



TOWN OF KINGSTON  
CAPITAL PLANNING COMMITTEE  
MEETING MINUTES  
ZOOM/2/22/23

*The following minutes were approved by the Capital Planning Meeting during their March 8, 2023 meeting. Motion to approve was made by David Kennedy and seconded by Heath Emberg: the motion passed 3-0-2: Wayne Bouley and Chris Brielman abstained.*

Date: Wednesday, February 22, 2023

Location: Virtual (Zoom)

Committee members in attendance: Heath Emberg, David Kennedy, and Mike Ladd.

Other attendees: Keith Hickey, Town Administrator; Carl Pike, Treasurer; Chris Veraka, Water Superintendent; Paul Basler, Highway Superintendent; Bob Monaghan, Wastewater Superintendent.

Chairman Emberg called the meeting to order at 6:02pm by roll call vote: Mr. Emberg, Mr. Kennedy, and Mr. Ladd.

#### **ANNOUNCEMENTS**

- This meeting is being recorded. Anyone intending to make an audio or video recording of this meeting should notify the Chair at this time.
- No additional announcements

#### **APPOINTMENTS**

Review of Departmental Capital Improvement Requests & Planning Thereof:

- **Water Department**

*Well Cleaning Pump Replacement*

Mr. Veraka explained that this request is part of the routine maintenance that needs to be completed every 5-10 years. He provided the committee with additional details on what is involved, including cleaning and inspecting the pump bowls. Mr. Emberg asked for confirmation on how many wells there are across town and Mr. Veraka stated that there are six wells.

#### *Tank Painting*

Mr. Veraka said this request is to paint the exterior of the Elm Street tank which needs to be done in order to maintain the integrity of the tank. He explained that the tank will be drained completely, sand blasted, and repainted. Mr. Emberg asked how many tanks there are across town and Mr. Veraka said there are 3 tanks; one on Elm Street, one near the High School, and one near the Smiths Lane Fire Station. Mr. Emberg asked how often the tanks need to be repainted and Mr. Veraka said that the newer paints have come a long way and last a lot longer than they used to. He added that they repainted the Pembroke water tank a year ago. Mr. Ladd asked who paints the tank and Mr. Veraka said that we contract with a company that does the painting and complies with EPA regulations.

#### *Main Street Water Main Project*

Mr. Emberg asked Mr. Veraka to provide a history of the project and Mr. Veraka explained that the old six inch cast iron water main that runs from Route 3 up to the Summer Street area needs to be replaced. He added that they replaced a section of the pipe from the Charlie Horse up to Route 3 but that was several years ago. He said the pipe is aging and was likely installed in the 1930's or 1940's and is in need of a system upgrade and would replace the 6 inch pipe with a 12 inch pipe, improving water delivery to the Riverside, Riverview, and Centerview area. Mr. Veraka added that the water department replaced the mains from the Fireman's Memorial to Tura's Corner (the intersection of Pembroke Street, Wapping Road, Main Street, and Evergreen Street) and has been replacing the pipes in phases based on the conditions of the pipe. There were no questions.

- **Streets, Trees & Parks**

#### *Truck Replacement*

Mr. Basler explained that this request is to replace a truck that is 23 years old and said that the issues are underneath. He expressed his concerns about ensuring that the Highway trucks continue to be included on the capital plan so that we have the replacements on the Town's radar. Mr. Emberg confirmed that the current 5-year plan shows requests for 1 dump truck/plow/sander in 2025 and 1 in 2027. Mr. Basler added that in the past, Capital Planning Committee voted against replacing vehicles which has made it difficult. Mr. Basler said that it can take 18-25 months to get a vehicle once it is ordered so he emphasized the need for the Committee to look forward 5-6 years.

Mr. Pike said he recalled that the Town recently purchased 2 or 3 good-sized trucks and asked for confirmation and Mr. Basler confirmed that we ordered a 6-wheeler and a 10-wheeler last July and estimated delivery in September or October, if all goes well.

