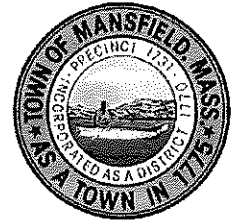


Town of Mansfield

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Capital Improvements Program Committee

Meeting Minutes 4.14.2022

MANSFIELD
MASSACHUSETTS

Present: Mr. Scott Feely, Chair, Ms. Sharon Friedman, Ms. Kiera O'Neil, Mr. Evan Epstein, Mr. Frank DelVecchio and Mr. Michael Trowbridge

Not Present: Mr. Joseph Cerratani, and Ms. Lauren Scher

Guests: Mr. Kevin Dumas, Town Manager, Mr. Barry LaCasse, Assistant Town Manager/Finance Director, Mr. Shaun Burke, Director of Planning & Development, Fire Chief Desrosiers, Deputy Police Chief Ellsworth, Ms. Sacha Zlatkova, MIS Director, Mr. Josh Reinke, DPW Director, Mr. Mark Cook, Highway Operations Manager, Mr. Ahern Public Building Operations Manager, Mr. Shawn Precourt – Water Operations Manager, Mr. Matt Jacques, Director of Facilities, Mansfield Public Schools.

Minutes: Sharon Varricchione

Open Meeting: Chairman Feely called the meeting to order at 6:02PM.

1. Discussion of Town Capital Improvements Plan for FY 23 & Summary FY23-FY27:

Mr. LaCasse explained that all the documents can be found in the binder and electronically on the Towns website. The first part is the summary sheet for all the years and then each fiscal year thereafter. FY23 had a summary sheet followed by all the CIP requests also known as "Green Sheets". This is day one, day two will be on April 28th with Airport and MMED. Day three if needed will be May 5th. Mr. LaCasse then stated we would start the Green Sheet order review starting with The Town Manager, Police, Fire and then followed by Mr. Feelys discretion.

a. **Town Manager:**

o **\$110,000: Harry B. Chase, Jr. Place: Addition/Improvements:**

Mr. Dumas referred to the summary sheet and stated this request is an amendment to the original project from a year ago, for a smaller expansion to the existing green space that is there now. There is a grant application that just opened up a couple of weeks ago and this would be a \$110,000 project which has been scaled back from the \$500,000 original project cost. The project would include: Railroad type canopy with informational panels highlighting the Old Colony Railroad, the Underground Railroad and the historic Goose Parade, grass area and art sculpture. The art sculpture would be paid for by fundraising. The area would be named after Harry B. Chase, Jr. Place and capturing his place in history regarding the railroad.

Questions:

Mr. Trowbridge asked if the plan to do this will only be if we get, 50%-70% of the grant and Mr. Dumas replied yes. Mr. Feely stated to can keep reapplying for the grant until we get it. Mr. Dumas said it's an annual grant that opens in April.

- o Ms. Friedman asked if there was still going to be a train structure. Mr. Dumas stated it would not be due to safety and the proximity to Old Colony Way. We moved towards having an art sculpture instead and fundraising help with the cost.

- Mr. Epstein: asked if there was still an attempt to have the bike path go into Norton all the way to the MFN. Mr. Dumas said yes, part of the rail trail project in which interim DPW Director Josh Reinke will be in charge of. It will be fully funded, but is two years away.

b. Fire

- **\$58,000: Replace Car 35:** Fire Chief Desrosiers requested to replace the Ford Explorer with a 2500 Chevy long bed pickup truck which would cost \$58,000.

Questions:

Mr. Epstein asked what the mileage was and, Chief Desrosiers stated roughly 140,000 for the old vehicle. Mr. Feely stated this would be a good upgrade.

- **\$370,000: Replace SCBA (Self Containing Breathing Apparatus) Packs:** Fire Chief Desrosiers stated the cost is for 33 packs and includes training for \$370,000. The new packs have a lot of technical improvements and the current ones are 12 years old and need parts replaced.

Questions:

Ms. Freidman recalled there was a prior request for this. Chief Desrosiers explained that it was for different equipment called turnout gear and the request came before his time.

