



# The Town of Barnstable

## Comprehensive Financial Advisory Committee (CFAC)

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### CFAC Committee:

#### Chair:

Hector Guenther

#### Members:

Vice Chair, Chuck McKenzie  
Clerk, Chris Lauzon  
Tom Keane  
Chris King  
Jeremy Shea  
James Sproul  
Lillian Woo

#### Staff Liaison:

Mark Milne

#### Councilor Liaison:

Craig Tamash

### MEETING MINUTES

## Comprehensive Financial Advisory Committee

01.27.2025

6:00 PM

**Join Zoom Meeting:** <https://townofbarnstable-us.zoom.us/j/81618198722>

**PHONE:** 877-853-5257, Meeting ID: 816 1819 8722

#### Roll Call:

Chair Guenther called the CFAC Zoom meeting to order at 6:01pm

- CFAC Members Present: Hector Guenther, Chris King, Jeremy Shea, Jim Sproul, and Chuck McKenzie
- Roll call and quorum verified by Chuck McKenzie
- CFAC Members Absent: Lillian Woo, Tom Keane, and Chris Lauzon
- Councilors Present: none
- Staff Present: Gareth Markwell- Deputy Finance Director, Dan Santos-DPW Director, Griffin Beaudoin-Town Engineer, Mark Marinaccio -Town Architect.
- Others Present: None

Approval of January 13, 2025 minutes

Discussion and edits

Motion to approve the minutes of January 13, 2025, made by Chris King, seconded by

Roll call vote by Chuck McKenzie: Hector-yes, Chris K.-yes, Jeremy-yes, Jim-yes, and Chuck-yes

Minutes approved as amended

Chair Guenther updates members in change of Town Council Liaison from Craig Tamash to Betty Ludtke

### **Department of Public Works on the FY 2026 Capital Improvement Plan submissions**

Director Santos shares that the review will include proposed FY26 projects for General Fund, CWMP, and Enterprise Account. Chair Guenther requests that the focus be on higher priority projects.

Engineering projects: Review provided by Griffin

MEA:

- Design and permitting for the Cotuit town dock replacement and structural improvements: As coastal flooding continues to increase, dock replacement and resiliency improvements to the dock and parking as previously identified in the 2021 assessment.

Public Works:

- Oyster Harbors bridge improvements: Phase 1 of a 2-phase project. The bridge is approaching the end of a useful life. The consultant has identified structural, mechanical and electrical upgrades.
- Annual public roads maintenance would include roadway rehabilitation, milling and paving, reclaiming, drainage improvements and replacements, as well as curbing and sidewalks to meet ADA compliance. Backlog exists for addressing both roadways and drainage. Drainage will encompass approximately 25 system installations and approximately 6-10 miles of preventative maintenance. This request increased by @\$100k annually, and interim updates are done annually as well.
- Hawes Avenue culvert reconstruction: Repairs will be completed at this site as increased safety concerns have been identified with sinkholes forming both underneath and adjacent to the culvert.
- Freshwater Ponds - Development of a management plan for water quality monitoring at Hamblin's Pond in Marstons Mills. Both MEA and Conservation are working with DPW on these plans to be proactive in pond management going forward.
- North Street Sidewalk Extension: The pedestrian gap between the West End Rotary to Stevens Street has been identified in a road safety audit. While some crosswalks have been installed, it lacks sidewalk safety. Roadway width will decrease slightly to not disrupt the pond edge very much.
- Curb ramps and sidewalks projects will be a recurring request to transition existing non-ADA compliant curbs and sidewalks into ADA compliance. The 2024 study identified those not in compliance.
- Three Public bridge replacement studies identified:
  - \* Harbors Bridge: This study will identify what challenges will be in replacing the aging bridge; what type, how to do it, costs and permit challenges, etc.. Planning for the end of a useful life, this process typically takes 5-10 years.
  - \* Both Millway at Barnstable Harbor and Bumps River bridges will need replacement in 15-20 years
- Private road repairs: Asa Meigs Road in Marstons Mills is in deteriorating condition and may be funded through Sewer Construction of Private Way Fund. DPW is looking to do this through legislation which

was passed in 2014 allowing the Town of Barnstable (TOB) to occasionally repair private ways that connect to public ways.

