



# AMENDED MEETING POSTING

Original posting date: 6/23/2023 Original Posting # T 599

## 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)

RECEIVED

2023 JUN 27 AM 09:38  
NANTUCKET TOWN CLERK  
Posting Number:T 603

Committee/Board/s | SELECT BOARD

Day, Date, and Time | WEDNESDAY, JUNE 28, 2023 AT 5:30 PM

Location / Address | PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD AND  
REMOTE PARTICIPATION VIA ZOOM WEBINAR

Signature of Chair or Authorized Person | ERIKA MOONEY

**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

#### ***YOU TUBE LINK FOR VIEWING ONLY:***

<https://youtu.be/SydnQLVMlb4>

#### ***ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:***

[https://us06web.zoom.us/webinar/register/WN\\_oBesRcziQBesy9FQcRT9pA](https://us06web.zoom.us/webinar/register/WN_oBesRcziQBesy9FQcRT9pA)

- I. CALL TO ORDER***
- II. SELECT BOARD ACCEPTANCE OF AGENDA***
- III. ANNOUNCEMENTS***
  1. The Select Board Meeting is Being Audio/Video Recorded.
  2. **We Asked, and You Answered! Now Help Us Set the Island's Priorities for Transportation!** Take the Survey and Help Create PRIORITIES for TRANSPORTATION. [www.nantucket-ma.gov/lrtp](http://www.nantucket-ma.gov/lrtp) or Scan QR Code in Packet.
  3. Select Board Announcements/Comments.
- IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS***
- V. PUBLIC COMMENT\****
- VI. NEW BUSINESS\****

**VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS**

1. Approval of Minutes of June 12, 2023 at 9:00 AM; June 13, 2023 at 9:00 AM; June 14, 2023 at 5:30 PM; June 15, 2023 at 9:00 AM; June 23, 2023 at 8:30 AM.
2. Approval of Release of Executive Session Minutes of April 13, 2023 at 9:00 AM; May 18, 2023 at 1:00 PM.
3. Approval of Payroll Warrants for June 25, 2023.
4. Approval of Treasury Warrants for June 21, 2023; June 28, 2023.
5. Approval of Pending Contracts for June 28, 2023 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

**VIII. ANNUAL SELECT BOARD COMMITTEE APPOINTMENTS**

1. 2023 Annual Board, Committee, Commission Appointments.

**IX. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS**

1. Bicycle and Pedestrian Advisory Committee: Recommendation for 2023 Pilot Pedicab License for "NanTukTuk".

**X. REAL ESTATE MATTERS**

1. Request for Approval and Execution of ~~Purchase and Sale Agreement~~, Quitclaim Deed and Settlement Statement of Town-owned Yard Sale Parcel Known as Lot A, Atlantic Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass. of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.
2. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement of Town-owned Yard Sale Parcel Known as Lot B, Masaquet Avenue and Atlantic Avenue as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.
3. Request for Approval and Execution of Purchase and Sale Agreement, Quitclaim Deed and Settlement Statement of Town-owned Yard Sale Parcel Known as Lot D, Masaquet Avenue, ~~containing 3,433 ± square feet on a~~ **as Shown on Plan** of Land Entitled "Roadway Disposition Plan in Nantucket, Mass., of Portions of Unconstructed 'Masaquet Avenue' 'Atlantic Avenue'," Dated January 11, 2023, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2023-17, Pursuant to Vote on Article 99 of 2011 Annual Town Meeting.
4. Request for Acceptance of Non-Exclusive Walking Path Easement Over Parcel H-1, Woodbine Street and Nobadeer Avenue (Portion of 18 Nobadeer Avenue) as Shown on Plan of Land Entitled "Roadway Disposition Plan in Nantucket, Mass. of Nobadeer Avenue, Woodbine Street, Assessors Map 80 & 87," Dated December 29, 2010, Prepared by Bracken Engineering, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No. 2011-10.

5. Request for Acceptance of Use Restrictions for Properties on Old South Road Known as 105 Old South Road, 107 Old South Road and Lots 25 and 25 as Shown on Land Court Plan No. 16514-G as a Result of Article 66 of 2023 Annual Town Meeting which Changed Zoning Map from Residential-20 (R-20) Zoning District to Commercial Neighborhood (CN) Zoning District.