Mr. Feely stated he is pleased to see that this gear is going to be replaced in the recommended time for this.

Mr. Trowbridge asked if there were any grants for this. Chief answered not at this time.

Ms. O'Neil asked if he was replacing as a whole, Chief said yes, because the old equipment is different than the new equipment.

Mr. Trowbridge asked if each pack was assigned. Chief said yes, each fire fighter is assigned their own pack when on the vehicle.

c. Police

- **\$60,000: M-1 Cruiser Replacement:** Lt. Archer stated it was time to replace the M1 due to usage and miles and the request was for a new Tahoe for \$60,000.

Questions:

Mr. Trowbridge asked about the option to use electric/hybrid vehicles. Lt. Archer stated there are not a lot of electric options right now and there is not the infrastructure to support these fully electric vehicles. He stated that Hybrid is a good option, and the department has three Hybrid vehicles on the road for around 6 months and it's going well and is giving us 30-40% savings on fuel costs. Mr. Feely asked when he would we have a better feel as to going electric, and Lt. Archer stated around this time next year. He further noted that it is a six months lead time for vehicles. Hard to go full electric regarding having to charge and recharge, it can take up to 8-12 hours to recharge though on a regular outlet, we would need the infrastructure. The Hybrids seem to help overall. TESLA has a battery that can be charged in 45 min.

- **\$60,000: M-14 Cruiser Replacement:** Lt. Archer stated is was time to recycle the existing 2016 Dodge Charger with 304,000 miles on it
- **\$52,000: D-2 Vehicles Replacement:** Lt. Archer stated is was time to recycle the former police cruiser 2013, 9 years old has roughly 300,000 miles on it
- **\$52,000: D-3 Vehicles Replacement:** Lt. Archer stated is was time to recycle the 2011 Ford Expedition that has been rotting out
- **\$52,000: D-4 Vehicles Replacement:** Lt. Archer stated is was time to recycle the 2011 Ford Taurus that is costing us money and it's time to move on from that.
- **\$15,000, ~~\$12,000~~ Firearms Replacement:** Deputy Chief Ellsworth explained we are looking to

replace 73 firearms which are six-eight years old with a smaller model which is more efficient. We would trade in all of our fire arms, it makes more sense and the costs are going up and the \$12 will help with this purchase.

Questions:

Mr. Epstein asked about ammunition can be traded in for the new one. Deputy Chief said yes. Mr. Feely thinks this is a good decision and it makes sense. Deputy Chief stated that by the time these new guns come in it would be the same time they would have training going on so it's good timing. Ms. Friedman asked would a pistol would go off on their own. Deputy Chief stated no unless you pull on the trigger. Mr. Trowbridge recalled that the request should be a minimum of \$15,000. Mr. Burke thinks that's true. Mr. Feely said to bump it up to \$15,000. Mr. Epstein asked are the guns being replace based on usage or age. Deputy Chief said Ellsworth said both and that they get weathered too. Deputy Chief stated we have a few armorer experts on staff to service the guns.

- **\$75,000 Virtual Reality Firearms Training Simulation:** removed by DP Ellsworth, maybe next year.
- **\$52,000: Animal Control Van ACO-1 – the van was taken off the road due to** excessive body rot for safety. The Animal Control office now is in a 2015 old cruiser that had been recycled out lot of miles and would like to get a purposed van with compartments. All wheel drive Ford transit would be the new one. The Tahoe would go to Munis bidding. Mr. Feely said we can try to repurpose what we can't we sell. Mr. Ahern said we got 8,000 for the old Animal Van.

Questions:

Ms. O'Neil asked if there was an opportunity to reuse the 2018 Tahoe? Lt Archer said we would get rid of it while we still could get a return. Mr. Feely said it's a good time to get rid of used vehicles.

