

Town of Lakeville
Capital Expenditures Committee/Board of Selectmen
Tuesday, January 5, 2016
7:00 PM – Town Office Building

On Tuesday, January 5, 2016, the Capital Expenditures Committee held a meeting at 7:00 PM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Michael Petruzzo at 7:01 PM. Members present: Michael Petruzzo, David Morwick, Ryan Trahan, John Powderly and Rita Garbitt. Selectmen present: Mitzi Hollenbeck and Aaron Burke. Also present: Christine Weston, Recording Secretary. LakeCAM was recording the meeting.

Chairman Burke called the Board of Selectmen to order at 7:00 PM.

Appoint a Chairman

Upon a motion made by Mr. Morwick; seconded by Mr. Trahan it was:

VOTED: To appoint Michael Petruzzo as Chairman of the Capital Expenditures Committee.
Unanimous in favor

Meet with the Superintendent of Streets

Jeremy Peck, Superintendent of Streets and Nate Darling, Building Commissioner, were present for the discussion. Mr. Peck explained that it was necessary to do repairs and painting to the Transfer Station garage in order to preserve the life of the building. Bids were sought and a quote has been provided from Nate Darling, Building Commissioner. The cost is \$20,000. Selectman Powderly asked about having the work done by Tom Robinson. Mr. Darling explained that it is a larger job than what Mr. Robinson typically does for the Town. The replacement of the rotted wood can be done by Mr. Robinson, but the water pressure washing/cleaning and painting needs to be done through an outside contractor.

Mr. Peck stated that the Hazardous Waste Day has been pushed off for about 10-15 years, and there is a definite need for one to take place, since there is no where local for people to dispose of their hazardous materials, mainly paints. Residents are asking where and what they can do with their waste. Contact has been made to try and join with another community to share the cost and combine the day; however, it has not worked out. Residents do not want to have to travel any distance to dispose of their waste. It is a large upfront cost initially, but if we have them periodically, then the cost should taper down. It is due to the fact that it is difficult to know what will be brought in in order to get a quote for it to be disposed of. Residents have also been holding onto materials for years in their basements and garages. There are some communities that hold Hazardous Waste Days 2-3 times a year. Mr. Peck mentioned that recently the Transfer Station was recognized by DEP for the good work that they do, which was a nice recognition. Mr. Peck stated that he would like to have the Hazardous Waste Day open to all residents. The cost at this time is being estimated at \$35,000.

Mr. Peck then reviewed the Highway Department Capital requests. The primary need is to replace the roof on the Highway Garage. The Building Commissioner received a preliminary quote in the amount of \$20,000. The Town Carpenter, Tom Robinson, was done repairs on the roof, but he has recommended replacement of the roof. The roof has been having a lot of leaks,

and the panels and the ceiling is falling into the Garage. It has been at least 25+ years since the roof has been done. Mr. Darling stated that the roof is in really poor condition.

The next request was for a one (1) Ton Dump Truck with a plow in the amount of \$60,000. It would replace a 22 year old dump truck, which cannot be used, since it is so rotted out. It does not make sense to invest any more money into it. Next was a request for a used/new backhoe (for plowing operations/drainage & road work) through a five (5) year Lease Program. Through a lease program the payments can be broken down. The annual cost is \$20,000. The benefit of leasing the backhoe is if there is no funding to pay for the lease in a future year, the backhoe can be returned. The present backhoe is another piece of equipment that is not safe and not used for any excavations. Recently when work had to take place at Ted Williams, a backhoe had to be rented to perform the work. The old one had to be used last winter, but it was as a last resort, since there were no other options. Ms. Garbitt mentioned that sometimes the Town does do a lease/purchase agreement, depending on the interest rate. A Fire Pumper Truck was leased/purchased years ago because it was cost effective. At this time though, interest rates are low, and the Town may just want to purchase it outright. Mr. Peck mentioned that Northland JCB, a company on Route 44, has a good leasing program.