***XI. PUBLIC HEARINGS***

1. Public Hearing to Consider Accepting the Nantucket Open Space and Recreation Plan Pursuant to State Division of Conservation Services Regulatory Process (Continued from April 12, 2023; May 10, 2023).
2. Public Hearing to Consider the Takings by Eminent Domain of Perpetual Water Easements or Other Interests in Real Estate for the Purpose of Improving the Town's Water System and Providing Clean Water and to Construct, Inspect, Repair, Renew, Replace, Operate and Forever Maintain Water Lines and Mains with Any Manholes, Pipes, Conduits and Other Equipment and Appurtenances Thereto, In, Through, Under and Across the Private Ways Identified as Skyline Drive, Webster Road, and Portions of Monohansett Road and Okorwaw Avenue, as Shown on Plans of Land Entitled "Water Easement Plan, Monohansett Road and Okorwaw Avenue, Nantucket, MA, Nantucket County," Prepared by Greenman-Pedersen, Inc., "Water Easement Plan, Webster Road, Nantucket, Nantucket County," Prepared by Greenman-Pedersen, Inc., and "Water Easement Plan Skyline Drive, Nantucket, MA, Nantucket County," Prepared by Greenman-Pedersen, Inc., and "Water Easement Plan, Skyline Drive, Nantucket, Massachusetts," Prepared by Merrill Engineers and Land Surveyors, Copies of Which are on File with the Town Clerk's Office, Pursuant to MGL Chapter 79 and Vote on Article 96 of 2023 Annual Town Meeting.

***XII. TOWN MANAGER'S REPORT***

1. Review of Potential Warrant Articles for November 7, 2023 Special Town Meeting.
2. Monthly Town Management Report.

***XIII. SELECT BOARD'S REPORTS/COMMENT***

1. 2023-2024 Select Board Committee Representative Appointments.
2. Committee Reports.

***XIV. ADJOURNMENT***

***\*Identified on Agenda Protocol Sheet***

**EXHIBIT 1**  
**AGREEMENTS TO BE EXECUTED BY TOWN MANAGER**  
**UNLESS RESOLUTION OF DISAPPROVAL BY SELECT BOARD**  
**June 28, 2023**

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding	Term
Amendment	Town Administration	CDM Smith, Inc.	N/A	Extend the completion date of the contract for the handling of PFAS-impacted materials to December 31, 2023, for a total term of 18 months	N/A	June 15, 2022 - Dec 31, 2023
Amendment	Town Administration	CDM Smith, Inc.	Add \$48,900 to original contract amount of \$250,800 for new contract amount of \$299,700	Change order for Water Main Project west of Airport for design for Skyline Drive and Nobadeer Way; coordination of project phasing and procurement	2021 ATM Article 10	June 21, 2023 - Dec 31, 2023
Purchase Agreement	Town Administration	Harbor Fuel Oil Corporation	Fluctuating Pricing - Operating Expenses and Profit (O.E.P.) plus the Oil Price Daily (OPD) formerly the Journal of Commerce - Boston Low Reseller Rack Price	Supply and delivery of petroleum products for the Town	Various Town Budgets	July 1, 2023 - June 30, 2026
Professional Services Agreement	Town Administration	CDM Smith, Inc.	\$138,600	Landfill groundwater and surface water PFAS sampling - engineering services related to PFAS sampling of groundwater and surface water from existing environmental monitoring locations at Nantucket Landfill	2022 ATM Article 18 - PFAS Soil Investigation (\$2.0M)	July 1, 2023 - Sept 1, 2024

Professional Service Agreement	Town Administration	Pierce-Cote	\$54,000	Communications consulting services	Town Administration Budget - Professional Services	July 1, 2023 - June 30, 2024
Lease	Select Board	Deva, LLC	\$5,000/mo	Rental housing for Town employee at 36 Okorwaw; potential offset by rent rec'd from tenant(s)	Housing Office Operating Budget	July 1, 2023 - June 30, 2026
Lease	Select Board	Margaret Ruley	\$5,000/mo	Rental housing for Town employee(s) at 12A Toms Way; potential offset from rent rec'd from tenant(s)	Housing Office Operating Budget	September 12, 2023 - March 11, 2025
Purchase Agreement	DPW	MHQ, Inc.	\$129,789	Purchase of Ford F600XL - Trash Packer	DPW Capital 2019 ATM Article 10 - Replace Trash Truck	June 1, 2023 - May 31, 2024
Purchase Agreement	DPW	MHQ, Inc.	\$58,561.60	Purchase of Ford F350 Super Duty Truck	DPW Capital 2021 ATM Article 10 - Replace Ford 350	June 1, 2023 - May 31, 2024
Amendment	DPW	Pathfinder Tree Services, LLC	Add \$14,000 to original contract amount of \$183,600 for new contract amount of \$197,600	Add 8A Thirty Acres Ln to landscaping maintenance services contract for Town Buildings	Facilities/DPW Budget	March 1, 2023 - Feb 28, 2026
Amendment	DPW	Sarah B. Cleaning LLC	Add \$9,900 to original contract amount of \$72,799.92 for new contract amount of \$82,699.92	Add Nobadeer Fieldhouse Bathrooms to public restroom cleaning services	Facilities/DPW Budget	April 7, 2021 - March 31, 2024
Professional Service Agreement	Fire Dept	Frank Viscuso	\$4,200	Seminar on Leadership Development Training scheduled for February 2024	Fire Department General Funds Professional Services	July 1, 2023 - March 31, 2024