Mr. Hickey echoed Mr. Basler's comments that there have been challenges with getting parts and that the time from order placement to delivery has been lengthy. He added that he would like to have a conversation about FY25 where we have the replacement of a 1-ton dump truck/sander/plow and would like to propose that if the Town gives authorization to acquire that truck in 2025 at this year's spring Town Meeting, we would be able to order the truck now but not start paying for it until it comes in 18-24 months. He explained that this would authorize the lease of the vehicles while allowing the Town to get in line for the manufacturing of that vehicle.

Mr. Emberg asked if the Town uses leases to place the orders but then was in a financial position to pay in cash, whether that would be permitted and if so, how. Mr. Hickey confirmed there are a couple of paths the Town could take but either way, authorization from Town Meeting would be necessary. Mr. Pike added that while it is possible, it would be advisable not to do that often. Mr. Kennedy stated his support of the concept of approving the equipment purchase to enter the queue for ordering and signing the lease with a future payment. Mr. Hickey confirmed that manufacturers are merely looking for approval of funding and are not concerned with the funding source itself.

Mr. Emberg asked if the 98 Ford dump truck would be replaced with another Ford and Mr. Basler confirmed. Mr. Emberg asked if Ford and Freightliner have been able to provide aftermarket parts down the line and Mr. Basler confirmed that they have.

### *Engineering for Road Improvements*

Mr. Basler explained that the Selectmen have worked with the public to collect their safety concerns, many of which were requests for road improvements and sidewalk improvements. He added that as the Highway budget has very little money in it for road improvements, this request is for the money needed to make the necessary improvements.

Mr. Hickey added that the Town has been working with an engineering firm to review the roads and prioritize the improvements based on an objective analysis. He explained that while the request is for \$500k, the engineering firm is likely to recommend that we need to spend more than that each year to keep up with road improvements. He said that he is hoping to shift some or all of the road improvement funding into the operating budget rather than relying on free cash and capital but right now, we don't have the availability of funding within our operating budget. Mr. Hickey explained that there are a number of roads and infrastructure items that need to be addressed and the state has not

kept up with what they had indicated they would provide to communities when they established Chapter 90. He added that instead, communities have to find local funding sources rather than relying on state money. The Town has applied for and received several grants, including one to address pedestrian concerns at Tura's Corner, but other funding sources are not always available, especially for maintenance.

Mr. Pike said that we need to spend more money on the roads and the roofs but Massachusetts is losing citizens faster than any other state and government expenses are going up quickly. He expressed concerns that we cannot do everything.

Mr. Basler expressed concerns that if the Town chooses to place sidewalks everywhere that it will change the character of the Town. Mr. Kennedy agreed that the priority should be on the roads and said that some sidewalks need to be added and fixed.

Mr. Ladd expressed concerns about Ring Road and Mr. Basler said the repairs for Ring Road were estimated at \$330k and that doesn't include fixing the issue that Mr. Ladd brought up. He added that crack filling slows down the wear and tear of the asphalt but reminded the Committee that asphalt is made of oil and as oil prices rise, as do asphalt prices.

Mr. Basler said he understands that the requests for funds are high but stated that we need to have a conversation on how we get to where we want to be without bankrupting the entire town. He said that this request for \$500k will start the process to repair the roads. He added that Mr. Hickey has been very supportive in listening to Mr. Basler's concerns and has been working collaboratively to come up with potential solutions, this being one. Mr. Kennedy expressed his general support.

Mr. Ladd asked about the process for determining prioritization of the road and sidewalk repairs. Mr. Hickey explained the engineering firm will provide a full report to the Board of Selectmen and summarized by saying that the software prioritizes the repairs based on objective information but we will have the ability to re-prioritize based on things we know like a new development coming in. He added that overall, this will help the Town come up with a long term plan which will be shared with the Selectmen but also the public.

Mr. Pike said that if the total bill is \$75m and we embarked upon the project of making all of the necessary repairs over 15 years, we would allocate \$5m per year and with approximately 5k parcels in Kingston, that would be asking residents to pay an extra \$1k per year. He added that while many people will not mind that, others would not be able to afford it. Mr. Hickey said that we are going to bring suggestions to the Town Meeting body and the boards, committees, and commissions and then

ultimately, it will be up to the voters of Kingston. He explained that we need to find an affordable way to fix the problems.

