

**CIAC - Capital Improvement Advisory Committee**  
**Meeting Minutes**  
**April 2, 2018**  
**7:00 PM –PM**  
**Silva Room, Flynn Building**

Present: Susan Abrams, Tom Travers, Michael Cooper, Mark Howrey, Jamie Gossels

Absent: Joseph Scanga, Susan Asbedian-Ciaffi

Also Present: Maryanne Bilodeau (ATM/HR Director), Pat Brown (Fairbank Task Force) Jim Marotta (Fairbank Task Force), Michael Ensley (Park and Rec), Dan Nason (Sudbury DPW)

Chairman Howrey, following acknowledgement of a quorum, called the meeting to order at 7:05PM.

**Item 1. Review of Capital Projects for CIAC Report**

**DPW Items**

**Presenter: Dan Nason**

These items have already been vetted by the committee and voted on, but this was a final opportunity to answer any remaining questions prior to the formal report.

**Street Sweepers (Estimated cost: \$440,000)**

Discussion:

- Instead of buying two sweepers would it be feasible to buy one new one and lease one for the special times when it is needed?

Dan believes that having the two new sweepers allows for greater flexibility for utilization. The contracting fees would also be high and eventually would be higher than the cost of a new sweeper.

The committee voted to recommend the purchase of two street sweepers, however there was one vote against the purchase, recommending the purchase of one sweeper and contracting the rest of the work out.

**Bucket Truck (Estimated cost: \$220,000)**

Discussion:

It was noted that, following the recent storms, this would be a very useful piece of equipment.

The committee voted to recommend the purchase of the bucket truck with one no vote recommending initially leasing the vehicle at a cost of \$5,000 per month and then evaluating the cost savings.

The following projects were unanimously recommended by the CIAC:

DPW:

Stearns Millpond Dam (\$750,000)

Dutton Road Bridge (\$1,100,000) Note: These two items will be included in a single warrant article for May Town Meeting.

Mini Excavator (\$80,000)

Chevy Pickup (\$60,000) Note: This purchase is being requested out of free cash.

Dump Truck (\$120,000) Note: these three items will be presented in one warrant article.

Underground Fuel Storage (\$1,500,000)

Sudbury Schools:

Sudbury School Playgrounds (\$415,000)

**LSRHS Phone System**

This project was recommended, however there were two members voting no at the previous meeting. The committee members dissenting were not present so it is unclear as to the concerns. Mark will email the committee members and get more information on their concerns.

## **Cutting Field (Estimated cost: \$500,000)**

**Presenter: Michael Ensley**

There was a prior meeting and solution agreed to by Park and Rec and Melissa Rodriguez to fund the next field replacement and explaining the use of the Enterprise Fund to provide the money for field maintenance and replacement.

The request will be for \$250,000 to be raised to replace the artificial turf on the field and \$250,000 will be funded by use of the Meadow Walk mitigation funds. The field is deemed to be almost at the end of its useful life, according to an engineering report issued 6 months ago. The project will be put forward in two phases: engineering and design plans will be developed as soon as the snow melts. \$250,000 of the \$500,000 will come from mitigation funds, including the design funds (\$20,000.)

Discussion:

- Would natural turf be less expensive than artificial turf? Although initial costs would be less, maintenance is higher and accessibility to the field would be compromised for maintenance. Natural turf is not able to handle the hours of use that are currently scheduled.
- Funding would be shared 50/50 between the town and Park and Rec.
- Sudbury versus non resident use: There are a few men's teams and some summer camps that use the field, otherwise it is primarily Sudbury youth teams and residents.
- What would be the ramifications if the article was put off until the October Town Meeting, when the cost would be more exact? DPW is doing some of the work and a May approval allows them to start the work in the fall. Waiting for October would push the work off until at least next spring and impact the 2019 season use of the fields.

**Decision: The CIAC voted 4 aye and 1 abstention to support the project up to but not to exceed \$500,000. The committee member abstaining was not comfortable recommending this project until we had a real cost proposal since the documentation of cost was not available yet.**

## **Fairbank Community Center Design Funds**

**Presenter: Pat Brown**

**Cost: \$1,900,000**

A presentation at the previous meeting generated several questions, necessitating further discussion. Current space at Fairbank is about 40,000 sq.ft., which includes the Sudbury Public Schools offices. The new center would be about 62,000 sq. ft. and would not house the school offices.

Based upon the projections in the committee's consultant's report:

Anticipated costs to operate-\$3,200,000

Anticipated revenues-\$2,900,000

Currently the town subsidizes \$300,000-\$500,000 to cover the difference between today's operating costs and today's revenue so there would not be a big difference.

Discussion:

Several points from the previous discussion were reiterated:

- Does Town want to be in fitness club business? What would be the incentive for residents and non-residents to leave another fitness center to come to Fairbank? The comparison in the report does not include three of the most popular clubs in and around Sudbury.
- Revenue versus operating costs were a concern to committee members. Staffing would double and operating costs have not been fully articulated.
- Does the survey actually represent the will of the town when it was such a small sample? There were different viewpoints on the importance of a survey to gauge public willingness to pay for the facility.
- There is a need for public education before the project gets put to a vote at Town Meeting.
- Given the number of unknowns and the lack of public education, should the project be presented to Town Meeting in May? This would provide a clear direction to the Task Force, but postponing until

October allows for time to have public meetings to share the information and get feedback from the public and get final answers to the consultant report.

**The committee did not take a vote on this project, choosing to wait to hear from the Task Force decision on how they will proceed.**

**Item 2:**

**CIAC Report**

Motion made by Sue Abrams and seconded by Tom Travers:

“Move to approve the CIAC report subject to minimal editing for clarity and typos”

Aye: Sue Abrams, Michael Cooper, Mark Howrey, Jamie Gossels, Tom Travers

**Item 3:**

**Minutes from March 26 meeting**

Motion made by Tom Travers and seconded by Jamie Gossels:

“Move to accept the minutes of the March 26, 2018 meeting as presented.”

Aye: Sue Abrams, Michael Cooper, Mark Howrey, Jamie Gossels, Tom Travers

**Adjournment**

Motion to adjourn at 9:04 p.m.

Aye: Sue Abrams, Michael Cooper, Mark Howrey, Jamie Gossels, Tom Travers

Respectfully submitted, Sue Abrams, Clerk

**Handouts:**

- Agenda for April 2, 2018 meeting
- Minutes for March 26, 2018 meeting
- Summary of Funds requested and funding source
- Copy of March 26, 2018 email from Pat Brown to Fairbank Community Center Task Force; Capital Improvement Advisory Committee regarding vote taken by Park and Rec on March 26, 2018
- Copy of February 28, 2018 email from Dan Nason to Mark Howrey and others regarding street cleaning
- Fact sheet on street sweeping
- Draft of the Capital Improvement Advisory Committee Report to the Board of Selectmen and Finance Committee on FY 19 Capital Plan