

From: [Libby Gibson](#)
To: "VIRGINIA ANDREWS"
Subject: RE: Letter from Bob Ford
Date: Monday, December 19, 2016 8:51:00 AM

Ginger: thank you for taking the time to send this email. Bob is currently away for the holidays & he may or may not wish to attend a Work Group meeting in January. Quite frankly, I don't know if he'll want to given the tone of how his assistance has been characterized. Please see below for a few responses to your questions/comments. Ginger, your dedication to this project is appreciated even if we might disagree about it. While we have different perspectives on it, I think there is no question that all of us are working toward a facility that appropriately takes care of our senior residents who need special care. I hope you have a nice holiday as well.

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

From: VIRGINIA ANDREWS [mailto:gingernantucket@comcast.net]
Sent: Friday, December 16, 2016 10:17 AM
To: Libby Gibson
Subject: RE: Letter from Bob Ford

Dear Libby,

I think-- and I speak only for myself-- that it is not mistrust of town government per se that sent me to this work group. After all, I have been, in whatever small way, a part of that government when I was on the Conservation Commission. I didn't know about Mr. Ford's website, but I'd be delighted if he could attend the work-group meetings, and I'm going to suggest it to Fran. I think that would be a great aid to transparency all round. Certainly no one questions the need for action.

As you know, I'm very attached to the site of the present OIH. And I felt somewhat shouted down at previous public forums, which lacked the time for meaningful back and forth discussion. I just want to understand WHY it has to move, in excruciating detail. So for me it's more a question of separating fact from opinion on the part of the consultants who provided the answers. I've had a lot of experience in keeping old things in their original form, and one engineer's "impossible, tear it down" may turn out to be another's "these are the steps needed to accomplish Y vs. X". So what I want to know is, did the committee(s) who consulted them ask the right questions? **I'm not sure how to respond to this. Town Administration and the Board of Selectmen feel that the consultants did what was requested. No one has disputed that the building "can't" be rebuilt where it is; however, it would be extremely costly and difficult given the size of the current site and in order to maintain current operations.** The way a question is asked often influences the answer, as you so rightly pointed out.

For example, did the committee ask for a detailed evaluation of ways to work with the existing building on the existing site WITHOUT disturbing the residents? **Apparently not as detailed as the Work Group would like -- because of the cost and the logistics involved.** If I recall correctly Rachel said that previously, when they did work on the nurses station it was very disruptive, which I can well believe as that is the center of everything at the present OIH. But they did somehow manage to build the dining hall, which has been a great asset. **With all due respect, these two projects are not comparable to the construction of a new facility.**

The present plant is in such dire need that a lot of \$ will have to be spent just while the details, funding, and

permitting of the new one are worked out. Is that all just going to be wasted as soon as the current building is demolished? **The current building's future has not been determined. No one has said it will be demolished.** The new one is going to be a huge up-front expense; is there any way to address the building issues by working wing to wing as I believe was the intent of the original design? **I'm sure that the architect can address these issues when he attends a Work Group meeting** Would it be a financial advantage to spread those costs out over time? For example, if a new entrance access were relocated to the south side next to the kitchen with, say, a covered drive-through area such as Falmouth Toyota has, it would be much more protected from the NW wind which blasts in the double doors of the present entrance. As it is the heating system has to cope with that icy blast every time someone goes in or out.

Another question relates to the use of storm surge vs. flood plain standards to ID the least risky site. I'm still grappling with that as it doesn't seem to me to take into account the erosion rate of the south shore at one end or the Miacomet watershed on the other. If we are talking cat 5 hurricane, what guarantee to we have it won't come from the SW? **The architect can address this directly with the Work Group** I have to say, the relocation of the finance Dept to the old laundromat site (previously the office of the Con Com) did not inspire me with a great deal of confidence in the opinions of consultants. **The relocation of the Finance offices was not a recommendation of any consultants. It was a recommendation of Town Administration in order to temporarily address severe space limitations. It's easy to judge decisions when you do not have complete information.** The buildings on Washington st. are on filled land which was formerly marsh and have already suffered flooding from rather modest storm surges, but this is quite predictable given their history. The current OIH site is high enough that I wonder if there would be any place to which TO evacuate in the event of a 12 foot surge? It is protected by a salt marsh. And unlike Long Island Sound, Nantucket Sound is not a closed system. Coatue, which acts as a barrier beach for the harbor, is significantly lower than the site, so beyond a lower point it would not be an effective empoundment for surge water. So that is also a comparison that needs evaluation I think.