- **\$17,000: Police Mountain Bikes (10):** withdrawn per DP Ellsworth. Maybe next year
- **\$18,000: ALPR - Plate Reader Technology:** withdrawn per DP Ellsworth. Maybe next year

d. MIS

- **\$39,000: Flyover for Renewing Aerial Imagery Data in Town's GIS:** Ms. Sacha Zlatkova, MIS Director explained GIS flyover takes aerial images and then it's translated to the GIS layer. It's essential as it gives the most accurate picture especially since the landscape has changed over the past five years. We went with good technology.

Questions:

Mr. Epstein asked would we use google earth too? Ms. Zlatkova said no as this Flyover technology is more accurate/precise. Mr. Trowbridge asked why we couldn't import the newer flyovers. Ms. Zlatkova stated because then the cloud service would be the storage and that is not strategically good for us.

- **\$74,717: Electronic Conversion of Town Records – Building – Continued:** Ms. Zlatkova stated in 2017 it started and then we stopped the Conversion of Town records. We resumed the project last year. The money is needed to continue and the scans are backed up in the cloud. This is a priority 2 for now. Mr. Feely said we lost two years and that we should do it now or it won't get done.
- **\$16,095: Expanding Firewall Layer for Public Safety:** Ms. Zlatkova recommended expanding the firewall layer so if Public Safety has a firewall issue, MIS can work on the isolated area while the rest of the firewall active. She would also like to make this a priority one. The committee thinks it made sense.

e. DPW

- **\$90,000: Engineering: Stormwater Permit Requirements:** Mr. Reinke discussed the Town's effort to meet the stormwater permit requirements. Mr. Feely asked will there be any EPA changes that would make the cost increase and Mr. Reinke said no.
- **\$479,000: Highway: Excavator:** Mr. Cook discussed the need for the Excavator, that the cost is going up and that we have an operator who is licensed. Mr. Reinke – said if we have it we can get on the project right away. Mr. Feely offered that it makes sense for us to house good quality equipment and have our team be more productive using this machine verse contracting jobs out.
- **\$55,000: Highway: 3/4 - 1-Ton Pick-Up Truck w/Plow:** Mr. Cook discussed the need for the truck and also suggested going forward he would like to see the Town look at the whole fleet of trucks/equipment we have so we can take advantage of what we have and decide what can be used and what is needed for all departments. Mr. Feely agreed that it was a great idea.
- **\$125,000: Highway: Medium Duty Dump Truck w/Plow:** Mr. Cook discussed replacing F550, Mark looking for new one with a medium duty. Can't stay with the same brand due to cost. The current truck will be gone and a replacement truck is needed.
- **\$55,000: Public Buildings: Town Hall & COA/Library Security Assessment:** Mr. Ahern discussed card access to the COA/Library as there are too many keys out there. He also discussed adding security cameras as cars in the back-parking lot were being tampered with. With the new card access/key fob you can track who's in the building and when. The cost for just the assessment is \$55,000. Mr. Ahern is purposely getting an independent assessment so we are not locked into certain equipment. The Schools did it with a security company per Ms. O'Neil and Mr. Jacques, it was expensive but worth it.
- **\$710,000: Public Buildings: Town Hall Replace A/C Units:** Mr. Ahern stated the original 1995 units are old and it's hard to get parts to repair them. \$710,000 would cover the cost for the new unites.
- **\$1,200,000: Public Buildings: Town Hall Roof Replacement:** Mr. Ahern stated they are currently working on a design from them money that they were given last year. The \$1,200,000 is a best guess for now and will have more of a final number for the Fall Town Meeting. The roof is from the 30's and has had added layers which needs to be removed and replaced with the new clean roofing.
- **\$80,000: Public Buildings: Building Capital Forecast Study:** Mr. Ahern stated the study was last done 10 years ago. A new one is needed to evaluate the buildings to identify the improvements that are needed and would cost \$80,000. He also stated it's good to get the forecast of what is needed and to be able to apply for grants to help pay for any improvements and that it's a good planning document.
- **\$60,000: Public Buildings: Town Wide - TradeMaster Van:** Mr. Ahern stated they would like to trade out the current 2009 rotted out van that has 72,000 on it and would like to trade it in and get a Dodge or sprinter type van that would have a 12-14-year life span on it.
- **\$60,000: Public Buildings: MEMA Building Asbestos Removal:** Mr. Ahern stated the removal is for the MEMA facility the old emergency processing plant. There was a big clean up and part of the building was removed but we would like to remove the rest as it keeps getting postponed. The asbestos is in the floor tiles not in the air.
- **\$40,000: Recycling center:** Mr. Ahern stated that they are currently doing a study to rework the recycling center from the money that was given to them last year and the study should last 6-8 months. In the meantime, they are asking \$40,000 to replace the existing trailer from the 1960's that is rotting out. They would like to get storage container, set it up as an office and make it professional, until there is a new facility.
- **\$200,000: SEWER: Sewer Collection System Improvements** Mr. Reinke discussed sewer collection improvements that are needed to prevent iodine from getting into the water system.
- **\$60,000: Water Meters & Radio Readers:** Mr. Shawn Precourt discussed the need to replace the Water Meters & Radio Readers which should last 10-15 years.
- **\$45,000: 1 Water Pickup Truck:** Mr. Shawn Precourt discussed replacing their 2012 Chevy Pickup

