



# Town of Nantucket Finance Committee

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**Committee Members:** Denice Kronau (Chair), Stephen Maury (Vice-chair), Joseph T. Grause Jr., Peter McEachern, Joanna Roche, Peter Schaeffer, Chris Glowacki, Jill Vieth, George Harrington

## MINUTES

**Tuesday, March 16, 2021**

*This meeting was held via remote participation using ZOOM and YouTube,  
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:00 pm by Ms. Kronau

Staff in attendance: Libby Gibson, Town Manager; Rachel Day, Assistant Town Manager; Brian Turbitt, Director of Finance; Rick Sears, Deputy Director of Finance; Ken Beaugrand, Real Estate Specialist; David Gray, Sewer Manager; Roberto Santamaria, Director of Health Department

Attending Members: Kronau, Maury, Grause, McEachern, Roche, Schaeffer, Glowacki, Vieth, Harrington

Late Arrivals: Vieth, 4:30 p.m.

Other Speakers: Dorothy Hertz, Chair Human Services Contract Review Committee (CRC); Brooke Mohr, Chair Council for Human Services (CHS); Linda Williams, CRC

Documents used: Warrant Articles for 2020 Annual Town Meeting.

Adoption of agenda.

Motion **Motion to Approve as drafted.** (made by: Maury) (seconded)

Roll-call Vote Carried 8-0//Harrington, Schaeffer, Grause, Maury, McEachern, Roche, Glowacki, and Kronau-aye

### I. ANNOUNCEMENTS

### II. PUBLIC COMMENT

- 1. None

### III. APPROVAL OF PRIOR MEETING MINUTES

- 1. None

### IV. COMMITTEE REPORTS

- 1. None

### V. DISCUSSION AND REVIEW WARRANT ARTICLES FOR 2020 ANNUAL TOWN MEETING (ATM)

- 1. Article 9 (Appropriation: Health and Human Services)

Discussion **Glowacki** – Recused but will speak as a member of the public.

**Hertz** – There is a “pandemic within the pandemic” involving domestic violence, substance abuse, and mental health; numbers being presented are not in line with what is “normal.” Despite the numbers, there is a concern for people who are afraid to seek help during the pandemic. Domestic violence went up 7.8%. Sexual assault saw a rise of 19%. Mental Health numbers increased but there is a concern on actual numbers since there is a fear to get out. Alcohol sales statewide for the 1<sup>st</sup> four months of COVID prevention were 485% above the previous year. We have to find a way to bring these issues to be better understood. Nantucket might do well to look at how Martha’s Vineyard oversees their Human Services programs under one umbrella. We have seen wonderful change in Fairwinds and their collaborative efforts with other Island entities and providing services. Small Friends is suffering with only 29 students; they can’t get the staff to fill their 69 pupil positions. Elder Services worries about elders in the community – where they are and are they getting the support they need. Artist Association

started a healing through the arts program; they've had fire fighters and teachers who enjoyed releasing tension through art. All service providers have admitted this has been a stressful year – providing services, meeting on ZOOM, and not have someone to talk with about it. Our immigrant population is very high, and our student body is the most diverse in the State. The Hospital has been working on working better with non-profits; we'd like to see their social services be more active.

**Grause** – From a numbers perspective, the CRC's strategy was to hold a lot of agencies flat and reduced the hospital by \$80,000 and increased Fairwinds by \$60,000. Asked how they came to that allocation.

**Hertz** – We looked at what the services were providing. We total funded the hospital ambulatory care and only part of their Social Services Department; we did not fund the Health Advocates, which is State mandated the hospital fund, and we no longer have to fund interpretive services. We looked at Fairwinds actual hand-on services.

**Roche** – In the past, we've had requests for ambulance services for getting people off Island. Asked if that was what was meant in terms of funding Ms. Hertz mentioned.

**Hertz** – Yes, CRC took it on as part of our funding last year. This year it came in a grant proposal and we are funding it 100%.

**Kronau** – Asked if the Martha's Vineyard umbrella is a “town” department or did the organizations decide to collaborate better. That Island has 6 towns with their own managers.

**Hertz** – Martha's Vineyard Community Services is run by Martha's Vineyard as an “island” entity; under that is 7 organizations.

**Day** – The umbrella organization was a non-profit counselling center that expanded.

**Mohr** – With regards to Fairwinds' request, they had an additional request for psychiatric services; they are the only source for psychiatric services on Nantucket. There was some great inter-agency collaboration this year; it bodes well for the future.