The next item discussed was for a Modular office building to replace the trailer. Mr. Darling is presently working with ModSpace on a design and cost estimates. The rough cost initially is \$180,000. Mr. Darling further explained that the present trailer is leaking, and the walls are separating. There are countless problems with it. Mr. Robinson has repaired it numerous times and continues to chase leaks. At this time, since research is being done for a building for the Police Station, this has presented itself also as a solution, either temporary or permanent for the Highway Department. The Town of Foxboro has "built" a building similar to the type the Highway Department would be looking for. Selectman Powderly stated that Rick Chaves rents buildings. Has he been contacted about prices or the types of rentals he may have to offer? Mr. Darling responded that he has not been, since a more permanent/semi-permanent option is being considered. Mr. Peck further explained that it is being looked at on how to phase needed buildings in at the Highway Department, and it was determined that the office building should be first. With a modular building, the Town would not have to pay prevailing wages. The modular firm does all of the design layout, and it is built at their location. Selectman Powderly stated that Mr. Chaves also has trailers with air conditioning. They are half way decent to utilize. Then, if it is decided to build a Highway Building, the Town has not invested \$180,000 that is worthless. Selectman Powderly asked for some research to be done through what Mr. Chaves has to offer for rentals and get some prices so that the option can be compared to as well. He added that he is not objecting to the building, but he just would like to have another option to consider. Mr. Peck stated that it was being determined whether to put the building on a slab or on a foundation. Selectman Burke stated that this is a great solution, since there is a definite need of a building at the Highway Department. He expressed his shock at the condition of the building that Mr. Peck, the secretary and the men are working out of. The Police Station is currently receiving the credit of needing a building, since their present building needs attention; however, the office building at the Highway Department definitely does too.

Mr. Peck then stated that a septic system would be needed for the new office building, and the cost is about \$10,000. The amount of \$10,000 may actually be high since the system would not actually all be new. Mr. Darling explained that this is what was calculated for the office. It has all the upgrades in order that the Highway Department would have a decent building. If it is decided to rent, then that is fine, but it would be a standard box. It basically depends on what the

Town is willing or wanting to do at this time. Selectman Powderly asked that at least the standard trailer lease with the size of 40 x 13 be researched through Mr. Chaves.

Mr. Peck stated that he would like to put in a new garage door and widen the opening from 12 feet to 14 feet. The cost is \$8,000. Last winter one of the plows hit the inside of the building trying to exit the building. It has not yet been repaired, but should be in the spring with the insurance funds. Selectman Powderly stated that he would prefer it if bumpers were installed so that if a vehicle bumps the building/doorway, they only hit the bumpers rather than the building. Mr. Peck explained that he prefers to avoid any further issues, since that side of the building is where the oil is stored.

Mr. Peck explained that the Consultant for Compliance of Stormwater Management of Town Facilities is for the MS4 Stormwater Permit. This request has been repeatedly asked for over the past few years. However, no one knows for sure what the requirements will be for the Town. The Town is presently adhering to a Permit from 2003. The Town is unable to be following everything, since it does not have the funding to do so. The new Permit will require that everything is being strictly adhered to, and it will not matter if the Town has the funding or not. Selectman Hollenbeck asked if the Town can work with SERSG (Southeastern Regional Services Group) on this. Mr. Peck stated that there was a grant; however, the State eliminated the funding. The Town was fortunate to connect with SERSG when it did, but the money is no longer there. Ms. Garbitt stated that once the EPA (Environmental Protection Agency) finally issues the new permit, there should be some funding from the State.

Mr. Peck stated that with the Roadway Project cost he has put in for \$375,000; however, it is not known what the Chapter 90 money will be each year.

Mr. Peck stated that last year he had asked for a Salt Shed; however, some repairs have been done to it, and it seems that maybe it could last another 2-3 years. He is trying to phase things in by starting with the office and extending the life of the salt shed. Regarding the Beneficial Use Determination (BUD) for the piles of material located at the Highway Department, the cost to dispose of it will be about \$100,000. An amendment has been signed to do that work with the engineer. It is moving forward, but not very fast. It is important that the right decisions are made, and that the Town be selective. It has been determined that street sweepings can be reused; however, the catch basin material has been going on top of that pile. Selectman Hollenbeck stated that discussion had taken place regarding a company coming in to do the catch basins, so that they take away what is cleaned out. Mr. Peck explained that the Town would still have to pay them for the disposal. Selectman Powderly asked about the number and types of trucks that the Highway Department had. Mr. Peck responded that there were four (4) sanders and two (2) trucks with dump bodies. There are trucks being made now with multiple bodies. They can be used as a sander, a dump truck or a flatbed. The Town of Mattapoisett has one now. It helps preserve the equipment, since the vehicle is being used year round and not sitting for long periods of time. Selectman Powderly asked about having an auction for the junk that is not needed. Mr. Peck stated that the plan is to come up with a list of what there is to scrap, or auction off, such as the grader and roller. Selectman Powderly stated that he was fine with options such as scrapping with Zions.

