



## **NANTUCKET TOWN ASSOCIATION MEETING**

April 26, 2022, at 4:00 pm  
Meeting held by Zoom conferencing

### **DRAFT MINUTES FOR REVIEW AND APPROVAL**

Attendance (Participants as noted by Zoom): Charity Benz, Trish Bridier, Tris Dammin, Anne Dewez, Mary Anne Easley, Paula McLeod, Sarah Ann Miller, Gail Nishimura, Paula Perun, Lee Saperstein, Bill Seay, Anne Terry, Henry Terry, and Paula Williams.

Guests: Libby Gibson, Town Manager, Brian Turbitt, Finance Director, Rick Sears, Assistant Finance Director, Andrew Vorce, Planning Director, Leslie Snell, Deputy Planning Director, Ken Beaugrand, Real Estate Specialist, and Janet Forest, Atheneum.

Thanks to the Atheneum, Janet Forest, for hosting the meeting. which was recorded and the link to YouTube is included here: <https://youtu.be/bCcHIW5dGdg>.

#### **I. Call the April 26, 2022, Nantucket Town Association Meeting to Order.**

President Henry Terry called the meeting to order at 4:00 pm. He announced that the meeting is being recorded and those who could not attend are welcome to use the above link to watch the recording. He also announced that, to avoid conflicts with the Open Meeting Law, there would be no discussion of the Nantucket Town small area plan because members of that working group are in attendance at today's meeting and no agenda for it has been posted.

#### **II. Approval of minutes of the Meeting of March 22, 2022.**

Henry Terry asked for approval of the minutes of the meeting of March 22, 2022. Trish Bridier moved approval, Anne Terry seconded, and the vote to approve was unanimous.

#### **III. Treasurer's Report.**

Anne Terry, Treasurer, gave the Treasurer's report, attached. The report shows dues received of \$355.00, no expenditures and an end balance of \$4253.54. A motion to approve was made by Trish Bridier, seconded by Mary Anne Easley, and approved unanimously.

#### **IV. Guest Presentation: Town Officials.**

Henry Terry received unanimous consent to revise the published agenda so that the guest speakers could go first. Old and New Business items would be deferred until after the talk so as to let them return promptly to their busy schedules. Libby Gibson, Town Manager, and several of the Town's Department Heads presented a summary of the issues before Annual Town Meeting, ATM, and then answered questions.

After thanking the Town Association for the opportunity to speak about ATM, Libby Gibson summarized the meeting warrant. There are 107 individual warrant articles, which is nearly the same number as last year. The 2022 Annual Town Meeting Voters' Guide is posted on the Town Clerk's web site and it is a helpful review of the ATM: <https://nantucket-ma.gov/2285/2022-Annual-Town-Meeting>.

Articles are grouped by major purpose and presented in the same order. After articles dealing with the Town's finances, come

- Zoning: 22 articles, which is fewer than the 26 last year;
- General Bylaws: 9 articles;
- Real Estate: 19 articles;
- Home Rule Petitions: 8; and
- Citizens' Articles, placed according to their major purpose: 31; there were 55 in 2021 with 26 of them carried over from the shortened 2020 ATM.

Noted is that the General Fund Operating Budget for Fiscal Year 2023, found in article 8, is \$104,523,366, which is up 7.42 percent over Fiscal Year 2022.

A number of the articles require passage at ATM, some with super majorities, and then passage, with a simple majority, at the Annual Town Election, ATE, on May 10<sup>th</sup>. One of them, Article 10, is for a capital expenditure exclusion and the others are for debt exclusions from the 2 ½ percent limitation. A single ATE ballot question is for approval of a Town Charter Amendment, which was approved at last year's ATM. The ballot questions are based on the warrant articles; shown also are funding amounts and the 20-year impact on the real estate tax for a median-valued home (\$1,358,369) with a residential exemption.

