

MINUTES
CAPITAL OUTLAY COMMITTEE
December 4, 2014

APPROVED
As Amended on December 11, 2014

The meeting of the Capital Outlay Committee was called to order in the Selectmen's Meeting Room at Sharon Town Hall at 7:00pm by Chair Paul Linehan.

Members Present:

Chair:	Paul Linehan
Board of Selectmen:	William A. Heitin and Joe Roach
Finance Committee:	Gordon Gladstone and Alex Korin
School Committee:	Marcy Kaplan and Emily Smith-Lee
Planning Board:	Robert Maidman and Louis Modestino

Others Present:

Town Administrator:	Frederic E. Turkington, Jr. (Ex-Officio)
Finance Director:	Cynthia Doherty (Ex-Officio)
DPW Superintendent:	Eric Hooper

Administrative Items

Chair Paul Linehan requested that Capital Outlay Committee members introduce themselves.

MOTION: To approve the Regular Session Minutes of November 20, 2014
7-0-0 **PASSES**

Mr. Modestino arrived at 7:11pm, after the vote to approve the minutes.

Department of Public Works

DPW Superintendent, Eric hooper explained there are three main components to the DPW's Capital request: Roads, Equipment and Buildings/Facilities.

<u>Total Road & Sidewalk Requests:</u>	<u>\$390,000</u>
South Walpole Street -	\$135,000
Massapoag Lane -	\$50,000
Billings Street -	\$205,000

Mr. Hooper explained there are two main sources of funding for Roads: Capital Outlay and Chapter 90 Funding- gas tax money. All three projects in the Roads category are reconstructions which consist of stripping the road down to gravel and applying a new binder and surface.

<u>Total Chapter 90 Funded Projects:</u>	<u>\$951,000</u>
Road & Sidewalk projects:	
East Foxboro Street	\$455,000
Nauset Street	\$80,000
Manomet Road	\$120,000
Niantic Road	\$65,000

Agawam Road	\$97,000
Pequot Road	\$39,000
Mohawk Street	\$95,000

Mr. Hooper explained that Chapter 90 projects on Nauset, Manomet, Agawam, Pequot and Mohawk are in a neighborhood off of Chase Drive and that doing projects by neighborhood helps to reduce construction costs. The East Foxboro Street project may be delayed to allow for a water project to remove an asbestos cement water pipe.

<u>Total Buildings/Facilities Requests:</u>	<u>\$55,000</u>
Town Building Assessment-	\$55,000

Mr. Hooper is going to have a Limited Town Building Facilities Study to look at the Town Hall and Fire Station. The Town Hall portion of the study will identify the ADA shortcomings of the building. Mr. Hooper said they received funding last year to replace the chairlift. The Commission on Disabilities was not in favor of a new chair lift and applied for a waiver from the State they did not receive. Mr. Hooper said they may look at other options, however, cautioned that if the cost of upgrades to a building exceeds a certain percentage of it's value it can trigger a requirement to make the entire building ADA compliant so they would need to carefully consider the best option. The study of the Fire Station will help identify its possible future use and any problems that will need to be addressed.

Mr. Gladstone asked if One School Street is part of the Study and Mr. Hooper responded yes, although the Town Hall and Fire Station are priority. Mr. Roach asked if \$30,000 in funds to repave the parking lot at One School Street had been turned back over to the Town. He also made a request the funds be reallocated to the Selectmen's budget to have it repaved siting the edges are eroding and it is a safety issue. Mr. Gladstone said he is not in favor of repaving the parking lot until the future use of the building at One School Street is determined. Mr. Roach said the parking lot at that site is currently being used for railroad parking and would like to maintain it to the best of our ability. Mr. Turkington said the School Department turned back \$30,056 in unused capital for the School Street parking lot repair. Mr. Korin asked if the funds assessed for parking at that location could be used for the repair. Mr. Linehan said all the funds go into a revolving fund but there may not be enough in the fund to make the repair to which Fred Turkington agreed- not in a timely manner.

Mr. Gladstone asked Mr. Hooper how the amount was reached for the study. Mr. Hooper said KBA architects provided the estimate.

J.J. McGrath of 11 Roberta Road commented that the Town Hall building has never really been ADA compliant and it is shameful that nothing has been done to correct the problem. He believes the town is negligent for not bringing it into compliance and recommends all meetings be relocated until the building is ADA compliant allowing anyone to attend the meetings. Mr. McGrath is not in favor of a chairlift explaining it is not easily used for operator or passenger.

Mr. Maidman asked if a hazard assessment will be part of the Study and Mr. Hooper replied, yes. Mr. Gladstone asked if an RFP will be done for bids on the Study and Mr. Hooper responded, yes. Mr. Linehan asked what the Commission on Disabilities' opposition to replacing the chair lift is and Mr. Hooper said it is from a use standpoint. There was discussion about holding all meetings at the Community Center. Mr. Hooper pointed out challenges with room size and live broadcasting capabilities. Members discussed the cost of making enhancements to the Community Center to allow

for broadcasting, which were said to be minimal. Mr. Gladstone asked if an elevator was a possibility and if it will be included in the Study RFP. Mr. Hooper responded with concerns over where to put it and triggering the threshold requiring full ADA compliance considering the relatively low assessed value of the Town Hall building. Ms. Kaplan said anyone who wants to attend a meeting should be able to and we should accommodate them by moving the meeting location until a solution is reached. Mrs. Smith-Lee suggested One School Street as a possible meeting site.