Mr. Trahan asked about the Pavement Management Plan list. What is being tackled each year? Mr. Peck stated that \$30,000 went to the five (5) year lease for one of the loaders. There is the \$20,000-\$30,000 that is spent for sampling of the gas release, which the Town has put a lot of

money into, about \$2 million over the last 10-15 years. He hopes to maybe do crack sealing and overlays, more preventative maintenance on the roadways. At this time a lot of work is being done with reclamation o subdivision roads, since the roads were not done right the first time. The Town is also so far behind now with keeping up with the roads that something needs to be done to extend the life of the roads, since the Chapter 90 funding is not there. Selectman Powderly noted that over the previous five (5) years it averaged \$268,000 a year being provided to the Highway Department. Further discussion will be taking place regarding finances. What about doing a combination of things with the roads? Mr. Peck explained that a variety of work is being done. There is the crack sealing, reclamation, overlaying roads with binder, sidewalks and curbs. It is not cheap to do the work and \$375,000 does not go far. You have to keep in mind the deterioration rates of the roads.

Meet wit the Police Chief

Frank Alvilhiera, Police Chief, was present for the discussion. Chief Alvilhiera stated that he is just asking for three (3) cruisers with equipment. The cost is \$109,500. One car has a blown engine, and the Police Department will be receiving some insurance money for it; however, there is a \$500 deductible. The three (3) cruisers (2-2014 Ford Interceptors, 1-2013 Ford Interceptor) that are being looked at to be replaced have high mileage. By August the miles will be 150,000-160,000, which is extremely high and dangerous for Officers on patrol. Officer safety is paramount for replacing all three (3) vehicles. Arrests are up, and we have citations associated with that. The Police have been very visible out in the community. There has been a reduction of breaking and enterings, which reflects on the high visibility of the Police. Selectman Powderly stated that he would like to commend the Police for their visibility. He has been seeing them everywhere throughout Town. This then obviously mirrors the increase in mileage with the cruisers. Chief Alvilhiera stated that the Interceptors do seem to be a better car than the Crown Vics. Ms. Garbitt mentioned that when cruisers are auctioned off there is only about \$200-\$300 received vs. when a fire truck is auctioned off. Chief Alvilhiera stated that when a cruiser is traded in, the monies can be used towards items necessary to outfit the vehicle. Selectman Powderly asked what the SRO (School Resource Officer) uses. Chief Alvilhiera responded that it is an old Ford Explorer. Selectman Powderly asked about the body cameras. Chief Alvilhiera explained that it is more of a pilot program, though it has been a help in a few cases, and the Department has been able to utilize them. It will be the trend in years to come. The request for Tasers has been pushed out to 2018, since a donation was received last year, and the Department was able to outfit all the Supervisors. The rest are being rotated. Selectman Hollenbeck asked if the laptops have been addressed with IT. Chief Alvilhiera responded that they have been.

Meet with Fire Chief

Dan Hopkins, Fire Chief was present for the discussion. His primary request is for a new Engine in the amount of \$550,000. It will replace a 1991 pumper which is 24 years old. At the present time, it does not meet NFPA (National Fire Protection Association) standards, since there are open compartments in the back for the personnel to sit in. It cannot be used due to requirements that all personnel have to be enclosed, so it only a two (2) man cab. Selectman Powderly asked which trucks are used for car accidents and, which are used for fires. Chief Hopkins stated that Engine 2, the lead engine (2003) goes to the known fire. Engine 1 (1997) goes to motor vehicle accidents. The Department is in the process of making Engine 3 (1991), with portable jaws, running to go out on calls. The New Engine would replace Engine 3. If that progression is followed, the Department would be all right for a while.

There is also a need for a new Ladder Truck, the cost is \$850,000. It would replace a 1989 aerial, which is 26 years old. The present Ladder Truck needs over \$100,000 in repairs per an independent mechanic that has gone through the truck. It is being recommended that no more money be put into the truck. Chief Hopkins stated that he has provided a survey with new and used Ladder Trucks for comparison purposes. It was also mentioned that all grants are basically done in house; however, there is a company that will write grants, but the cost is \$2,750. Maybe it is time for outside people to help write grants, which may benefit the Town in obtaining funding for either a Ladder Truck or an Engine. Selectman Powderly asked about mutual aid to Sterling Place, Le Baron and Kensington Court through the Town of Middleborough as first responders with their Ladder Truck. Also, how many runs does the Ladder Truck go on? Chief Hopkins explained that the Town of Middleborough has sent a letter that their Ladder Truck will be out of service for a while. The Ladder Truck has been used for about 17 runs the past year. There are times that the Department does not have the manpower to utilize it. Mutual aid will be dependent upon if it is available. It is needed as a safety issue; however, there are buildings and roof pitches being built that even the 28 foot ladder cannot reach at this time. The Town does not need a brand new Ladder Truck, but it does need one. A new one would last longer.