Anyway, please forgive the long email and have a good holiday.

Ginger

On December 14, 2016 at 4:23 PM Libby Gibson <L.Gibson@nantucket-ma.gov> wrote:

Georgia – I appreciate the clarification, thank you. It seems that there is quite of bit of suspicion about this entire project – I get that people are often suspicious of government. I've been trying to find out and understand what facts there are that the work group members and others are relying on for many of the comments I am seeing and hearing about – but I'm still not sure what they are. In any case, please see my responses **below** regarding your email.

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

From: Georgia Ann Snell [<mailto:snellhotel@gmail.com>]
Sent: Wednesday, December 14, 2016 9:31 AM
To: Libby Gibson
Cc: Frances Karttunen; Rachel Day; cliffack@yahoo.com; Dawn Hill Holdgate; Tim and Kate Soverino; Alison K Forsgren; VIRGINIA; Julie Fitzgerald
Subject: Re: Letter from Bob Ford

Hi Libby, I think we felt that it was premature ... and no one on the Work Group as far as I knew were aware of Mr. Ford's letter until it was brought up by a local citizen at our meeting. His letter is pretty specific, which certainly seems like the final decision of the BOS has already been made. **Perhaps this is where there is a “disconnect” somehow: on May 4, 2016, the Board of Selectmen voted, unanimously – at a public meeting – to proceed with moving Our Island Home to the Sherburne Commons site; and to construct a new 40-bed facility following the “Small House” model. Please click here and watch the discussion starting at 44 minutes in, [click here to view](#) and ends on a 2nd video 19 minutes in, [click here to see this video](#).**

The Board of Selectmen has made a decision – publicly, not in secret. At the first meeting of the Work Group, I made note of this decision; and, that the Board would be proceeding with planning for the facility concurrent with the Work Group. It is the job of Town Administration to implement decisions of the Board, this is one, and we are working to implement it. At the May 4, 2016 meeting, after the Board’s vote, I was asked to review next steps, which I did, see below – this was in the Agenda Packet <http://nantucket-ma.gov/AgendaCenter/ViewFile/Agenda/05042016-3722>

Next Steps

Board of Selectmen decision on site (which was decided 5-0 to be Sherburne Commons)

Public outreach

Development of warrant article(s) for fall Special Town Meeting*

Site preparation and negotiations with Land Bank or others to secure area needed

Determination of Need through Mass. Department of Public Health

Development of alternative care model details (ie, staffing, costs, regulatory requirements, etc)

Develop RFP for professional services to assist with financial forecasting for alternative care model

****it was later determined that this would be done for 2017 Annual Town Meeting***

- That may not have been his intent, but you can understand how it came across to us who are trying to make more public the needs of a new nursing home, what style to use and where it will be located. Nor did we know or at least I was unaware of the website Mr. Ford established. **The existence of the website *also* came up at the first meeting – one of the Work Group members asked about it and I explained it. Again, Mr. Ford’s assistance was solicited well before the Work Group ever came about – he is doing just what we asked/he offered to do. He is a private citizen and is helping us on his own time and his own “dime”. It has been suggested repeatedly over the years to utilize the professional expertise of our local citizens when possible – this was a good opportunity to do just that. Mr. Ford has been very helpful with suggesting ways in which to get information out about the project. At this point, while we don’t have a link to his website on**

the Town's website we do have GenoTV interviews of Human Services Director Rachel Day and also an interview with Darcy Creech. Please see here <http://nantucket-ma.gov/749/Proposed-New-OIH> for these postings and others such as the OIH Feasibility Study Presentation and the OIH Public Forum at the Dreamland in November 2015.