DPW/Conservation Commission Requests: \$430,000

Hammershop Pond Dam

Rehab- \$430,000

Mr. Hooper discussed the Hammershop Pond project to repair the Dam off Ames Street. Mr. Hooper explained that Dams are categorized by the State in two categories: hazard level (what is downstream if it fails) and condition. Hammershop pond is considered a significant hazard, poor condition dam. This categorization requires the Town to put the project on a schedule. Mr. Hooper explained there are two options for a solution: repair or removal. The repair is double the cost of removal. Due to cost comparison, Mr. Hooper is in favor of removal. Mr. Hooper cited the historical nature of the dam might qualify the project for CPC funding. Mr. Heitin said the Selectmen are a proponent of the rehabilitation of the Dam and Conservation Commission is in full support as well. Mr. Hooper said he has heard mixed signals from Con Com on the matter. Mr. Heitin assured that Con Com is fully supportive of the rehab at this time. Mr. Heitin said Con Com and the Neighborhood association supports the application to CPC for funding. Mr. Hooper believes that Con Com should be the proponent of the project. Ms. Betsey McGrath of the Conservation Commission disagreed and believes it is a conflict. Mr. Hooper disagreed referring to a project at Cedar Swamp where the Con Com was the proponent.

Mr. Gladstone asked for clarity on the pros and cons considering the cost difference, which was followed by a discussion between Mr. Hooper and Ms. McGrath as to the benefits of restoring the dam or breaching it. Mrs. Smith-Lee said the COC should not be the arbiter between the DPW and Con Com's disagreements as to the environmental impact of either option. Mr. Heitin agreed with Mrs. Smith-Lee and said the Board of Selectmen is the proponent of the project citing the historical aspect to rehabbing the dam and will seek CPC support for the project. Mr. Heitin clarified they are seeking COC funding in case CPC funding for the restoration is denied. Mr. Heitin said a decision will need to be reached and provided to the State by November of 2015. Mr. Gladstone said he needs to hear more on the issue to support the difference in cost between the rehab and removal and cautioned about using CPC money just because it is there, pointing to future needs. Mr. Linehan said that CPC gets approximately one third to one half of its funding from the state stating the preference for these projects would be CPC first and COC as a last resort.

Mr. Howard Spielman of 157 Billings Street said he believes there is an error in the paperwork that has been submitted to GZA regarding the surface area of the town watershed areas. Mr. Spielman said, according to the data, the watershed area around Hammershop Pond is 80% of the size of Lake Massapoag. He believes if this data was used by GZA there may be a problem with the categorization of the dam and asked for the proper people to look into the matter. Mr. Gladstone asked Mr. Hooper to clarify if the State favors rehabilitation of the Dam or breach and Mr. Hooper indicated there are conflicting viewpoints. Mr. Hooper indicated from a water quality standpoint he believes breaching the dam is best. Mr. Heitin said State agencies vary in opinion over which option is best. Mr. Maidman asked how the estimate was reached for the cost and if DPW workers could perform the work. Mr. Hooper responded pricing was acquired from a dam company and that the work would be contracted.

Mr. Gladstone asked if CPC were to reject project would the case come back to COC. Mr. Turkington responded it would come back to the Selectmen.

Total Equipment Requests:	\$344,350
Large Dump Truck-	\$180,000
Bombardier Tractor	\$164,350

Mr. Hooper briefly discussed equipment requests. The Bombardier sidewalk tractor plow is primarily used for snow removal, but also field work. It will replace a 1979 Bombardier that is still functional. Mr. Hooper indicated the equipment components are transferable and parts for these machines are readily available. Mr. Hooper discussed his request for a large dump truck to replace a 1996 vehicle which has had many repairs and a lot of rust. Mr. Hooper said the prices for the equipment are from the state bid list.

Mr. Hooper discussed a brick wall repair and project to replace the soffit at the Water Department that they will seek CPC funding for.

Mr. Hooper briefly gave a Water Department project overview. Mr. Hooper discussed a \$750,000 project to seek MWRA connection through Norwood. Mr. Hooper said it is a two year project and will be funded \$750,000 per year for construction. Mr. Hooper said this is an emergency connection and the Town does not have plans to connect to MWRA for water, but this is part of a long-term plan. Mr. Hooper indicated this project will not be funded by borrowing rather with retained earnings. He went on to discuss the details of the project and benefits of having this emergency source of water. Concerns over increased water rates for using this MWRA were discussed. Mr. Hooper assured this connection is strictly for emergency use only.

Mr. Linehan asked if the water main replacement has been done in sequence with roadwork and Mr. Hooper replied, yes, they try and plan water and utility projects around road work. Mr. Hooper discussed future road projects on Billings Street and East Foxboro Street. They are trying to redesign the intersection at Billings for safety issues.

Mr. Linehan asked Mr. Hooper to provide an update of current Capital Outlay Committee projects at the next meeting.

Future Meeting and Agenda Items

December 11, 2014 - School Department Requests and DPW update on current projects
January 17, 2015- 8:00am commencing at DPW

Topics not reasonably anticipated forty-eight hours in advance of the meeting

None

Adjournment

VOTED: (8-0-0) To adjourn the meeting at 8:28pm - unanimous