Professional Services Agreement	Fire Dept	BadgeQuest, Inc.	\$13,750	Nantucket Fire Captain promotional services	Fire Budget - Professional Services	July 1, 2023 - June 30, 2024
Professional Services Agreement	Human Resources	FutureComp/Omni Underwriting Managers, LLC	\$12,000	Annual renewal contract for Workers Compensation Insurance Services	HR Budget - Professional Services	July 1, 2023 - June 30, 2024
Software Agreement	IT	Applied Geographics, Inc.	\$4,500	MapGeo subscription annual agreement	IT Budget	July 1, 2023 - June 30, 2024
Software Agreement	IT	Civic Plus	\$11,323.67	Annual CivicPlus website hosting & services agreement	IT Budget	July 1, 2023 - June 30, 2024
Software Agreement	IT	KnowBe4	\$9,535.20	Cyber Security Awareness Training subscription and PhishER subscription	IT Budget	Aug 1, 2023 - July 31, 2024
Software Agreement	Health Department	SHI International Corp.	\$98,415.80	Renewal of end user agreement for Granicus Software	Short Term Rental Revolving Fund	July 20, 2023 - July 19, 2024
Professional Service Agreement	Our Island Home	Nantucket Pest Management	\$10,000	Monthly inspection services for OIH	OIH Budget	July 1, 2023 - June 30, 2026
Professional Service Agreement	Our Island Home	South Shore Generator Service, Inc.	\$5,000	Replace failed annunciator panel	OIH Capital 2017 ATM Article 12 - OIH Build Improv/Qual	June 2, 2023 - August 31, 2023
Software Agreement	Our Island Home	Cyracom International, Inc.	Not to Exceed \$4,500	End user agreement to purchase services under Vizient Supply, LLC contract for language services - translation, interpretation, spoken language proficiency & interpretive skills assessments	OIH Budget - Professional Services	July 1, 2023 - July 31, 2025
Amendment	Our Island Home	Cross Country Staffing	Add \$100,000 to original contract amount of \$500,000 for new contract amount of \$600,000	Professional staffing services for Registered Nurses and Licensed Practical Nurses (FY23)	OIH Budget - Professional Services	July 1, 2021 - June 30, 2023

Professional Services Agreement	Our Island Home	Cross Country Staffing	\$500,000	Professional staffing services for Registered Nurses and Licensed Practical Nurses (FY24)	OIH Budget - Professional Services	July 1, 2023 - June 30, 2024
Professional Service Agreement	Our Island Home	Vertex Companies, LLC	\$18,240	Owner's Project Manager (OPM) services associated with procurement of designer for Our Island Home project	OIH Budget - Professional Services	July 1, 2023 - June 30, 2026
Professional Service Agreement	Sewer	CDM Smith, Inc.	\$140,100	PFAS Foam Study - Surfside WWTF Aeration Tank Foam and Landfill Leachate Baseline Study	2022 ATM Article 22 - WWTF PFAS Removal Pilot Program (\$2,500,000)	June 1, 2023 - May 31, 2024
Professional Service Agreement	Transportation	BETA Group, Inc.	\$7,000	Engineering peer review services for proposed development at 18-24 Sparks Avenue	Escrow Account - Sparks Ave Professional Services - Planning Board	May 30, 2023 - Sept 29, 2023

## SELECT BOARD AGENDA PROTOCOL:

Roberts Rules: The Select Board follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Board. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action, if any. Except in emergencies, the Board will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Board to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Select Board meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Board to take up first. This time is reserved for speakers to address the Board on matters that are not related to any other Agenda item. If a speaker wishes to address the Board on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

*Disclaimer: Public Comment is not a time for debate or response to comments by the Board. Comments made during the Public Comment period do not reflect the views or positions of the Board. Because of free speech principles, the Board does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.*

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Board welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at his/her sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Board Members may have questions on



the clarity of the information presented. The Board will hear any staff input and then deliberate on a course of action.

Select Board Report and Comment: Individual Board Members may have matters to bring to the attention of the Board during a meeting. If the matter contemplates action by the Board, Board Members will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting and/or schedule the matter for a future Board meeting. Otherwise, except in emergencies, the Board will not normally take action on Select Board Comment.

Approved: April 26, 2023