I assume other people have known about it in Town circles, and perhaps it has been spread by other vehicles? Don't know. Just wanted you to hear from my perspective how the letter Mr. Ford wrote seemed to those of us who knew nothing about it. I have sent out an email to the Interfaith Council members in light of the letter to update them on what is going on ... that is the appointment of the Work Group and what is trying to be accomplished.
Thanks, Libby, Georgia Ann

On Tue, Dec 13, 2016 at 6:29 PM, Libby Gibson <LGibson@nantucket-ma.gov> wrote:

Fran: Are you asking a question? If so, it isn't clear from your email below. It sounds like from what I've been told with posts on Facebook and comments at the Work Group meeting yesterday that there is a feeling from the Work Group and others that there is some kind of "secret campaign" the Town has embarked on with Bob Ford. Bob Ford is a local citizen who approached me over a year ago with an offer to help with any Town projects in terms of supporting them in the community and helping to prepare and/or review letters and/or other documents explaining the projects. At no charge. Volunteer effort. He helped prepare some documents for the Nantucket Harbor Shimmo Sewer project; and, around last June or July, I asked him if he might consider helping with community outreach for Our Island Home -- AFTER the Board of Selectmen voted to pursue constructing a new facility at Sherburne Commons and BEFORE the Special Town Meeting that established the Work Group was even scheduled. Regarding his letter, "spearhead" might be an overstatement but he offered to help with an important Town project, at no charge, he set up a website at his expense and printed up the cards, at his expense. Is there a problem? It's certainly not a secret, he supports the project that the Board voted for and is willing to go talk to community groups about it.

C. Elizabeth Gibson
Town Manager
Town of Nantucket
(508) 228-7255

-----Original Message-----

From: Frances Karttunen [mailto:karttu@comcast.net]

Sent: Monday, December 12, 2016 9:00 PM

To: Libby Gibson; Rachel Day; cliffack@yahoo.com; Dawn Hill Holdgate; Tim and Kate

Soverino; Alison K Forsgren; VIRGINIA; Georgia Ann Snell; Julie Fitzgerald
Subject: Letter from Bob Ford

Libby,

At the December 8 meeting of the OIH work group, a member of the public brought to the work group's members' attention a letter from Bob Ford to the Rev. Gary Klingsporn. This week a member of the work group also had the letter, and the contents were made known to the group. In it Mr. Ford says he is writing at the request of Rachel and yourself to seek help for a campaign to carry forward specific plans for the future OIH and to enlist the pastors of Nantucket churches in forwarding this effort to influence voting at the April 1 Annual Town Meeting.

According to Rachel, her sole interaction with Mr. Ford has been to meet with one group at his request.

Display of laminated business cards advertising the website OIHFuture.com have been permitted at Our Island Home, however. We were assured that the website is strictly Mr. Ford's and is not sponsored by the Town of Nantucket or Our Island Home.

Mr. Ford, in his letter, seems to state that he is acting on behalf of the town administrator and the administrator of OIH.

The letter is attached to this message.

Frances Karttunen
Chair, OIH workgroup

----- Forwarded message -----

From: Frances Karttunen <karttu@comcast.net>
To: Libby Gibson <L.Gibson@nantucket-ma.gov>, Rachel Day <RDay@nantucket-ma.gov>, "cliffack@yahoo.com" <cliffack@yahoo.com>, Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>, Tim and Kate Soverino <acksov@hotmail.com>, Alison K Forsgren <alisonkforsgren@gmail.com>, VIRGINIA <gingernantucket@comcast.net>, Georgia Ann Snell <snellhotel@gmail.com>, Julie Fitzgerald <jfitzlaw@comcast.net>
Cc:
Date: Tue, 13 Dec 2016 02:00:13 +0000
Subject: Letter from Bob Ford
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Frances Karttunen
Chair, OIH workgroup