

Town of Nahant
Joint Meeting
Nahant Select Board and Nahant School Committee
Wednesday June 03, 2026 via ZOOM
Robert Tibbo, Patrick O'Reilly, Patty Karras
Alison Nieto, Town Administrator

Attendance: Robert Tibbo (RT), Patrick O'Reilly (PO), Patty Karras (PK), Alison Nieto (AN)

1. Meeting Opening

RT: opened the meeting at 6:31pm

2. Opening Comments

RT:

- a. No Dogs on Beaches:** May 1st through September 30th
- b. Resident Parking Stickers:** Now available for purchase at nahant.org
- c. Annual Town Census:** The 2026 Annual Town Census has been mailed to residents.
- d. Annual Dog Licenses:** Dog Licenses were due back to the Town Clerk by April 1, 2026.
- e. Metal/White Goods/TV Recycling:** Last Saturday of each month thru October 31st from 8am-noon behind the DPW garage.
- f. Compost Area:** Open on Wednesdays and Saturdays from 9:00am to 3:00pm
- g. Special Town Election:** Wednesday June 24, 2026 at Nahant Town Hall
- h. Market by the Sea:** Saturdays on June 27th, July 18th, August 15th and September 12th
- i. July 3rd and July 4th Events update:** Visit nahant.org for a full list of events in July

3. School Committee – Joint vote to appoint a new School Committee member

MOTION RT: “I move the Select Board open the joint meeting with the School Committee.”

PK: seconded the motion

Roll call vote BOS: PK (yes) **PO** (yes) **RT** (yes) **Roll call vote School Committee:** **Greg Paonessa** (yes) **Meredith Tibbo** (yes) **Beth Anderson** (yes)

MOTION RT: “I move the Nahant Select Board and the Nahant School Committee nominate Jacqueline Fallon as a School Committee member.”

PK: seconded the motion

Roll call vote BOS: PK (yes) **PO** (yes) **RT** (yes) **Roll call vote School Committee:** **Greg Paonessa** (yes) **Meredith Tibbo** (yes) **Beth Anderson** (yes)

MOTION RT: “I move the Nahant Select Board and the Nahant School Committee appoint Jacqueline Fallon to the School Committee effective June 3, 2026 with a term ending April 24, 2027.”

PK: seconded the motion

Roll call vote BOS: PK (yes) PO (yes) RT (yes) Roll call vote School Committee: Greg Paonessa (yes) Meredith Tibbo (yes) Beth Anderson (yes)

MOTION RT: “I move the Nahant Select Board close the joint meeting with the Nahant School Committee.”

PK: seconded the motion

Roll call vote BOS: PK (yes) PO (yes) RT (yes) Roll call vote School Committee: Greg Paonessa (yes) Meredith Tibbo (yes) Beth Anderson (yes)

4. New Business

a. Vote to Appoint a new Town Health Nurse

MOTION RT: “I move the Board of Selectmen vote to appoint Christina Roberto as the new Town Health Nurse effective June 08, 2026.”

PK: seconded the motion

Roll call vote: all in favor

b. Vote to Appoint a new member to the Cultural Council

MOTION RT: “I move the Select Board vote to appoint Lola Chaisson as a member of the Cultural Council effective June 03, 2026.”

PK: seconded the motion

Roll call vote: all in favor

c. Vote to Approve Event Requests: Summer Solstice and Nahant Library Miniature book presentation and the July 4th Tortoise and the Hare Road Race

MOTION RT: “I move the Select Board vote to approve the following events: The Summer Solstice Sunrise Ceremony on Saturday June 21, 2026 beginning at 3:45am at East Point, The Miniature Books presentation on Saturday June 27, 2026 beginning at 7:30pm at the Nahant Town Hall and The Annual Tortoise and the Hare Road Race on Saturday July 4, 2026 beginning at 8:00am in front of the Fire Station.”

PK: seconded the motion

Roll call vote: all in favor

d. Vote to Approve Increase in Parking Violation Fee

MOTION RT: “I move the Select Board vote to increase the Parking Violation fees in Code A of the Parking Violation books from \$50 to \$75, except for number 15, Expired Inspection, effective June 03, 2026.”

