



# Town of Nantucket Capital Program Committee

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**Members:** Stephen Welch (Chair), Pete Kaizer (vice chair), Richard Hussey (Secretary), Christy Kickham, Peter McEachern, Jason Bridges, Nat Lowell

## MINUTES

Thursday, August 22, 2019

1 Milestone Road, Wannacomet Water Company, Conference – 10:00 am

Called to order at 10:00 a.m. and Announcements made.

- Staff: Brian Turbitt, Director Finance; Rebecca Woodley-Oliver, Assistant Procurement Officer; Alexandria Penta, Financial Analyst; Terry Norton, Town Minutes Taker
- Attending Members: Welch, Kaizer, Hussey, Kickham, McEachern, Bridges, Lowell
- Late arrival: Kaizer, 10:03 a.m.; Lowell, 10:04 a.m.; Kickham, 10:10 a.m.
- Early departure: Bridges, 11:26 a.m.
- Department Heads: Bret Lennerton, Manager Our Island Home; Mark Willett, Manager Wannacomet Water Company (WWCO); Denese Allen, WWCO
- Documents used: Copy of minutes for July 25 & Aug. 1, 2019; Our Island Home and Wannacomet Water CIP request.

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENTS

1. None

### II. APPROVE MINUTES

1. July 25, 2019: **Motion to Approve.** (made by: Hussey) (seconded by: Bridges) Carried 3-0//Welch abstain
2. August 1, 2019: **Motion to Approve.** (made by: Hussey) (seconded by: Bridges) Carried 3-0//Welch abstain

### III. OVERVIEW AND DISCUSSION OF FY2021 CAPITAL REQUESTS

1. Our Island Home (OIH)

Discussion a. Presentation of FY 21 requests:  
Replace Ceiling Tiles

**Lennerton** – This is a cosmetic/aesthetic project; the tiles are starting to yellow and metal strips showing rust. There are no structural issues. He plugged in \$90,000 as a cost; it’s from an on-line quote, which gives a range not including prevailing wage. It’s about 16,000 square feet (SF) in the common areas.

**McEachern** – If the framing is structurally sound, asked if there is a problem with paying for it out of the operations budget.

**Welch** – Asked if there is a way to phase the work so there is no big bite out of operations.

**Lennerton** – He could do that.

**Welch** – Suggested an assessment be done regarding air leakage and drafts while the tiles are out.

**Lennerton** – They have identified the sprinkler system but that isn’t pertinent to the ceiling tiles.

**Kickham** – Asked if any part of the grid needs repair.

**Lennerton** – The grid is fine. If we have a tile with a puncture and it’s replaced, it’s white and the others are yellowed.

Sprinkler System

**Lennerton** – This is to replace 300 feet of main piping for the sprinkler system; it’s a pressurized dry system. The pipes have gotten pinholes causing leaks and depressurizing the system, which trips an alarm. The pipe will be replaced with galvanized pipes.

**Hussey** – There are no dollars included for opening and closing the ceiling.

**Lennerton** – There is access to the pipes from the attic; no openings are anticipated. The next leak could be a larger leak that could cause water flow with water damage and displacement of residents. He pointed out that every capital project revolves around the status of a new building.

**Kickham** – Asked if this is an internal issue with the system and can the system be shut down to isolate the leak.

**Lennerton** – It's all based on pressure; if pressure drops to 90 PSI, it triggers the alarm; the secondary pressure point triggers the sprinklers.

**Bridges** – This is a safety concern.

**Hussey** – Asked if the threat is sufficient that waiting for approval could be a concern.

**Lennerton** – That is the gamble. It's happened twice already.

**Hussey** – Asked if the Town has an emergency process in place if the work needs to be done before Annual Town Meeting.

**Turbitt** – The Town would pay for it and then figure out where to transfer the money from and to.

**Welch** – Failure would cause greater discomfort for the residents. We'll be scheduling a review of the new OIH facility in a room with more space. Could further discuss this at that time.

b. RORI review for Replace Ceiling Tiles and Sprinkler System

**Turbitt** – Suggested not doing anything about the ceiling tiles; he'll tell Town Manager it was denied, and an alternate means of payment should be found. As yet, Ms. Gibson has not reviewed these requests.

**Kickham** – Suggested the members go ahead and fill the RORI out reflecting it is a low-priority project that can be paid for by alternate means.