- Ballot Question 1, ATM article 11: approves Our Island Home design and other state-mandated planning and management expenditures: \$8.5 million; \$20.04.
- Ballot Question 2, article 12: Supplemental funding for replacement of the Harbor Master's building; \$2 million; \$4.73.
- Ballot Question 3, article 13: Reconstruction of Pleasant Street and sidewalks from Main Street to Silver Street; \$2 million; \$4.73.
- Ballot Question 4, article 14: Repairs to LORAN barracks for safe use by seasonal Town employees for housing; \$4.5 million; \$10.62.
- Ballot Question 5, article 15: Rebuilding of Nantucket Public Schools athletic fields: \$5.6 million; \$13.21.
- Ballot Question 6, article 16: Design of a central municipal facility; \$6 million; \$14.15.
- Ballot Question 7, article 17: Construction of town employee housing; \$8.5 million; \$20.04.

- Ballot Question 8, article 18: PFAS soil investigation; \$2 million; \$4.73.
- Ballot Question 9, article 19: Acquisition of 10-12 Washington Street, the Greenhound Building, for use as a transportation center; \$4.75 million; \$11.21.
- Ballot Question 10, article 20: Funds in furtherance of acquisition of affordable housing; \$10.0 million; \$23.58.
- Ballot Question 11, article 10: Debt exclusion for capital fund expenditures on vehicles and equipment; \$1.016 million; \$37.67 for one year only.
- Ballot Question 12: Charter amendment as approved in 2021 ATM.
- Ballot Question 13, article 10: Water main extension west of the airport contained in the same article as the funds to be approved by Question 11; \$9.0 million; \$21.22.

She then asked Brian Turbitt, Finance Director, if the tax-rate impact spread sheet was available on line. Soon, he said and then used screen share to show the spread sheet. It displayed the numbers detailed above and also showed that the total 20-year tax increased impact would be \$185.94 for year one and \$148.27 for years 2-20. It is attached to these minutes.

Libby Gibson then moved to the subject of the Town's outreach activities. The Voters' Guide has been supplemented with videos. The Finance Committee held a meeting on April 26<sup>th</sup> as an information session; on the same day, obviously, she came to the Nantucket Town Association for an information session. On the next day, she will meet with the Nantucket Rotary. The Town Manager's e-News April edition is dedicated to the ATM.

She then allowed as how she had finished her prepared remarks and was ready to answer questions. Henry Terry asked the first one, namely, would the ATM be indoors. Yes, was the reply, it will be held in the High School auditorium and, while masks will not be required, attendees will be welcome to wear one. There will be space for an overflow crowd in the nearby gym that will be equipped with full video. Voting will be done electronically with the hand-held devices. Pamela Perun asked about the order in which articles are presented; she remembered that a previous meeting had an unannounced change in the order. Libby Gibson said that no change in schedule was expected but could not be guaranteed. Tris Dammin asked if there would be room in the overflow room for non-voting attendees and the answer was yes but similarly to the main room, their section would be separate from the voters.

Marsha Fader asked about the capital request for Our Island Home and how it was generated. Brian Turbitt answered by saying that the State requires projects of this estimated cost to have a designated "Owners Project Manager" which typically costs approximately 17 percent of the estimated construction cost, which is now set at \$50-plus million, plus the design costs and related expenses. Responding to a follow-on question, he said that there would not be a request for bids until there was voter approval of this expenditure. Anne Dewez asked if all non-voters could be seated in the overflow room leaving more room in the main room for voters. Libby Gibson said that they will not know if the overflow room will be needed until the meeting begins and that the main-room space, which is to one side of the stage, might be all that is needed.

With no further questions, she said that she is most willing to answer questions sent to her by e-mail at [TownManager@nantucket-ma.gov](mailto:TownManager@nantucket-ma.gov).

## **V. Old Business.**

Henry Terry reminded the membership that Gail Walker and the Nantucket Lights Initiative was still looking for participation from a member of the Town Association. Those interested should go to their web site to volunteer: <https://nantucketlights.org/>.

Marsha Fader then introduced her friend and neighbor, Liz Hillger, who asked about the status to the Pacific National Bank building on the Main Street Square. It has been closed for months with large signs on the door and in the windows saying so. Henry Terry, for whom this is his local bank, said that the reason they gave to him was lack of staff and that they hoped to resume service there soon.