PK: seconded the motion

Roll call vote: all in favor

e. Review and Vote on Parking Policy

AN: shared her screen to show the draft parking policy. Further discussion on the draft. Vote tabled until a future meeting.

5. Ongoing Business

a. Presentation by Context Architecture – Public Safety Building Feasibility Study

Sean Coveney from Context Architecture joined the meeting to discuss their process with the feasibility study when putting together the report and analysis. Sean shared his screen to show his presentation. That is available upon request. They looked at and analyzed different areas in Town where a building could be built and what size that building could be. They also analyzed combining both the Police and Fire stations and leaving them separate.

At this point it is time to share numbers with the Town to see how they want to move forward.

b. Discuss Joint Meeting with Planning Board regarding Castle Rd Redesign

AN: The Planning Board has been discussing this topic recently and I think the board should too. There has been some concern about what the plan is for Castle Road and rebuilding the side walk. The properties on Castle Rd are still being developed so nothing will be done until those are done. There was a plan done by Stantec that we have. The Planning Board has seen it.

c. Discuss Trash Proposals

AN: Our contract with Waste Management ends June 30th. Initially my intention was to do a one-year extension with Waste Management and then go out for bid. Even though we don't have to do that with trash contracts. We have been having issues with Waste Management. So, I

reached out to a few companies in the area. I am still waiting on some quotes so I can review. If we sign on with Waste Management for a one-year extension my plan is to put this out through a formal bid process.

MOTION RT: “I move the Board grant authority to Alison Nieto to accept the one year contract from Waste Management after documenting an effort to get Waste Management to offer a lower bid.”.

PK: seconded the motion

Roll call vote: PK (yes) PO (no) RT (no)

6. Town Administrators Report

a. Special Town Election reminder/discussion

AN: Reminder of Special Election on June 24, 2026. We developed a Special Election page on the Town Website with more information.

7. Citizens Comment

Vi Patek (172 Willow Road) spoke about the current drought

8. Adjourn

RT: Asked for a motion to adjourn

PO: So moved

PK: seconded the motion

Roll call vote: all in favor

Meeting adjourned at 8:12pm on Wednesday June 3, 2026.

Meeting Minutes prepared by Administrative Assistant, Kristin Taylor on June 29, 2026

Meeting Minutes approved by the Select Board on the 1st day of July 2026.

Joint Vote of the Select Board and School Committee

Wednesday June 03, 2026

Vote to fill the vacant alternate member position on the School Committee

Vote: ~~6:38 PM~~ 6:39 PM

BOS	VOTE
ROB TIBBO	Yes
PAT O'REILLY	Yes
PATTY KARRAS	Yes
SCHOOL COMMITTEE	VOTE
BETH ANDERSON	Yes
GREG PAONESSA	Yes
MEREDITH TIBBO	Yes
MARIANNA RAUWORTH	Not in attendance

