NANTUCKET TOWN ASSOCIATION APRIL MONTHLY MEETING

April 28, 2026, at 4:00 pm
Meeting held by Zoom

FINAL AND APPROVED MINUTES

Attendance: Members: Trish Bridier, Mary Anne Easley, Doris Hanna, Mary Longacre, Lee Saperstein, Bill Seay (Zoom), Campbell Sutton, Charley Walters.

Guests: Libby Gibson, Town Manager, Rick Sears, Deputy Town Manager.

The Zoom link for remote attendance is, as always, https://us02web.zoom.us/j/87455121153.

1. Call to Order.

Mary Anne Easley, President, started the meeting at 4:01 pm; she announced that the meeting was being recorded and is available at https://youtu.be/8AIxFblpDdY.

2. Approval of the March 28, 2026, minutes.

Mary Anne Easley called for a motion of approval for the minutes of March 28, which was made by Trish Bridier, seconded by Mary Longacre, and approved unanimously.

3. Treasurer's Report.

Mary Longacre gave the Treasurer's report, attached, and said that there was a beginning balance of $4055.97. There was a lot activity including dues receipts of $180.00, a website fee of $603.92, a modest PayPal fee, and the donation to the Atheneum of $500, leaving a new balance of $3,127.43. She reported, also, that the Association has a fund balance of $41,754.75 in the Community Foundation for Nantucket (Nantucket Town Association Reserve Fund). A motion to approve the report was made by Trish Bridier, seconded by Bill Seay, and approved unanimously. Mary Anne Easley reminded members that dues need to be paid and can be done so on the Association's web site.

4. New Business.

In respect for the Town Manager's schedule, Mary Anne Easley moved her presentation prior to Old Business. Town Manager, Libby Gibson thanked the association for hosting her and Rick Sears, Deputy Town Manager.

Libby Gibson began her presentation with a review of the 2026 ATM/ATE General Information and Statistics, correct as of 4/14/26. She said that the development of the warrant starts in October and involves many meetings and discussions with the Select Board, SB, Finance Committee, FinCom, Capital Program Committee, Planning Board, PB, and internal Town Administration meetings.

The Select Board adopts the warrant at the end of January and it is published in the newspaper, which is not required, and made available online. The FinCom and PB motions are adopted by early March; the SB considers and adopts any Comments and the warrant with motions goes to print and then is mailed to all registered voters pursuant to a timeframe prescribed by the Town Charter (14 days prior to Town Meeting). She strayed briefly from her presentation to relate that the Warrant received by the Moderator was missing introductory pages and there was a fear that this would be the case for all copies. Luckily, after review, it was seen that this was an one-time fault and all other copies were complete. She then resumed her prepared remarks.

This year, FY 2026, there are 84 articles; there were 104 in 2025, and 112 in 2024. Articles are grouped by major category:

- zoning: 26 (37 in 2025, 22 in 2024)
- general bylaw: 6
- real estate: 5
- HRP: 4
- citizen: 9 (26 in 2025, 27 in 2024)

She then pointed out that there are seven ATM Articles contingent upon ballot questions (ATE = May 19) one of which is for a capital exclusion and six are for debt exclusions.

Annual tax bill for a year-round property valued at $1,978,500 and which qualifies for a residential exemption will increase by approximately (See below – per year) for 25 years; numbering reflects the order on the ATE ballot and the related warrant article number is included also. DE = debt exclusion and CO = capital exclusion. Tax payers may use the Town's Tax-Rate Calculator to estimate future taxes for their own properties, https://atmtaxratecalculator.nantucket-ma.gov/.

- Q1/Article 11 (DE – Proposed New Our Island Home Facility - $119,000,000/$254.16)
- Q2/Article 12 (DE – School Athletic Facility Improvements - $26,000,000/$49)
- Q3/Article 13 (DE – Town Employee Housing (Design, OPM, Construction - $7m/$11.44)
- Q4/Article 14 (DE – LORAN Barracks Employee Housing Phase IV - $5.4m/$8.85)
- Q5/Article 15 (DE – Somerset Needs Area Sewer Ext - $44.8m/$78.79 -Note up to 25% of sewer related costs is to be assessed to benefitted property owners)
- Q6/Article 16 (DE – Tom Nevers Debris Removal and Erosion Control - $8m/$13.06)

- Q7/Article 10 (CO – 11 items, vehicles & equipment - $2,274,300/$55.15 for one year)

The total impact on avg year-round property w/res exempt if ALL questions passed:

First year: $473.68
second year: $415.68

Libby Gibson then went on to cover the General Fund Operating Budget for FY 27 (A8), which is a total of $148,901,465, up 5.89% over FY 26. For comparison, the operating budgets were (FY 26 (A8)) $140,613,890, up 7.33% over FY 25, which was $131,013,302 and was 12.49% over FY 24.