**Hertz** – On collaboration, Island agencies would have a better chance getting grant money if they join together.

**Kronau** – Will delay our motion until March 25<sup>th</sup>.

**Williams** – Ms. Hertz does a tremendous job. The need is not going away. We were able to fund everybody and only \$170,000 short. Was glad the appropriation has been bumped up to \$650,000.

Motion No at this time.

Roll-call Vote N/A

2. Article 72 (Bylaw Amendment: Council for Human Services)

Discussion **Kronau** – We already voted this.

Motion No action necessary

Roll-call Vote N/A

3. Article 83 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change)

Discussion **Gray** – Received a favorable recommendation. This incorporated a number of houses on Evergreen which should have been included before.

4. Article 84 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change - 18 Evergreen Way) Bryan Ryder

Discussion **Gray** – Received a favorable recommendation. This is actually now part of Article 83.

5. Article 85 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change - 154R Cliff Road) Bryan Swain

Discussion **Gray** – Did not receive a favorable recommendation and will require a 2/3<sup>rd</sup> vote at ATM.

6. Article 86 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change – 18 Kimball Avenue) Bryan Swain

Discussion **Gray** – Did not receive a favorable recommendation and will require a 2/3<sup>rd</sup> vote at ATM. This is adjacent to a sewer district but outside any needs area.

7. Article 87 (Bylaw Amendment: Board of Sewer Commissioners/Siasconset Sewer District Map Change - 8 Isobels Way) Richard Beaudette  
Discussion **Gray** – Did not receive a favorable recommendation and will require a 2/3<sup>rd</sup> vote at ATM. This borders a new addition to the ‘Sconset sewer district; we didn’t have enough information on the buildout capacity. ‘Sconset is being looked at for inclusion in the CWMP.
8. Article 88 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change – 1 Morgan Square) Lori Geddes  
Discussion **Gray** – Did not received a favorable recommendation and will require a 2/3<sup>rd</sup> vote at ATM. It is within the listed needs area and adjacent to a parcel that was added in a past town meeting
9. Article 89 (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change – Kimball Avenue and Heather Lane) Linda Williams, et al  
Discussion **Gray** – Did not receive a favorable recommendation and will require a 2/3<sup>rd</sup> vote at ATM. None of this area was calculated in the CWMP capacity flow for the Surfside facility; the flow is not yet accounted for. We’ve prioritized needs area to be included first. Looking for more information when it comes to ATM for a vote.  
**Glowacki** – Confirmed articles that did not get a positive recommendation will need 2/3<sup>rd</sup> vote. Asked the process for positive recommendations for map changes.  
**Gray** – The article and sewer checklist go to the Sewer Commission, Board of Health, and Planning. If it doesn’t receive 9 votes, it goes to Town meeting requiring a 2/3<sup>rd</sup> vote.  
**Kronau** – Asked the impact on sewer system if all get the vote.  
**Gray** – Some of these, such as Kimball Avenue, have privately installed force mains; we don’t know the capacity of those lines and will require engineer reports and recommendations. We need that information to support the articles.
- Motion **Motion to Support the Sewer Commission Recommendation on Articles 83-89.** (made by: Glowacki) (seconded)
- Roll-call Vote Carried unanimously//Harrington, McEachern, Glowacki, Grause, Schaeffer, Roche, Vieth, and Kronau-aye
10. Article 92 (Home Rule Petition: Real Estate Exchange of Nantucket Islands Land Bank’s Nobadeer Playing Fields for the Town of Nantucket’s Mill Hill Park)  
Discussion **Beaugrand** – This land swap is a critical step in the implementation of the overall recreation space plan; the fields are currently leased by the Town. This has been agreed and approved by the Select Board and the Land Bank board. Looking for positive motion.  
**Glowacki** – Asked for a description of the Mill Hill property.  
**Beaugrand** – It is the hill with the slope used for sledding and skiing in the winter; Dead Horse Valley is part of the property. This property is held by the Town and will go to the Land Bank.  
**Vieth** – Asked if the swap includes the paddle courts and pickle-ball courts (no).  
**Glowacki** – Asked how this is characterized.  
**Beaugrand** – It should be looked at as part of the long-term strategy of different aspects of Town and Land Bank properties and putting properties in the right hands to manage that property. This swap evolved out of discussion with Land Bank because the field lease was coming up for renewal.  
**Grause** – When we do this type of land swap, asked if there is an equivalent evaluation to ensure it is fair.  
**Beaugrand** – The Town decided not to do an appraisal to spare the expense, the amount of acreage is relatively the comparable.  
**Vieth** – Asked if this will be explained as being done so the Town can move forward with the concession at the fields.  
**Beaugrand** – The concession is a separate issue; that is being sorted out through the Department of Public Works. Having control of the property will make that easier.
11. Article 98 (Real Estate: Long-Term Lease Authorization/Airport)