- Intersection improvements to South Main Street at Main Street and Craigville Beach Road in Centerville. This intersection needs new traffic and pedestrian signals as it is not pedestrian safe and will be done in conjunction with sewer construction projects and will commence in fall of 2025.
- Three (3) requests for pedestrian improvements along New England Wind (NEW) 1 route:
  - \* Design and permitting for pedestrian improvements Old Stage Road from Shootflying Hill Road to Main Street, Centerville and will see ADA compliant sidewalks, improved crosswalks and possibly bike lanes.
  - \* Design and permitting pedestrian improvements on Main Street in Centerville to include replacing existing sidewalks to meet ADA compliance, improved crosswalks and possibly raised crosswalks, on-street parking, street trees and lighting.
  - \* Design and construction for pedestrian improvements along Craigville Beach Road in Centerville; specifically from the Centerville River bridge to Covell's beach. It will include replacing existing sidewalks to meet ADA compliance, sidewalk extensions, improved crosswalks and possibly raised crosswalks, pedestrian flashing beacons, bike lanes and driveway reconfigurations. Addressing speeding here is also a concern to be addressed.

#### Discussion:

- Short list projects being reviewed now do not include the higher priority projects which are currently in the design phase and are not ready for construction at this time.
- The approved bonding amount available is \$15m; the highest priority projects to reach that amount have been identified.

#### General fund projects

- *Barnstable Police Department (BPD)* replacement of two (2) existing boilers with units appropriately designed for the facility.
- *Community Services:*
  - \* Barnstable Adult Community Center (BAC) will undergo replacement of existing natural gas-fired furnaces with Variable Refrigerant Flow (VRF) electric heating system, ductwork upgrades and insulation. FY25 funding was appropriated for the design and FY26 funding will be used for installation.
  - \* Centerville Recreation Field improvements will include the creation of a 60' baseline infield meeting industry standards, benches, backstop and outfield fence. The little league infield will be shifted to accommodate parking.
  - \* Covell's beach house improvements will include upgrades for handicap accessibility, plumbing and associated fixtures, doors, windows and interior finishes. The building is below the flood plain and must be brought up to current floodplain management standards. Work will commence once the concrete apron to the building is completed.

An Evaluation and preliminary design study for the Saltwater Beach bathhouse improvements at Dowses, Sea Street, Covell's, Loops, and Kalmus beaches. The study will evaluate whether the bathhouses should stay where they are, be replaced or other possible options. The only existing building above the floodplain is at Dowses beach but it is not ADA accessible.

- *DPW*
  - \* Town Hall elevator will be replaced; the project will also include reconfiguration to offices for the Town Manager, Planning and Development, and Legal department.

\* Mosswood Cemetery will see installation of four new columbarium structures. Facility needs to be expanded because there are no units available. Funding for this project will be sought from the Kirkman Perpetual Maintenance fund; these funds are available for libraries and Mosswood Cemetery.

\* Exterior restoration of the Hyannis Armory to include masonry restoration, windows, doors and roof. Funding will be sought through the Community Preservation Committee (CPC). These repairs / replacements will secure the exterior envelope of the building.

\* Design for the preservation and revitalization of the hangar at Cape Cod Airfield to address structural elements, replacing the damaged metal roof and siding restoring it to its original appearance; addressing the interior structural steel extending the hangar's lifespan, and hangar door ensuring secure operations. CPC funding will be sought for this project as well. An additional project at this location would be the removal of the underground fuel tank and replacing it with an above ground tank.

\* Mechanical improvement at Old Town Hall: A two (2) phase project focusing on replacement of the fire escape, flat roof and mechanical systems, waste lines, boilers and water heaters. Evaluation of the elevator and potential determination of corrective actions. Phase two (2) will see a shift to the mechanical distribution and control systems. JFK Museum is working with DPW regarding design layout.

#### Discussion:

- Outside funding sources include CPC, Kirkman Fund, Community Development Block Program (CDBG), Ch 90, Sewer Expansion funds and Private Road funds.