Articles that generated the most discussion at the Finance Committee and/or Select Board level included:

A11 Our Island Home
A12 School Athletic Facilities
A68 Noise Bylaw Amendments
A73 Auth to License Town Property for Erosion Control

As she prepared to answer questions, Libby Gibson reminded members that ATM outreach includes videos for articles with ballot questions; the Voter's Guide with QR Codes; the video recording of the FinCom info session of 4/16; meetings with Community groups; Town Manager e-news; Town Meeting handouts; social media posts; and May the Fourth campaign.

Annual Town Meeting, ATM, will begin in the High School Auditorium on Monday, May 4th, at 4:30 pm with check in beginning at 3:30 pm. It is possible that the ATM will go to a second night that will begin also at 4:30 pm. Electronic voting will be used by means of the hand-held remotes. Only drinking water will be allowed into the auditorium. The Annual Town Election, ATE, will be Tuesday, May 19th, also at the High School, from 7:00 am to 8:00 pm.

The Guide to the ATM is available online at https://mailchi.mp/nantucket-ma.gov/2026atm. Each element of the online voters' guide has a link to further information. The printed version will have printed QR codes for each element. The Guide is meant to explain Warrant Articles in plain language to help voters to understand the sometimes complex, legal language required for an action article. The Guide does not include explanations for citizen-proposed articles.

Libby Gibson went on to say that each article that is likely to be called will have a Point of Contact who will be knowledgeable on the article, will make the initial presentation, and will be available to answer questions posed through the moderator. She said also that questions had been raised about Technical Amendments presented to the voters at the beginning of the meeting. Preferably, everything would be correct and they would not be needed but she admitted that there could be seven or eight. Unfortunately, typos, corrections to dates, and insertions of the latest correct values will be needed. In response to a question, she said that information comes in too late to be gathered into a handout. Something new this year will be a fact check on comments made from the floor. If she notes that there is something being said that is factually wrong, she will signal the Moderator and the Point of Contact who will make a correction.

Lee Saperstein led the questioning with a question about projections of future tax income. He noted that property values have been rising substantially and, while such projections may not be used for budget purposes, they may help to guide future budgeting. Libby Gibson replied that Town Administration did believe that more detailed budget analysis was in order and that they may prepare a report on this item. She noted also that, as the Town grows and faces new calls for support, there will be greater demands on the Town. She, and several others, noted that individual tax assessments are made annually and rise coincidentally with a rise in property values. She said, also, for comparison purposes that they have been studying budget overrides in other Massachusetts towns. Because non-profit entities do not pay taxes, they are studying, also "Pilot" payments made by major non-profits such as universities and hospitals in Boston and Cambridge to their municipality.

Mary Longacre asked about the timeline for replacement of the Town's Finance Director and was told that a search was being initiated and that we should soon see advertisements. The outgoing Director has indicated a willingness to help with current financial issues and to help train his successor.

Mary Anne Easley asked about future Annual Town Meetings and whether or not remote voting would be possible. Libby Gibson replied that this an issue of interest to the Town but that, until the technology of voter verification was improved, the Town will stay with an in-person ATM. Campbell Sutton noted that several articles, such as the one for Storm Water, were complex. Libby Gibson replied that the complex issues had been the subject of information sessions, some of which were recorded and are on the Town's web site. Mary Longacre pointed out that there was disparity in page numbering between the printed Warrant and the PDF available from the web site and that this could make difficult rapid searches for pages during a debate.

Mary Anne Easley thanked Town Manager Libby Gibson and Deputy Manager Rick Sears as they left the room at 4:50 pm.

5. Old Business.

Mary Anne Easley said that she amended the agenda to defer a discussion on charitable contributions until after the presentation. She then said that it would be best to defer this item to the next, i.e., May, meeting. Mary Longacre asked about the status of our affiliation with the Chamber of Commerce. After some discussion, she discovered in the January minutes that we had voted to join the Chamber. Lee Saperstein said that we should enhance this relationship by appointing a liaison to the Chamber and also by providing them with schedules and other material for their newsletter.

Mary Anne Easley returned to the issue of the Association's balance in the Community Foundation's accounts. Part of the May discussion would be the source of funds for donations. She asked the Treasurer for more information on this account and its potential for funding.

6. Adjournment.

Mary Anne Easley adjourned the meeting at 4:59 pm. The next meeting will Tuesday, May 26, 2026, which is the day after Memorial Day.

Lee Saperstein, Secretary, 2 May 2026

APRIL TREASURER'S REPORT:

Available Balance at last report: $4,055.97 on 03/24/26

Dues Received	$90.00	through Paypal
	$90.00	checks

Total Income	$180.00	
Expenses:	$-603.92	Website hosting annual renewal
	$-500.00	Annual Atheneum donation
PayPal Fees:	$-4.62	

Total Expenses	$-1,108.54	

Balance as of 04/28/26:	$3,127.43	

We received a thank you letter from the Atheneum for our donation.

32 members have paid their dues for 2026 so far (including people who joined in late 2025)
At this date, 63 members paid their dues for 2025