Nahant Public Safety - Police and Fire Department Master Plan

Estimate of Probable Costs, May 2026

	Fire Station - Ex. Site	Fire Station - DPW Site	Police Station	Public Safety Building
Building SF	24,250 SF	24,250 SF	15,694 SF	33,100 SF
Construction Costs				
Construction Costs	\$26,894,928	\$26,610,345	\$19,601,893	\$34,289,871
Temporary Operations	\$1,500,000			
Total Construction Costs w/o Escalation	\$28,394,928	\$26,610,345	\$19,601,893	\$34,289,871
\$/sf	\$1,171	\$1,097	\$1,249	\$1,036
Start of Construction	2028	2028	2028	2028
Escalation 4.5%/year	\$2,420,600	\$2,395,000	\$1,764,200	\$3,086,100
Construction Costs w/ Escalation	\$30,815,528	\$29,005,345	\$21,366,093	\$37,375,971
\$/sf	\$1,271	\$1,196	\$1,361	\$1,129
Soft Costs				
Design & Engineering				
Architectural Fees				
Engineering Fees (40% Arch fee)				
Architectural & Engineering Fees	\$3,081,600	\$2,900,600	\$2,136,700	\$3,737,600
Allowance for extra services and Owner changes	\$154,100	\$145,100	\$106,900	\$186,900
Reimbursables Expenses	\$5,000	\$5,000	\$5,000	\$5,000
Temp Facilities Design	\$0	\$0	\$0	\$0
Site Permitting Fees	\$25,000	\$25,000	\$25,000	\$25,000
Furnishing Design Fee	\$50,000	\$50,000	\$40,000	\$60,000
Envelope/Energy Consulting	\$150,000	\$150,000	\$125,000	\$175,000
Geothermal Engineering	\$200,000	\$200,000	\$200,000	\$200,000
Radio/Communications Consulting	\$25,000	\$25,000	\$25,000	\$25,000
Tel/Data/Security Consultant	\$50,000	\$50,000	\$35,000	\$70,000
Total Design & Engineering Services	\$3,740,700	\$3,550,700	\$2,698,600	\$4,484,500
Professional Services				
OPM Fees	\$1,849,000	\$1,740,400	\$1,282,000	\$2,242,600
Construction prequals	\$75,000	\$75,000	\$65,000	\$90,000
Geotechnical Engineerings & Borings	\$40,000	\$40,000	\$60,000	\$60,000
Geotechnical Construction Administration	\$45,000	\$45,000	\$45,000	\$60,000
MEP Commissioning	\$80,000	\$80,000	\$80,000	\$80,000
Building Envelope Commissioning	\$75,000	\$75,000	\$60,000	\$100,000
Environmental/LSP	\$25,000	\$20,000	\$15,000	\$20,000
Hazardous Materials Testing & Monitoring	\$25,000	\$0	\$15,000	\$0
Construction Materials Testing	\$50,000	\$50,000	\$40,000	\$75,000
Total Professional Services	\$2,264,000	\$2,125,400	\$1,662,000	\$2,727,600
Fixtures, Furnishings & Equipment				
Furnishings and Equipment	\$363,750	\$363,750	\$235,410	\$496,500
Computer Equip & Network	\$194,000	\$194,000	\$125,552	\$264,800
Station Alerting System	\$100,000	\$100,000	\$75,000	\$175,000
Radio & Communications Equip.	\$40,000	\$40,000	\$30,000	\$60,000
Security & CCTV Equipment	\$121,250	\$121,250	\$78,470	\$165,500
Total Fixtures Furnishings & Equip	\$819,000	\$819,000	\$544,432	\$1,161,800
Project Related Expenses				
Site Survey	\$20,000	\$20,000	\$12,000	\$20,000
GPR Survey	\$0	\$0	\$15,000	\$0
Online Bidding & Advertising	\$10,000	\$10,000	\$7,500	\$10,000
Moving Expenses	\$20,000	\$20,000	\$10,000	\$30,000
Utility Fees BC	\$60,000	\$60,000	\$40,000	\$80,000
Bonding Costs	?	?	?	?
Legal Fees	\$10,000	\$10,000	\$10,000	\$10,000
Site Regulatory Costs	\$5,000	\$5,000	\$5,000	\$5,000
Total Project Related Costs	\$125,000	\$125,000	\$99,500	\$155,000
Soft Costs Sub-total	\$6,948,700	\$6,620,100	\$5,004,532	\$8,528,900
Escalation 4.5%/year	\$625,400	\$595,900	\$450,500	\$767,700
Total Soft Costs	\$7,574,100	\$7,216,000	\$5,455,032	\$9,296,600
Project Contingency 10%	\$3,839,000	\$3,622,200	\$2,682,200	\$4,667,300
Project Total	\$42,228,628	\$39,843,545	\$29,503,325	\$51,339,871
\$/sf	\$1,741	\$1,643	\$1,880	\$1,551
Public Safety Building - Grand Total				\$51,339,871
Fire Station A + Police Station - Grand Total	\$71,731,953			
Fire Station B + Police Station - Grand Total		\$69,346,870		
Fire Station A - Grand Total	\$42,228,628			
Fire Station B - Grand Total		\$39,843,545		
Police Station - Grand Total			\$29,503,325	