



**Town of Nantucket**  
**Capital Program Committee**  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Members:** Stephen Welch (Chair), Jill Vieth (vice chair), Richard Hussey (Secretary), Jason Bridges, Kristie Ferrantella, Pete Kaizer, Christy Kickham

**MINUTES**

Thursday, September 23, 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 10:02 a.m. and Announcements made.

Staff: Richard Sears, Assistant Director Finance; Terry Norton, Town Minutes  
Attending Members: Welch, Vieth, Bridges, Ferrantella, Kaizer, Kickham  
Absent Members: Hussey  
Late arrival: Kickham 10:04 am  
Early departure: Bridges  
Department Reps: Tom Rafter, Airport Manager; Noah Karberg, Assistant Airport Manager:  
Documents used: Draft minutes for September 2, 2021; FY2023 Capital Improvement Plan (CIP) Requests

Adoption of Agenda:

Motion **Motion to Adopt the agenda.** (made by: Vieth) (seconded)

Roll-call Vote Carried //Vieth, Bridges, Kaizer, Ferrantella-aye

**I. PUBLIC COMMENTS**

None

**II. APPROVE MINUTES**

1. September 2, 2021

Motion **Motion to Approve.** (made by: Vieth) (seconded)

Roll-call Vote Carried 6-0//Vieth, Bridges, Kaizer, Ferrantella, Kickham, and Welch-aye

**III. OVERVIEW AND DISCUSSION OF FY2023 CAPITAL REQUESTS & OUT-YEAR**

1. Nantucket Memorial Airport

Discussion **Karberg** – Reviewed FY2023 capital requests: Nobadeer Farm Road Housing at \$1.15m; Maintenance/Equipment/Vehicle purchase at \$389,000; TSA Flooring Replacement at \$53,000; IT & Equipment Upgrades \$155,000; Paint & Beads & Rubber/Markings Removal at \$729,000; South Apron Noise Berm Construction at \$1.35m; A220 Gate Hardstand at \$1.1m; Gate 8/Hangar 8 Paving at \$350,000; Permitting for Airport Layout Plan Update Projects & Runway 67-24 Reconstruction at \$500,000; Commuter Apron Reconstruction at \$6.4m; Terminal Improvements at \$8m; Airport Rescue & Fire Fighting Truck at \$1m; Direct Digital Control System for Terminal Geothermal at \$364,000; and the Airport Master Plan at \$650,000.

**Vieth** – Asked what repaving is occurring now.

**Karberg** – That is Taxiway Echo.

**Kickham** – The vehicles, asked about the primary operations vehicle, the Compliance Manager vehicles, and if any are vehicles are new or replacement

**Karberg** – A Ford pickup with a mobile tablet is a replacement for the operations vehicle. The Compliance Manager position has been vacant and so there has not been a specified vehicle. The electric vehicle is for managing the parking lots.

**Kickham** – Asked if the parking vehicle could be a golf cart.

**Karberg** – We need a vehicle able to support the technical equipment.

**Kaizer** – Asked for a breakdown of projects with costs that are bolstered by the Town or the Federal Aviation Administration (FAA) funds.

**Karberg** – Housing is airport funded; vehicles are airport funded with an 80% cost share with Massachusetts Department of Transportation (Mass DOT) grant; IT upgrade, flooring, and marking removal are airport funded.

**Kaizer** – Vehicles are usually presented as separate line items; that sometimes make it easier to know what vehicles we're looking at and if they are new or replacement. Doing that would be a big help.

**Welch** – It would help to have a one-layer-down summary of vehicles – a breakdown with a brief description of the equipment and vehicles.

**Karberg** – He will make that format available to the committee.

**Vieth** – Asked if the berm will be outside the fence.

**Karberg** – Entirely inside the Airport fence, which is abutted against the northwest boundary of the ramp. Described existing and proposed additional vegetation. It will be similar to the 'Sconset Sewer Plant berm. He will distribute the noise study to the committee members.

**Welch** – Asked if this is a pilot project.

**Karberg** – This is the only projected noise berm.

**Welch** – Back to the vehicles, asked for a breakout of the individual pieces of equipment and vehicles below the line item.

**Karberg** – Regarding the Gate Hardstand and Rescue and Fire Fighting vehicles, Jet Blue is replacing their current aircraft serving the Island with the Airbus 220, which is longer, wider, and heavier; that will move the Airport up a category regarding emergency response requirements.

**Welch** – The single largest expense is PFAS related; asked if there is a chance the FAA will provide funding.

**Karberg** – He doesn't expect any relief regarding PFAS coming from the FAA. He thinks it will come back to user funding and costs recovered from responsible parties.

**Welch** – Back to housing, he thinks the cost per unit is nearly 2 orders of magnitude the projection for the Town employee housing. Clarified these are 2 units with a total of 5 bedrooms.

**Rafter** – It's 2 buildings, each with 2-bedroom and 3-bedroom units.

**Welch** – That's a total of 10 beds. Suggested as opposed to paying a premium for construction costs to try to leverage existing housing stock and keep the land open for future employee housing at a lower cost. Asked Mr. Karberg to touch on larger out-year projects.

**Karberg** – FY2024 the construction costs for housing is \$5.528m; vehicle maintenance is \$490,000; the next phase for 220,000 square feet of apron reconstruction and reconfiguring Taxiway Charlie. For FY2025, we're looking at \$19.8m for the next phase of apron reconstruction for small corporate jets/general aviation and relocation of Taxiway Foxtrot. For FY2026, \$41.2m is for reconstruction of the main air-carrier runway.

**Kaizer** – Looking at the housing number, right now real estate is very expensive, but duplexes are selling for less than \$2m. Asked the possibility of buying housing.

**Rafter** – Reminded the group of the challenge they face regarding timing and annual town meeting; all our applications are due May 1.

**Welch** – He didn't see that housing is AIP funded; if it were, it would be in the art of the language. Suggested trying to work in purchases to certain specifications and working out other uses for that vacant lot.

**Rafter** – He'll working language for the bond offering.

**Welch** – Asked Mr. Karberg to send a breakdown of vehicles to Mr. Sears.

#### IV. RORI REVIEW AND RESOLVE OUTSTANDING ISSUES

Discussion **Welch** – Relative maintenance equipment and vehicles, suggested a discussion on how to package this; that also allows our recommendations to address sub-items we don't want to put forward.

**Kaizer** – His only comment to that request, some vehicles and equipment are under \$50,000. Mr. Welch’s suggestion would be prudent.

**Welch** – Breaking them out could also become an asset management tool allowing easy tracking of cost and supplemental funding.

**Kickham** – Asked about approaches for AIP funded projects if there is a formula for full funding with reimbursement.

**Sears** – We request the borrowing for the full amount, then if we get the funding, we don’t borrow that full amount.

**Rafter** – The FAA requires up front full funding, but we don’t borrow the full amount. Mr. Turbitt works very closely with the FAA.

## V. OTHER BUSINESS

1. Green Sheet/Committee Reports
  - a. None
2. Good of the Order
  - a. None
3. Date of the next meeting
  - a. Thursday, September 30, 2021 at 10:00 a.m.: RORI review workshop

Adjournment:

Motion **Motion to Adjourn at 11:00 am**, (made by: Vieth) (seconded)

Roll-call Vote Carried 5-0//Vieth, Kaizer, Kickham, Ferrantella, and Welch-aye

Submitted by:

Terry L. Norton