#### CWMP

- Centerville Village Sewer Expansion – South Phase construction is anticipated to be a combination of gravity sewers and low-pressure sewer with grinder pumps and will include Main Street Centerville from Old Stage Road to South Main Street; Craigville Beach Road from the Centerville River Bridge to Covell's Beach; Old Stage Road from Route 28 to Main Street, Centerville, South Main Street from Craigville Beach Road to Church Hill Road; and Church Hill Road. The project will likely include construction of two (2) new pump stations.
- Phinney's Lane neighborhoods sewer expansion will take place on the east and west sides of Phinney's Lane between Route 28 and Route 132; it will also include a combination of gravity sewers and low-pressure sewer with grinder pumps.
- Design and permitting for municipal property sewer connections for seven (7) properties and will be funded through the capital cost of connecting the properties to the recently completed sewer expansion projects.
- Final design for Long Pond sewer expansion. This will be from the south of Route 28 and will include gravity sewer, low-pressure sewer and multiple pump stations and extend to the Centerville Elementary School (CES).
- Preliminary design and survey for Prince Cove sewer expansion for properties located on the north and east sides. Project has been expanded to incorporate the area formerly called South County Road Sewer Expansion project to improve efficient of implementation. It will connect @330 parcels, collecting @80k gallons of wastewater per day and remove @8kg/day of nitrogen from the Three Bays Watershed, and is scheduled to begin in FY29.
- Design and permitting for Great Marsh Road and adjacent neighborhoods, as well incorporating those properties from the Shootflying Hill Road sewer expansion for a total of seven (7) miles of sewers connecting @460 properties. Construction is anticipated to begin in FY28.

- Preliminary design and survey for Huckins Neck Road sewer expansion, these properties are adjacent to Wequaquet Lake and will connect @150 properties collecting @21,500 gallons of wastewater per day and removing @2.1 kg/day of nitrogen from the Centerville Riger. Construction is scheduled to begin in FY30.

Enterprise Funds

WPC:

- Pump Station rehabilitation will replace and move the Marks Path pump station onto TOB property increasing flows and meeting the requirement of the CWMP.
- Upgrade and replacement of fencing along Bearses Way in conjunction with the MA DOT Bearses Way Shared use project; this will include barbed wire for security and tree screening between the bike patch and WPC facility.

Water supply:

- Pipe replacement and upgrade as part of the 30-year master plan. This is replacing water lines on Phinney's Lane, Longview Avenue section where sewer and duct bank have been installed
- Repair and upgrades to building including wells, pump stations, roofs, trim and Supervisory Control and Data Systems (SCADA).

Solid waste

- Replacement of two (2) compactor units which allows us to maximize the volume transfer.
- Replacement of two (2) containers

Discussion:

- Route 28 West sewer construction will go out to bid in the next two (2) months, and anticipate construction is set to begin in the fall of 2025. It goes from Phinney's Lane to just east of Route 149 with a few additional roadways.
- Phinney's Lane / Route 28 pump station has been completed and accepted; flow will be accepted from @150 parcels soon as the Board of Health has sent out notices to those residents. Total cost was @\$22m.
- Members appreciate DPW staff for their time and dedication.

Correspondence from Committee Members: none

Communications from Staff:

- CIP processes move forward and approaching the March 3<sup>rd</sup> delivery date to the Town Council
- The Finance Departments recommendations based on the cash flow analysis for the next 30 years has been sent to the Town Manager, as well as the scoring for the CIP session. Gareth will provide the CIP scoring data to members.
- The state has distributed the first FY26 State budget and that shows a reduction of @\$300k in CH70 aid.

Matters not reasonably anticipated by the Chair: None

Closing public comment: None

The next CFAC meeting is scheduled for February 10, 2025

Motion duly made by Chuck, seconded by Chris K. to adjourn the meeting.

Roll Call vote by Chuck: Hector-yes, Chris-yes, Jeremy-yes, Jim-yes, and Chuck-yes

Meeting adjourned at 7:33pm

Respectfully submitted

Theresa M. Santos



DPW FY26 CIP  
Submissions.pdf

Attachments:

APPROVED