Selectman Hollenbeck asked if a new Engine and a used Ladder Truck would satisfy the grant process. Is one more likely to be approved vs. the other? Chief Hopkins stated that he believed that they could go for a grant for a Ladder Truck, but do we want to go for an Engine. An AFG grant has been received for the air packs. The Town is limited to one (1) vehicle grant, but can apply for other things like radios, etc. He is presently working on a grant for radios. Selectman Powderly stated that he would approve an up-to-date or good running Engine 1, 2, and 3 and an up to date Pumper Truck. It would be good if there was a choice to have at least one new day to day truck, but not two (2) new trucks. Selectman Hollenbeck asked if there are double duty trucks. The Chief responded that there are. They are quints, but you can only choose one or the other to use at a time, and they only carry 300 gallons of water vs. the 1,000 gallons that the engines carry. The quint would only help at the north end of Town, since there are hydrants there, but on the south end there are none. So it is not really conducive to Lakeville. The Chief felt that in his opinion a new Ladder Truck is not needed, but he was providing the figures. Discussion then took place on what the needs of the Town were for Engines and Ladder trucks. For an Engine the Chief felt that one from 2000 and newer would be appropriate, and there is a 105 aerial ladder on the list provided that would suit the needs of the Town. Selectman Powderly suggested contacting a grant writer to determine which is the best vehicle to apply for. At this time the Town is on a waiting list for a grant writer. He stated that he would prefer to get a Pumper Truck over a Ladder Truck and use mutual aid, if a Ladder Truck is needed.

Emergency Management

Dan Hopkins was present for the discussion. Chief Hopkins stated that he has received a ball park quote for a generator for the Town Hall/Fire Station, which suits our needs. The price has gone down to \$50,000. The present generator was donated to the Town, and there are no parts available for it. There is also some electrical work that would need to be done, when a new generator is put in. Ms. Garbitt stated that she has \$17,000 for the wiring and upgrades. The last quote received for a generator was about \$84,000. She asked about the \$292,000 for Public Safety Communications. Mr. Hopkins stated that he will withdraw that and move it out a year, since he is working on grant money for radios.

Park Department

Dan Hopkins, Chairman of the Park Commission, was present for the discussion. It was explained that a utility vehicle is needed to transport equipment to different areas of the TW Camp, and the cost is \$17,000. The cost to for the tennis courts to be redone is \$28,500. The installation of the irrigation for the new fields is \$26,000. It is not known at this point what the Retained Earnings for the Park will be. Hopefully the amount will allow for projects to be done. The parking lot lights will cost \$35,000. Ms. Garbitt stated that the parking area in front of the Karate Studio needs drainage work done, and there is some money left over from the work that was done in front of the Loon Pond Lodge, which might be able to be used. Mr. Hopkins stated that there is a company coming in to spread the rest of the loam out on the fields, then the irrigation will be done. One way or another that work is getting done this year. It is hoped that other organizations will step up to help.

Ms. Garbitt provided a brief update regarding other requests, such as the Town Clerk's for records management in the amount of \$75,000 over five (5) years, new financial software, etc. The Interim Town Accountant is closing out FY15 and will have a figure for Free Cash soon.

The Debt Schedule was then reviewed. Further discussion took place about the options on what was presented by the Departments this evening. Mr. Morwick asked if the request from the Highway Department for a modular building was a priority. Selectman Hollenbeck responded that their present "office" is in tough shape, but leasing and other options need to take place. There is also a study going on about where the location of the building would go on the property, since the land needs to be surveyed and other matters taken care of on that property first. It is to be noted that there are other issues with the present Police Station, since it was not built as a Police Station, so it is more than just a roof that is needed. Chairman Burke stated that the modular option is hopefully an advantage, since it allows the Town to get the product that it needs for less than half the cost, providing all the necessary features are worked into the design to completely serve the needs.

Approve Meeting Minutes April 23, 2015, May 4, 2015 and May 19, 2015

Upon a motion made by Ms. Garbitt; seconded by Mr. Morwick it was:

VOTED: To approve the Meeting Minutes of April 23, 2015, May 4, 2015 and May 19, 2015 as presented.
Unanimous in favor.

Schedule next Meeting of Committee

The next meeting of the Committee was not scheduled at this time.

Adjournment

Upon a motion made by Mr. Morwick; seconded by Mr. Trahan it was:

VOTED: To adjourn the Capital Expenditures Committee meeting at 9:03 PM.
Unanimous in favor

Upon a motion made by Selectman Hollenbeck; seconded by Selectman Powderly it was:

VOTED: To adjourn the Selectmen's meeting at 9:03 PM.
Unanimous in favor