- Discussion **Beaugrand** – This is to extend to 40 years the available lease time so entities building additional hangers will have time for their costs to amortize.  
**Schaeffer** – Asked if the current interest rates make it attractive.  
**Beaugrand** – That is only one part of it; the amortization is more important to them than the interest rates.  
**Kronau** – Asked if there are issue around procurements in doubling the lease terms.  
**Gibson** – The Town codes only allows 5-year lease terms; this allows something longer.
- Motion **Motion to Adopt Articles 92 and 98.** (made by: Roche) (seconded)
- Roll-call Vote Carried unanimously//Harrington, Grause, McEachern, Schaeffer, Maury, Glowacki, Roche, Vieth, and Kronau
12. Article 99 (Real Estate Acquisition: 114 Orange Street)  
13. Article 100 (Real Estate Conveyance: 114 Orange Street)  
14. Article 101 (Real Estate Acquisition: 64 North Liberty Street)
- Discussion **Kronau** – Articles 99, 100, and 101 are carry overs from last year with motions to adopt. Doesn't see anyone who wants to reopen these. Last-year's motions stand
15. Article 102 ((Real Estate Acquisition: Morgan Square) David Callahan  
16. Article 103 (Real Estate Conveyance: Morgan Square) David Callahan
- Discussion **Beaugrand** – These articles are a citizen's request for about 620 feet in length property. Field and Folger properties have no outlet to South Shore Road; if something were to block Blueberry Lane, Field and Folger would have no outlet to South Shore Road. As secondary access is important for emergency services, the Town should be able to retain an easement as part of the transaction to be able to provide access for the Town out to South Shore Road. That easement should be part of FinCom's recommendation.
17. Article 104 (Real Estate Acquisition: Hancock Street) Beth Maier  
18. Article 105 (Real Estate Conveyance: Hancock Street) Beth Maier
- Discussion **Beaugrand** – This part of a paper portion of a dead-end road. This is a cleanup with no public rights to retain; it provides clear title to the parcel and doesn't give additional build-out rights. He recommends a positive recommendation.
19. Article 106 (Real Estate Acquisition: "Way" off Quail Lane) Brenda Garnett  
20. Article 107 (Real Estate Conveyance: "Way" off Quail Lane) Brenda Garnett
- Discussion **Beaugrand** – This is in the Alexandria area off Surfside. It is a cleanup with no public rights to retain.; it provides clear title to the property and puts it back on the tax roll.
21. Article 108 (Real Estate Acquisition: "Way" off Hawthorne Way) Steven Roethke, et al  
22. Article 109 (Real Estate Conveyance: "Way" off Hawthorne Way) Steven Roethke, et al
- Discussion **Beaugrand** – This is an actively used area, so the Town has public rights to maintain; that can be resolved through an access easement with disposition of access right to the abutters.  
**Kronau** – That is an odd mixture.  
**Grause** – Confirmed this would enable Mr. Roethke's clients to do landscaping and provide screening from the public walkway.
- Motion **Motion to Adopt Articles 102 to 109 with the respective easements as stated.** (made by: Grause) (seconded)
- Roll-call Vote Carried unanimously//Harrington, Grause, McEachern, Schaeffer, Maury, Glowacki, Roche, Vieth, and Kronau

**VI. NEXT MEETING DATE/ADJOURNMENT**

Date: Thursday, March 18, 2021; 4:00 p.m.  
Modified Article 32

Adjournment:

Motion **Motion to Adjourn at 5:02 p.m.** (made by: McEachern) (seconded)

Roll-call Vote Carried unanimously//Harrington, Grause, McEachern, Schaeffer, Maury, Glowacki, Roche, Vieth, and Kronau

Submitted by:

Terry L. Norton