- truck that has a lot of wear and tear, leaks, rotting out and roughly 75,000 miles on it.
- **\$1,000,000: Stearns Ave. Main Replacement:** Mr. Shawn Precourt discussed the Stearns Ave. Main Replacement due to deterioration.

f. Schools

- **\$250,000: District-wide Paving & Concrete:** Mr. Jacques stated the need to pave the bus loop at MHS, QMS and sidewalk/curb work at The Robinson that needs to be fixed. He also stated we have some bids out there and that they have been strategic with how they have been repairing and paving all the schools.
- **\$40,000: MHS Replace HVAC Unit:** Mr. Jacques stated the current HVAC unit failed over the winter, MHS does not have AC in the main office and they would like to have it replaced. The unit is over 30 years old and it's not fixable anymore. They are ok to get us through the school year and Mr. Jacques stated he can find smaller units to put there for now. Takes about 13 weeks to get new ones.
- **\$50,000: Roland Green Chairlift Replacement:** Mr. Jacques stated the chair lift is the only way to get from the first floor to the second floor we have been fixing the one we have which failed due to a storm this year which has blown the electrics. We have ordered a new lift and would like it to be a capitol expense. Mr. Jacques stated that Roland Green may close in 5 years but we are not in compliance now and we need to have it replaced now. If needed, we could use the lift in another place but would need new rails as they are custom made.
- **\$2,000,000: MSBA: HS Boiler Replacement:** Mr. Jacques stated that they are removing this for now, they are in the design phase and it won't happen this year due to materials.
- **\$750,000: MSBA: Qualters MS Boiler Replacement:** Mr. Jacques stated they were removing this for now. By the Summer of 2023, we have our design and we will really understand the full cost of what is needed and then will come back to CIP.

g. Parks & Rec

- **\$150,000: Skate Park Renovation:** Ms. Gurnon, Director of Parks & Recreation spoke about the skate park renovation cost.
Mr. Delvecchio asked about Memorial Park and have we talked with consultants yet and Mr. Gurnon stated not yet. Mr. Ahern stated we are interviewing someone next week. Mr. Delvecchio asked about pickle ball, Ms. Gurnon said there is interest in town and three courts at Plymouth Street. Ms. Gurnon stated there's a master plan going on right now that they would sit tight on the Skate Park Renovation for now.

Next Meeting Dates:

Thursday, April 28 at 6:00 p.m. (review MMED & Airport's FY23 CIP requests & vote entire CIP); and
Thursday, May 5 at 6:00 p.m. (if necessary, vote entire CIP).

Adjournment:

Motion: Mr. Trowbridge moved to adjourn the meeting at 7:41pm

Roll Call Vote:

Mr. Scott Feely, Chair, Mr. Michael Flaherty, Ms. Sharon Friedman, Ms. Kiera O'Neil, Mr. Evan Epstein, Mr. Frank Delvecchio and Mr. Michael Trowbridge

Passes 6:0 (Trowbridge/ Epstein)

Mr. Scott Feely, Chair

Date

