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Capital Outlay Committee
Wednesday, January 25, 2017 / 9:15 A.M.

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Bourne Veterans' Community Center
239 Main Street, Buzzards Bay

TOWN CLERK BOURNE

Members present: Mary Jane Mastrangelo, Rick Mastria, John O'Brien, Carol Lynch

Excused: John Redman

Others present: Administrator Guerino [left at 10:00 A.M.], Finance Director Linda Marzelli, Selectman Mealy, Sallie Riggs, Wes Ewell, Police Chief Woodside, Police Facility Building Committee Chairman Charles Noyes and Michael Rauch – Bourne Enterprise.

Chairman Mastrangelo called the meeting to order at 9:20 A.M.

Buzzards Bay Park Funding and Recommendations

Chairman Mastrangelo said the Buzzards Bay Park in the amount \$1,315,210 wasn't voted at the last meeting. It was recommended that the Buzzards Bay Steering Committee request funding from the CPC.

Administrator Guerino said there is a lot of back and forth discussion of how the park is to be funded. Outcome from the discussion is to put whole project for the time being into CPC and fund by borrowing. This would be similar to ramp at Monument Beach.

Chairman Mastrangelo discussed the preliminary request from the Buzzards Bay Steering Committee to the Community Preservation Committee [CPC] for the Town Park Restoration and Upgrade in the amount of \$1,315 million. They are requesting funds from CPA, Town funds and/or borrowing to complete the restoration and upgrade of the Town's Park on Main Street. If this is put off for another year, the cost will continue to increase. With the loss of Facilities Director and Town Electrician added to the cost of the park.

Buzzards Bay Park has received funding CPC funding in May 2015 for \$350,000 and May 2016 for \$425,000 for a total of \$775,000.

Capital Outlay could recommend that this project go to CPC for funding for improvements on town owned land.

Preliminary request was voted by the Main Street Steering Committee to fund part from CPC and rest from debt. If CPC votes not to fund full amount they must come back to Capital Outlay for funding.

Selectman Mealy said he spoke to Barry Johnson, Chairman of the CPC and he doesn't feel the CPC will fund entire project.

The Buzzards Bay Park when completed will enhance downtown. Walkways have been done and this will add to Main Street. This is a huge step for economic development.

Chairman Mastrangelo suggested keeping a spreadsheet to keep track of type of projects and funding for town owned property and when it was done.

OPM Discussion – relative to Police, Wastewater and Buzzards Bay Park

There was discussion relative whether to hire 1 or 2 Operations Project Manager[s] to oversee construction of the Police Station and for Wastewater projects. Both projects are on the same site. Police Facility Chairman Charles Noyes said he was not in favor of using one manager to handle both projects. Police station has its funding in place after being approved at Special Town Meeting in October 2016 and the Special Town Election in December 2016. Wastewater Advisory Committee are still working on the necessary funding to move forward with the Treatment Plant. Police Chief Woodside agreed with Mr. Noyes and said the Police Facility Committee is ready to move forward to the next phase of the project.

Chairman Mastrangelo said that the project manager hired for a job is typically a company and not a person. Any firm that can oversee construction of a new police station would also be able to oversee a new wastewater treatment plant.

The cost of the new police station includes the salary for a project manager. New building will triple the size of the current station and will be built on town owned land along the bypass near the old National Guard Armory.

Cost of the wastewater treatment plant increased from an estimated \$3 million to approximately \$5 or \$6 million and will be constructed adjacent to the new police station. Treatment plant would increase the capacity by 100,000 gallons per day. This will be an article to be voted on at the Annual Town Meeting. Capital Outlay Committee approved the recommendation contingent on receiving state, federal or other funding to reduce the impact on taxpayers for no more than \$2 million.

Mr. Mealy, speaking on behalf of the Wastewater Advisory Committee said that 1 manager should be hired for the 2 projects. No Request for Qualifications has been issued at this time for a Project Manager. Town Planner Coreen Moore has been asked to draft a document for the Project Manager. It's difficult to make applicable to both projects. Mr. Mealy asked that the Capital Outlay Committee postpone madding any decisions until the RFQ has been finalized.

Chairman Mastrangelo said she didn't want to hold up the construction of the police station and suggested that the town move forward to secure a project manager and include wording about coordination with the wastewater project in the contract.

There is no funding for OPM for the Buzzards Bay Park project. Administrator Guerino is checking with the Commonwealth to see if needed where we have 2 different phases.

Finance Director Linda Marzelli asked if we checked our guidelines to see if there is a threshold that's need.

John O'Brien and Carol Lynch aren't comfortable taking a vote and asks for more specifics since that are too many if's and maybe's.

Rick Mastria said looks to improve the town but not comfortable at this time to take a vote.

Main Street Steering Committee has submitted an application to the CPC and it has been suggested to come back to the Capital Outlay Committee if more funds are needed after CPC make their recommendations. If OPM is needed, entertain cost and come to Capital Outlay. Don't wait until April since that doesn't give much time before Town Meeting and warrant needs to be put together.

Will not be making recommendation today on the Buzzards Bay Park.

Mr. Noyes said he submitted letter to Town Administrator to start process for OPM for the Police Facility Building.

Capital Outlay Committee voted OPM for both projects as suggested by Steve Mealy.

Police Department OPM was included in proposal project and approved at Town Meeting and at the Ballot.

Chief Woodside said if the OPM for the Wastewater is from the same company that would be fine but don't want a delay if Wastewater project is not ready to go. These are 2 separate projects on the same site.

Mr. Ewell said he has been an OPM for 30 years. Wastewater project has been delayed for 8 months to coordinate with the Police Station. We need cooperation and should have same firm for the 2 projects.

Chairman Mastrangelo said to go ahead with OPM for Police Station and go for OPM for Wastewater when ready to go.

Chairman Mastrangelo said the intent of the Capital Outlay Committee is how RFQ to allow coordination of projects with the best possible way but don't want to delay the Police Department and want to move forward expeditiously.

Selectman Mealy will speak with the Town Administrator to see that the Police Station project can move forward with no further delays.

Planning monies discussion – relative to Wastewater

Wastewater Project \$5,157,000

Mr. Ewell said he met with Brian Dudley from DEP and reviewed and discussed whether a groundwater discharge permit could be issued without mitigation and stated the following:

- Ground water will flow from the project location into the canal and not into Buttermilk Bay
- Cost of approximately \$2 million to \$2.5 million may not be supported

- Long range plan, with assistance of the Coalition for Buzzards Bay could sewer the entire area and there would be no need for mitigation.
- Departments that would need to review: MEPA, Cape Cod Commission, Coastal Zone Management and Coalition for Buzzards Bay.

Weston & Sampson will proceed on an hourly rate until monies are appropriated.

Will ask for appropriation of \$180,000 for engineering cost at the Special Town Meeting.

Chairman Mastrangelo suggested that Mr. Ewell talk to Finance Director on funding.

Rick Mastria made a **MOTION** and **SECONDED** by John O'Brien to adjourn meeting at 10:37 A.M. **UNANIMOUS VOTE**

Respectfully submitted by:

Debbie Judge
Recording secretary