

Town of Mansfield

6 Park Row, Mansfield, Massachusetts 02048

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Capital Improvements Program Committee

2023
MANSFIELD
MASSACHUSETTS

Meeting Minutes 4.27.2023

Present: Mr. Scott Feely, Chair, Ms. Sharon Friedman, Ms. Vivian Webster, Ms. Jen Walsh, Mr. Michael Trowbridge and Mr. Joseph Cerratani

Not Present: Mr. Frank DelVecchio, Mr. Evan Epstein

Guests: Mr. Kevin Dumas, Town Manager, Mr. Barry LaCasse, Assistant Town Manager/Finance Director, Mr. Josh Reinke, DPW Director, Mr. Joel Brandwine, Airport Commission Chair, Mr. Andy Littig, Highway Operations Manager, Mr. Edward Donoghue, Assistant Superintendent and Teresa Murphy with Mansfield Public Schools.

Minutes: Sharon Varricchione

- 1. Open Meeting:** Chairman Feely called the meeting to order at 6:04PM.
- 2. Approval of Minutes:** 10/26/2022 and 4/13/23 - will be shared with the committee and voted on at the next CIP meeting.
- 3. Discussion of Town Capital Improvements Plan for FY24:**
Mr. LaCasse stated that they would be reviewing the CIP items from DPW, MMED, Airport and the Schools. Mr. Feely invited Mr. Donoghue to go first to discuss the Schools updates.

a. Schools

\$2,300,000: Alumni Complex field: Mr. Donoghue stated that the original track and field lasted 12 years and it needs to be updated. The more detailed feasibility study is initially \$26,000 and they would provide us with their recommendation on what needs to be done including the new turf, track, lighting and score board. Mr. Feely noted that Mr. Donoghue should ask for the full amount and don't use what is not needed.

Ms. Friedman stated that the feasibility study is fine but with all the projects it's a huge chunk of change and she is curious of some of this can be leveled out.

Mr. Dumas added to be realistic we will not be able to bundle all these projects and do them in one year and they are cognizant of the challenges of future budgets and already established the playing field for the FY25 budget. He also offered that the FY24 items that will be coming before the Annual Town Meeting have a funding source tied to them. So, it's important to also note that the things that we are coming to talk about for FY24 is that we do have the capacity for these items and that we will continue to work on the future CIP items to try and make them a reality but I don't think that everyone will be thinking that we are going to combine everything into one borrowing for next year as that would not be realistic. Lastly, Mr. Donoghue, Ms. Murphy, Mr. LaCasse and I have taken a great deal of time to talk about all the School items to understand what is emergent and what needs to be done first. Mr. Trowbridge stated that we need a better handle on the costs and that we do need to have these items replaced. Ms. Webster asked if the gym floor would be a safety issue with all the repairing they have done and Mr. Donoghue said they are doing the best with the repairs and smoothing the floors over to alleviate that concern. Mr. Cerratani asked when the feasibility study would be done and Mr. Donoghue said most likely by September 2023, early Fall.

Resident Questions: Mr. Hoff stated that his son Timothy Hoff is a Varsity track runner and a really good

athlete and that he is a competitive runner himself. He then stated that the track is crumbling and coming apart. There's over 150 track athletes and all the parents are complaining about the poor conditions because the track was an overlay and was not meant to last this long and the football field is coming up. The tax payers put a lot of money into this town and the schools need to be in good condition and to also look at our neighbors, Attleboro, Franklin and Foxboro as their facilities are beautiful. We pride ourselves in athletics in this town and we need to have facilities that are up to standard and they are really not, we let them go for to long. He feels this project should be done sooner and that they should put it up for a vote at Town Meeting. He also stated we are ranked #6 the best athletic high school in the state and if someone came into our facilities and that was accounted for in the ranking we wouldn't be #6 anymore. Mr. Trowbridge added that you mentioned Attleboro which just got their first turf. Where we are on our second one, we are 24 years ahead of them, they had bleachers that you could not stand on. Mr. Hoff stated that now the other towns in the Hoolock are ahead of us.

b. MMED

Mr. Sollecito when through the list of MMED projects below.

- **\$1,375,000 Gilbert Row UG Cable:** Is the Installation of underground conductor for the 1W1, 1W4 and 1W7 circuits. From Sweet's Pond to Justin Drive. Overhead conductor will be removed when underground installation is complete.
- **\$45,000 Animal Guard Installation Project:** Is a multi-year project for the installation of animal guards on exposed electrical contact points on switches, cutouts, capacitor banks, dead end structures and transformers. Mr. Sollecito these plastic guard will prevent animals from getting in from the Town getting electrical outages, we have 150 locations and we will not be able to get to all of them this year.
- **\$25,500 Air Break Switch Installation Project:** Multi-year project for the installation of air break switches in order to sectionalize the system for outage restoration.
- **\$109,200 Live Front to Dead Front Switch Replacement:** Multi-year project for the replacement of live front pad mounted switches with dead front switches. This improves system reliability because dead front equipment is protected from animal contacts.
- **\$91,500 Live Front to Dead Front Transformer Replacement:** Multi-year project to replace live front pad mounted transformers with dead front transformers. This is for increased service reliability because dead front equipment is protected from animal contacts. Mr. Sollecito mentioned that it used to be roughly 24 weeks to get them from the time you ordered them and now it takes about three years. It's insane and the market is not recovering and you can't turn over raw materials so we don't replace equipment too quickly as they are hard to get.
- **\$78,000 Electric Vehicle Charging Stations:** Multi-year project to install electric vehicle charging station.
- **\$17,200 URD single phase pad mount transformer replacement:** This multi-year project replaces rusting out pad mounted transformers.
- **\$135,000,000 Gilbert St. Substation Storage Bldg.:** Storage Building at Gilbert Street Substation. Storage is needed for equipment and tools stored at Gilbert Street.
- **\$185,000 High St. Main Office:** Renovate customer service space and facility bathrooms which are 40+ years old. Due to the pandemic, the existing open office space for (3) customer service personnel is not optimal working space.
- **\$130,000 Garage Sprinkler System, 125 High Street:** Install sprinkler system in garage where vehicles