Liz Hillger said that the closure was contrary to the notion that we need a lively downtown. Could the Town Association do anything about it; perhaps by asking the Chamber of Commerce to help. Leslie Snell, Deputy Planning Director and a member of the Board of Directors of the Chamber, said that a new Executive Director had just arrived and that we could approach him but with a realization that he might need a few weeks to settle in.

## **VI. New Business.**

There was no new business.

Henry Terry then said that there being no other comments, it was time for adjournment and Trish Bridier so moved, Anne Terry seconded, and the vote was unanimous.

## **VI. Adjournment.**

The meeting was adjourned at 4:30 pm.

**\*Next meeting is May 24, 2022, and will be via Zoom unless a decision to hold an in-person meeting is made; more information will be forthcoming with the next agenda; if one uses Zoom, registration is available at the following address:**

<https://us02web.zoom.us/meeting/register/tZwrcOCsqj0iH9CoJJCY4FXOdz-tHfyynBrX>.

Lee W. Saperstein, Secretary, [saperste@mst.edu](mailto:saperste@mst.edu).

**NANTUCKET TOWN ASSOCIATION**

Treasurer's Report

Apr 26, 2022

Beginning Balance

\$3,898.54

Deposits  
Dues

\$355.00

Expenditures  
None

End Balance

\$4,253.54

**Tax Rate Information**

Ballot Question	Article	Override Purpose	TYPE	Amount	Estimated Tax Increase		
					Median Yr Round	Avg. Year Round	Avg. Yr Round w Residential Exemption
					\$1,143,660	\$1,358,369	\$817,350.00
1	11	Our Island Home Facility-Design/OPM	Debt Exclusion	\$8,500,000	\$28.04	\$33.31	\$20.04
2	12	Renovate/reconstruct Harbormaster Building (Supplemental Funding)	Debt Exclusion	\$2,000,000	\$6.62	\$7.86	\$4.73
3	13	Pleasant Street Repaving with Improved Sidewalk-Silver to Main	Debt Exclusion	\$2,000,000	\$6.62	\$7.86	\$4.73
4	14	Loran Seasonal Housing Repairs Phase 2	Debt Exclusion	\$4,500,000	\$14.86	\$17.65	\$10.62
5	15	Nantucket Public Schools-Campus-wide Improvements	Debt Exclusion	\$5,600,000	\$18.48	\$21.96	\$13.21
6	16	2 Fairgrounds Office Building- Design & OPM	Debt Exclusion	\$6,000,000	\$19.80	\$23.52	\$14.15
7	17	Seasonal Employee Housing-Construction	Debt Exclusion	\$8,500,000	\$28.04	\$33.31	\$20.04
8	18	PFAS Groundwater soil investigation	Debt Exclusion	\$2,000,000	\$6.62	\$7.86	\$4.73
9	19	Real Estate Acquisition: 10-12 Washington Street	Debt Exclusion	\$4,750,000	\$15.68	\$18.63	\$11.21
10	20	Affordable Housing Trust	Debt Exclusion	\$10,000,000	\$32.99	\$39.18	\$23.58
11	10	Capital Exclusion	Capital Exclusion	\$1,176,000	\$52.71	\$62.61	\$37.67
13	10	Water Mains West of Nantucket Memorial Airport	Debt Exclusion	\$9,000,000	\$29.69	\$35.27	\$21.22
					\$309.02	\$385.94	

Assumptions are based on FY 2022 approved values and tax rates using a shift of 1.70 and Residential Exemption of 25%  
 FY 2022 Residential Tax Rate before the Debt Exclusion or Capital Expenditure is \$3.74 per thousand.

FY 2022 Commercial Tax Rate before the Debt Exclusion or Capital Expenditure is \$6.40 per thousand  
 \*CIP=Commercial, Industrial and Personal Property. \$2,000,000 was selected as the benchmark assessment for commercial properties.

\*\*There are currently 18 properties classified as Open Space. Their average value is \$118,222  
 FY 2022 Open Space Rate before the Debt Exclusion or Capital Expenditure is \$3.43 per thousand.  
 Nantucket has not adopted an "Open Space Discount". The only difference between the Open Space and Residential Rates is the cost of the Residential Exemption.

\*\*\*Principal and Interest charges are based on 4% over 20 years

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