**Welch** – Agrees with Mr. Kickham. Fill out the RORI form. No more questions on the tiles. He'd like to find a way to fast-track the Sprinkler System.

2. Wannacomet Water Company

3. Sconset Water Company

Discussion c. Presentation of FY 21 request

Water Main Replacement

**Willett** – The \$1.1M is to replace the main for Washington Street, Washington Street Ext, and a portion of South Water Street; the main currently dumps into the salt marsh beyond Sayles. The water is tested regularly; so far, it's clean but due to the materials of the pipes, that could change. About 5% to 6% of pipes in Town have asbestos in them; our goal is to get rid of all of that. As long as the water keeps flowing, it's clean; if it stagnates, it picks up the pollutants. Waiting for the CMOM to be done; we will do work wherever Sewer is working.

**Welch** – Asked about the timeline.

**Willett** – Reviewed the bidding process for this. Going with Robert B. Our.

**Bridges** – Asked about the maintenance of the current pipe.

**Willett** – We do sampling several times a year at \$150 a test. We have a budget line item for retained earnings to use on capital projects. We have finished a rate study; we don't have to increase our rates.

**Kaizer** – Clarified the numbers on the spreadsheet with the bid. Going forward, asked if there is supposed to be more information on the water main replacement.

**Welch** – We would like to see more details in the introduction of a project.

**Lowell** – For selling this project, this needs to be promoted as a forever pipe.

**Willett** – There is lead in the area of some of the meters, we will have to get into the sidewalk to remove the lead.

**Welch** – Part of our process is getting the out-year requests; WWCO might reprioritize with activation of the CMOM. The lead removal is an out-year project and should be on the RORI.

**Discussion** about how placement of the National Grid L8 conduit bank could be stacked onto the water and sewer main replacement projects and the impact on water and sewer rate payers.

**Welch** – It's important to keep in mind with respect to the L8, there were discussions about expending \$3.2M for underground facilities. We don't want to see the \$3.2M go away.

**Willett** – There are no requests for 'Sconset. A developing issue is, we have 480 volts coming into 'Sconset; that isn't enough power to run a water treatment plant and the pump station. We've been filming our voltage meter to show National Grid; every time the power fails, the sudden shut down puts years on the pump; there will be a request for a new pump in the future. He needs more power in 'Sconset.

d. RORI Review for Water Main Replacement

**Welch** – This should be coming to us as a \$1.7M, not \$1.1M. We're making a recommendation based upon the overall project cost; a portion could be funded from retained earnings.

**Discussion** about the cost and getting clarification on that.

**Kaizer** – Mr. Willett put the priority at medium; this is clearly a higher-priority project that must be done.

**Lowell** – He doesn't feel the rate payer should have to pay for improvements; that should come from the taxpayer as it benefits everyone.

**McEachern** – When a rate payor pays their water bill, 75 % pays for water and 25 percent ends up as retained earnings. The Finance Committee has been against creating \$2.5M in retained earnings. He feels the rates should be lowered and the budget balanced; WWCO would then go to Annual Town Meeting to get approval for repair/replacement projects.

**Discussion** about how to distribute payment of projects so they don't fall on the shoulders of one group of citizens when it benefits another group.

**Welch** – This is a topic being discussed by different Town entities at different levels for different reasons. Suggested this go on a slower agenda for discussion and to come to an agreement to make a recommendation.

#### IV. OTHER BUSINESS

1. Green Sheet/Committee Reports:

- a. **Welch** – The Green Sheet is a concept to allow liaisons and CapCom to transmit relevant information back to a department in a timely manner.
- b. **Hussey** – He had to leave the OIH building committee meeting after they announced the \$47M construction cost.
- c. **Lowell** – Regarding a new Senior Center, the information in an I&M article is incorrect; it implies the Cassidy property idea has been dumped; it has not.

2. Member Comments:

- a. **Welch** – He wants to keep the meeting contained to 1.5 hours.
- b. **Kickham** – He'd still like to see the Capital Improvement Project request form.
- c. **Welch** – Confirmed there are no liaison assignment changes. He will provide the liaison names to Mr. Turbitt.

3. Date of the next meeting:

Thursday August 29, 2019 at 10:00 a.m. – Nantucket Public Schools and IS/GIS

Adjourned at 12:03 p.m. by unanimous consent.

Submitted by:

Terry L. Norton