are stored.

- **\$40,000 Equipment Storage Building Shelving & Outfitting:** Install shelving and outfitting the interior of the equipment storage facility for the storage of materials and equipment.
- **\$61,000 Pole Replacements Cable:** Replacement of poles on an as needed basis due to age and condition.
- **\$55,000 Overhead Projects:** Overhead conductor projects required as a result of field conditions such as outage repairs.
- **\$54,000 Underground projects:** Underground conductor projects required as a result of field conditions such as outage repairs.
- **\$85,000 New Transformers:** Purchase of transformers for installation for new or upgraded services.
- **\$16,000 Installation of new services:** Installation of new/upgraded electric services as required.
- **\$27,000 New metering equipment:** Purchase of new metering equipment for new and existing customers as needed.
- **\$16,000 Install new street lights as required:** Install new street lights as required.
- **\$10,000 Structure and Improvements:** Structures and improvements as required.
- **\$45,000 Purchase of new tools for vehicles:** Purchase of new tools as needed for vehicles.
- **\$20,000 Purchase of new laboratory equipment:** Purchase of new laboratory equipment as needed.
- **\$20,000 Contingency for purchase of new equipment:** Contingency for purchase of miscellaneous equipment as needed.
- **\$20,000 Purchase of computer hardware and software:** Purchase of hardware and software as needed.

c. Airport

Mr. Brandwine spoke about the CIP items listed below

- **\$175,000 PAPI Reimbursable Agreement:** This will be a reimbursable agreement with FAA if our Precision Approach Lighting needs to be relocated. We will know more after the master plan is complete.
- **\$187,500 Runway 32 Permitting:** Estimated that Local permits (Mansfield and Norton order of conditions) are required. This will enable the airport to undertake a full reconstruction of their runway and taxiway during the following fiscal year. Mr. Brandwine said this is what they needed for now but that a total reconstruction will be needed in FY25. This plan will be dictated by the FAA and MassDOT and most of our projects are done by a 95-5-5% shared costs, 95% Federal, 5% State and 5% local sheriff. Mr. Trowbridge asked what SRE stood for and Mr. Brandwine said it's for Snow Removal Equipment and based on certain predictions on how much snow how big of an area the FAA will predict how much equipment you will need to clear the snow. We are currently tight to house this equipment and will see if we need more space.

d. DPW Highway

- **\$140,000: Tracked Loader:** Mr. Littig stated that this is an updated number from the last meeting due to the forestry application that we added for roughly \$7,500. This piece of equipment is now good for any trail and any road. Ms. Friedman is happy with the upgrade and the new cost. Mr. Littig stated that the miller attachment is made to fix potholes so we don't have to now contract that out. Mr. Feely said that's great to have those capabilities.
- **\$2,500,000: Roadway/Sidewalk/ Bridge & Parking Lot Maintenance:** Mr. Reinke listed the various repairs and design that would be needed for items such as new road bonds, sidewalks, parking lots etc. This funding is needed so these items don't deteriorate and we don't want minor repairs and expenses to become major expenses.

4. **Any Items Not Known within 48 Hours:** None

Mr. LaCasse mentioned to the Committee that they have heard from all the Department Heads and at this time he is asking for a vote from the CIP Committee.

Motion: Ms. Webster moved to approve the CIP projects as presented.

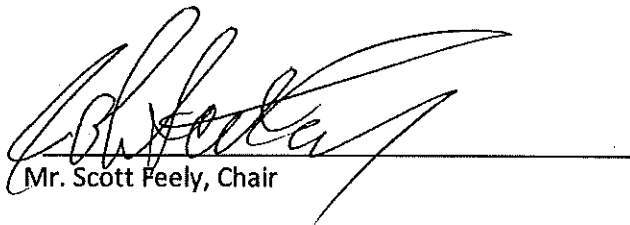
Passes 6:0 (Webster/Trowbridge)

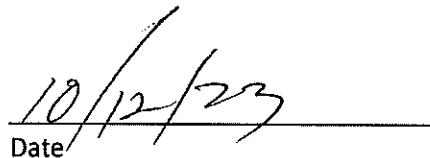
Mr. Feely stated that they are officially recommending this to the Finance Committee and the Select Board.

5. **Adjournment:**

Motion: Mr. Cerratani moved to adjourn the meeting at 6:46pm

Passes 6:0 (Cerratani / Trowbridge)


Mr. Scott Feely, Chair


Date