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Town of Swampscott
Capital Improvements Committee Meeting Minutes
Monday April 4th, 2022 - 7:00 PM
Virtual Meeting

CAPITAL IMPROVEMENTS COMMITTEE MEMBERS PRESENT

Richard Raymond, David Brodsky, Ryan Hale, Jeremiah Sullivan, Kelley Begin

FINANCE COMMITTEE MEMBERS PRESENT

Tim Dorsey, MaryEllen Fletcher, Naomi Dreeben, Matthew Kirschner, Cinder McNerney, Eric Schneider

OTHER TOWN OFFICIALS PRESENT

Michael McClung, Moderator; Gino Cresta, Asst. Town Admin./DPW Director; Max Kasper, Facilities Director; Amy Sarro, Director of Admin. & Finance; Trang Vu, Asst. Town Accountant

7:02 PM Meeting called to order

Discuss FY2023-FY2027 Capital Plan

FinCom Chair Rich Raymond provided a brief overview of CIC's process for reviewing CIC this year.

DPW Surplus Fill

DPW Director Gino Cresta commented on the request to remove surplus fill from the rear of the cemetery. The DPW has an area in the rear of the cemetery that they use to store gravel and Water and Sewer pipe. There is significant fill in the rear of the cemetery as a result of paving/water and sewer operations from prior years. One estimate to remove all of the fill was appx. \$1M; the composition of the fill is unclear and could affect cost. Mr. Cresta requested \$500K for FY2023 to remove a significant portion of the fill.

MaryEllen Fletcher suggested splitting the project into two phases; addressing \$250,000 in FY2023, \$250,000 in FY2024, which would free up \$250,000 in FY2023 to perform additional paving.

Seawall Repairs

\$750,000 to fix King's Beach Seawall. MaryEllen Fletcher asked if the

Jay Sullivan also commented that the repairs that were planned for the King's Beach/Mission on the Bay seawall have been modified by the vendor in conjunction with DPW to provide a sturdier solution.

DPW Yard Renovation

MaryEllen Fletcher asked for any updates there were on improvements to the DPW Yard and whether any work was to be completed in FY2023. Max Kasper commented that the project could be accelerated if it could be funded. MaryEllen Fletcher inquired if any tailings from the renovation of the old police station could be repurposed for this use. The town Treasurer responded that this could be done, however Facilities Director Max Kasper commented that the renovations at Burrill St. are not complete and additional funds are still needed from that appropriation.

Street Sweeper

Rich Raymond followed-up with Gino Cresta inquiring if any additional research has been about using a street-sweeper service or purchasing a street-sweeper with a neighboring community.

Director of Public Works, Gino Cresta, commented that he inquired with American Sweeper which had options for \$25,000 to \$35,000 of operational cost per year. That quote does not include sweeping in the cemetery or incidental sweeping along the shore as a result of storms. Gino further commented that the existing sweeper had a life of 27 years which makes purchasing a sweeper outright more favorable at this point.

Naomi Dreeben asked if it would make sense to push the street sweeper out a year and apply this funds to improve road conditions, given the particularly rough winter we experienced this past year, and the level funding of the non-chapter 90 paving appropriation request.

Rich raymond asked how much roadway those additional funds could pave. Gino commented that 18 roadways were paved last year using the appropriation, and the age/condition of our road surface is above average.

MaryEllen Fletcher asked what the impact would be of delaying the street sweeper given the lack of the availability of parts. Gino Cresta commented that he would prefer to fund the street sweeper in FY 2023, and level-funding the street paving as requested. He did state however that he could keep the street sweeper going another year if the committee were to recommend advancing additional paving instead. He further commented that another \$250,000 would help DPW accomplish 33% more paving next fiscal year.

Cinder McNerney inquired if the town would consider using short-term BANs for two years instead of just one to help the town accomplish additional projects such as paving and the street sweeper.

Ryan Hale commented that he opposes the purchase of a new street sweeper because the equipment is parked for the majority of the year, and because the labor tied up by operating the street sweeper may be better allocated elsewhere. Town Staff did not have those figures available but will provide them to CIC at a future meeting.

3rd Floor Renovation – Fire House

Facilities Director, Max Kasper, summarize the project to renovate the fire department's facility to create additional office space on the third floor which is currently an attic space and does not have stairwell access, which will ultimately free up space on the second floor to expand living quarters for female fire fighters.

MaryEllen Fletcher asked town staff whether the FEMA reimbursement for the seawall work done in the prior fiscal year has been received. Gino Cresta commented that the funds are still outstanding, primarily related to a permit dispute with FEMA but he is hopeful that should be resolved soon.

Erik Schneider asked if the sprinkler project will also reach up to the third floor; Max Kasper confirmed that it would.

Town Hall Basement Build-Out

Rich Raymond commented that this is the second year that the project has been requested and requested a summary from Max Kasper. Mr. Kasper commented that the project would create additional meeting space at town hall where all-staff meetings could be held. David Brodsky commented that the project is a nice-to-have not a need to have and there are other meeting spaces available for use by town staff, including spaces at the High School/senior center etc. MaryEllen Fletcher agreed that the project seemed to be a valid want but may not be a priority right now especially with a new school coming online that includes hybrid community meeting space.

Erik Schneider commented that he thought the Hadley Re-Use committee considered re-use options with a community meeting space.

Matthew Kirschner summarized the Hadley Re-use committees current re-use options being considered:

Mixed use – would have an option of meeting space
Affordable Housing – private use no meeting space
Hospitality – private use no meeting space

The plan is to do an RFI in the Fall for re-use; the committee is partnering with Community Development Director Marzie Galazka on this work.

Town Hall Building Security Camera Upgrades

Facilities Director Max Kasper commented that the project, originally presented last year, involves a significant investment in existing camera infrastructure that has been installed around town and in town buildings, and includes limited investment in school buildings with a focus on public safety.

Max Kasper commented on the need to remedy issues with security camera systems at the police station, investing in back-end camera systems at the high school, and other improvements in the system.

Naomi Dreeben asked if the camera's were in place for security/additional clarification on the benefit of the system. Max Kasper responded that it is standard practice to have security cameras on public buildings and on public property to provide security of property etc.

Max Kasper also commented that last year at town meeting there was a lot of discussion on the initial phase of the project because the project's title was a misnomer and did not accurately capture the fact that the project is intended to primarily replace existing camera systems.

Pickup Truck – PD

There was discussion around the usefulness of a pickup truck at the police station, and whether it makes sense. Gino Cresta commented that the DPW currently provides towing assistance to the Harbormaster when needed. MaryEllen Fletcher and Naomi Dreeben commented that they felt the need for a pickup truck was occasional and the DPW can meet the needs of the harbormaster etc.

Clarke School

Eric Hartmann asked Max Kasper to clarify the intended use of the Clarke School

Tim Dorsey asked for clarification from Rich Raymond regarding impacts to the CIC process during COVID and turnover, specifically with regard to the committee's decision to not use the scoring method that has been used previously. Rich Raymond responded that the

CIC – Meeting Adjourned 8:30 PM

FinCom – Meeting Adjourned 8:30PM

The next meeting of the CIC is scheduled for 4/12/22 at 7pm.

The next meeting of the FinCom is scheduled for 4/6/22 at 7pm.

True Attest,



Patrick Luddy
Treasurer/Collector

Minutes APPROVED by vote of the Capital Improvements Committee 9/12/2023