

CAPITAL PLANNING COMMITTEE MEETING
Monday, March 13, 2023
MEETING MINUTES
IN PERSON MEETING

Present: Ira Brezinsky, Jeff Cyr, Ted Boulais, Dan Luis, Kevin McAllister, Jon Camp, Charles Miles and Christine Phillips
Also Present: Lisa Wong, Town Administrator

Call to Order

Ira Brezinsky called the meeting to order at 5:01 pm at the Ledges Golf Course.

Approval of Minutes 2/27/2023. Motion by Cyr, Second by Camp

Cyr – Aye

Boulais – Aye

Louis – Aye

Camp – Aye

Brezinsky – Aye

Phillips – Aye

Miles – Aye

Presentation of Capital Requests:

Ledges Golf Course Requests

The course continues to show improved operating results, with positive cashflow from operations. When factoring in debt payment, the course is still in deficit. The bond for construction of the course will be paid off in 2029. The time has come to begin consideration of updates to the long-term plan for the course, including current and future capital investments. The development of a Masterplan for the property and business operation, with the help of a consultant, should be seriously considered. The Course is now 24 years old.

Cart Path Repairs: This is an ongoing project that includes repairing and/or paving washed out areas subject to available funds. The request for FY2024 is \$76K Heavy rain creates washouts in certain areas where the cart path is not paved.

Develop Master Plan: Large discussion on this topic, including hiring a consultant to develop the plan. Possible source of funds is ARPA. The Master Plan (or Business Plan) will include developing a strategic business plan with rationale/justification and cost-benefit analysis for proposed expenditures; subsequent proposed upgrades/improvements to the Course, Maintenance Building, Club House, out buildings, water line (pipe) to support sprinklers, replacing carts possibly with electric ones

Questions were raised regarding the prevailing wage requirement when repairing cart paths and every project for the Ledges. In general, prevailing wage is required when hiring an outside contractor.

Insulate Clubhouse: Green Collar provided a \$23,500 estimate to install plywood and put insulation on top of the plywood.

Replace irrigation heads on tee boxes: \$26,000.00 ongoing issue

Install Drainage on the 13th approach and fairway: \$26,000.00 ongoing issue.

Sprinkler System for Clubhouse: This is currently on the Capital Plan for FY25. The District 1 Fire Chief has deemed the Clubhouse unusable as an entertainment venue without the addition of sprinklers. A higher capacity water line would likely be required in order to add sprinklers, making the current estimate of \$125,000 inadequate.

FY2023 Project Updates: The pumps, etc have not been ordered. Tighe & Bond is writing the Request for Proposals. T&B believes the money requested and approved will not be enough. CPC members commented that this project is taking is too long complete.

Tour of Clubhouse: A tour of the Clubhouse showed the damage caused by a recent water leak. Insurance will pay for most of the damage, however the Town may have to bear the cost of reinsulating.

Recreation Department Requests

Buttery Brook Park Phase 2 Renovations/Improvements – Phase #2: The Friends of Buttery Brook Park has contributed \$2,600.00 for Berkshire Design to develop plan and will contribute \$4,600.00 for Richard Harris to write a PARC grant (formerly known as Urban Self-help Grant. This is a reimbursement grant. The request from the Town is \$550,000.00, with 70% reimbursed once completed.

Repainting Basketball Courts: \$12,000.00

Fencing/Netting: \$65,000.00 will stop balls leaving the parks.

Restroom and Concession Building at High School Athletic Field

The existing masonry block building has no running water, plumbing and inadequate electric service. Construction of a new building has been placed on the Capital Plan as a FY25 request at a cost of \$400,000. No quotes have been solicited yet, so this number will likely change. Installing water and sewer connections can be costly.

The TA stated that the Town's insurance company wants a Vehicle Maintenance and Safety Plan. This request is based on the fire at the Waste Treatment plant.

ADJOURN

Cyr moved to adjourn at 6:45 PM. McAllister seconded. All in favor.

Respectfully submitted
Dan Luis
Clerk