. DeCosta agrees with taking it out of the 2017 ATM warrant since there is so much mistrust from the work group. OIH work group member Allison Forsgren spoke against moving OIH to Sherburne Commons. Ms. Forsgren mentioned that the property still need to be acquired; traffic studies and zoning changes are required; and there are neighbors complaining already. On the six questions from the OIH work group, Ms. Gibson mentioned that the Town is not planning on selling OIH, which would require a citizens' vote anyway. She spoke in favor of the Small House model pointing that it is much easier to expand than the traditional model. Ms. Gibson also mentioned that the possibility of building the new OIH at its current location needs to be study. However, she pointed it might be a very difficult, long, and expensive task to achieve. Mr. Atherton moved to take the OIH article off the ATM warrant; Mr. Fee seconded. So voted, 4-0.

2. Continued Discussion/Review of 2017 Annual Town Meeting Warrant Articles. Ms. Gibson continued reviewing 2017 Annual Town Meeting draft warrant. Planning Director Andrew Vorce reviewed the zoning articles. On the Historic District Commission article, the Board decided to discuss it next week since the HDC members are not present tonight. Mr. Vorce reviewed zoning articles and answered questions from the Board. Mr. Atherton expressed his opposition to buildings higher than 40' on the east side of Orange Street. Regarding DIF, Director of Municipal Finances Brian Turbitt reviewed the discussion with the Bond Counsel. Mr. Fee does not agree with putting it in the warrant until seeing how it works. Mr. Vorce answered questions about projects and whether or not to include them in the DIF. Mr. Vorce answered questions from the Board. Ms. Gibson asked the Board to look at the ordering of the articles. Regarding the citizen referendum ballot questions, Chairman Hill Holdgate moved to approve the first one but not on the other three; Mr. Atherton seconded. So voted, 4-0.

Pete Kaizer spoke in favor on getting a citizens' fair representation for repealing small mesh net fishing. Mr. Fee moved to vote to put request in the ATM warrant article; Mr. DeCosta seconded. So voted, 4-0. Mr. DeCosta moved to include the appropriation article for Miacomet Road parcels 44 and 48 and the ballot questions; Mr. Fee seconded. So voted, 4-0.

IX. SELECTMEN'S REPORTS/COMMENT

1. Committee Reports.

None.

X. ADJOURNMENT

The meeting was unanimously adjourned at 9:02 PM.

Approved the 1st day of February, 2017.

VOTE OF THE BOARD OF SELECTMEN

I, the Clerk of the Board of Selectmen of the Town of Nantucket, Massachusetts, certify that at a meeting of the board held January 11, 2017, of which meeting all members of the board were duly notified and at which a quorum was present, the following vote was passed, all of which appears upon the official record of the board in my custody:

- VOTED
- (1) That the Town shall issue a bond or bonds in an aggregate principal amount not to exceed \$1,000,000 (the "Bonds") pursuant to Chapters 29C and 111 of the General Laws and a vote of the Town passed on April 4, 2011 (Article 32), which authorized a total borrowing of \$2,000,000 for a community septic management loan program (the "Project");
 - (2) That in anticipation of the issuance of the Bonds the Treasurer is authorized to issue an interim loan note or notes (the "Notes") from time to time in an aggregate principal amount not to exceed \$1,000,000;
 - (3) that each Bond or Note shall be issued as a single registered security, and sold to the Massachusetts Clean Water Trust (the "Trust") at a price determined pursuant to the Financing Agreement;
 - (4) that the Treasurer is authorized to determine the date, the form, the maximum interest rate and the principal maturities of each Bond and Note, and to execute a Financing Agreement or Agreements with the Trust with respect to the sale of the Bonds and Notes, such date, form and maturities and the specific interest rate or rates of the Bonds and Notes to be approved by a majority of the Board of Selectmen and the Treasurer and evidenced by their execution of the Bonds or Notes;
 - (5) that all action taken to date by the Town and its officers and agents to carry out the Project and its financing, including the execution of any loan agreement by the Treasurer, are hereby ratified, approved and confirmed; and
 - (6) that the Treasurer and the other appropriate Town officials are each hereby authorized to take any and all actions necessary or convenient to carry out the provisions of this vote, including execution and delivery of the Financing Agreement or Agreements and the Project Approval Certificate and Regulatory Agreement or Agreements relating to the Project.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth

in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds or Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

Dated: January 11, 2017

Clerk of the Board of Selectmen

AM 63212579.1

**BOARD OF SELECTMEN
JANUARY 11, 2017 – 6:00 PM
PUBLIC SAFETY FACILITY COMMUNITY ROOM
4 FAIRGROUNDS ROAD
NANTUCKET, MASSACHUSETTS**

List of documents used at the meeting:

- VI. 1. Draft minutes of December 7, 2016 at 6:00 PM; December 14, 2016 at 6:00 PM
- VI. 4. Pending contracts spreadsheet of January 11, 2017
- VII. 1. Summary of Community Septic Management Program; borrowing vote
- VIII. 1. SK Advisors Consultant's Report/Financial Feasibility Analysis; SK Advisors PowerPoint presentation, re: Preliminary Project Feasibility; Our Island Home proposed site plan for new location; SMRT PowerPoint presentation, re: OIH feasibility study; project cost summary; Our Island Home Work Group questions/recommendations
- IX. 1. 2017 ATM warrant outline of articles; email from Town Counsel, re: draft HDC legislation; HDC appeal log; draft outline of articles from Planning; zoning maps; draft copy of 2017 ATM warrant; draft zoning articles