Mr. Emberg thanked Mr. Basler and Mr. Hickey for their patience and attention to this issue and he is hopeful the analysis is not subjective and merely addressing issues brought up by squeaky wheels.

- **Wastewater**

*Security Equipment*

Mr. Monaghan explained that this request is to purchase cameras to protect the 2 major pump stations, one on the Jones River and one on Main Street as well as to purchase some equipment around the water treatment plant, which is the main facility. Mr. Emberg asked if the funds are going to come out of the Enterprise Fund and Mr. Monaghan confirmed they are.

*Crane Truck*

Mr. Monaghan said this request is to replace the 2012 truck that is a very valuable piece of equipment and added that the crane on the replacement vehicle will be bigger. As was discussed earlier in the meeting, once the order is placed, we likely won't receive the truck for at least 18 months. Mr. Hickey explained that the cost estimate increased on the plan from \$122k to \$130k but said they do not have a solid quote from the manufacturer as they will not provide one since it will be a while before the order is placed. Mr. Emberg asked to confirm if the quote includes the crane component and Mr. Hickey confirmed that it does. Mr. Emberg asked what the make and model of the vehicle will be and Mr. Monaghan said it will be a Ford 350.

*Leaching Field and Town and Country Expansion*

Mr. Monaghan explained that this request will fund the build out of the Davis Property leaching field which will allow the Town to take more flowage. He added that the expansion to Town and Country might help solve the nitrogen loading into the bay that the state is concerned about and may come to a head in the future. To further explain the nitrogen concern, CDM, the contractor working with us on the sewer expansion, gave us three options on how to solve the problem and said that if Town and Country comes into the plant, it is expected to solve most of the problem. Mr. Emberg asked for clarification on whether that would lessen the problem or solve it and Mr. Hickey said that the state is going to be requiring municipalities who have flow into Plymouth harbor to reduce nitrogen flowing into the bay. He said that one proposed solution was for existing septic users to either replace their systems or expand sewer to force people to hook up. He added that the wastewater department has been trying to find ways to address this issue that would be most affordable for the community as a whole. Mr. Emberg mentioned the leaching field that is currently under the driving range at Indian

Pond Country Club and Mr. Monaghan said that eventually, everything will be going to the Davis Property and the golf course and the leaching field over by the transfer station would both be back up. He explained that the Sewer Commissioners have applied for a bond through the Commonwealth of Massachusetts and added that if we don't get the bond, this project is not going to happen because Sewer has no interest in taking on more debt. Mr. Pike suggested the Committee think of it as a major grant. Mr. Kennedy asked about timing on the funding and Mr. Monaghan said that the Chairman of the Sewer Commission already applied for it and is waiting to hear if we get accepted.

## **UPDATES**

### *Capital Improvement Plan (CIP) Updates*

Mr. Hickey said the only update he had for the Committee today was about the increased estimate on the crane truck, which was already addressed.

## **MEETING MINUTES**

None

## **FUTURE MEETINGS**

Mr. Emberg expressed concerns with some of the school capital requests and whether they should be before the committee. He said, for example, the playground estimate for project is \$25k, however, part of that estimate includes replacing the wood chips, which will not last 5 years and he said he would argue is a recurring cost. Separately, he said the elements of the project would not be \$25k and only falls into capital when they are combined. He added that he does not consider the auditorium ceiling repair a major rehabilitation aside from the cost of it and said it is costly because of scaffolding that needs to go in. Mr. Hickey said that if Capital Planning Committee feels that anything does not fit the needs of the capital plan, then they can vote against it. Mr. Kennedy said he agreed with Mr. Emberg about the playground but believes the ceiling and wall repairs of the auditorium does fall under capital and would be in favor of moving forward with that request. Mr. Emberg said the Committee will need to look at building repairs, in general, and discuss whether it falls within the scope and responsibilities of the Committee.

Mr. Kennedy asked that the schools provide their 5-year capital plan so it can be attached to the Town's capital plan so the Committee can see everything from a 5-year span. Mr. Emberg confirmed that he has asked for that and has learned that they have a 10-year capital plan but that it is different in how they put it together and present it.

## **COMMITTEE MEMBER COMMENTS, QUESTIONS & ANSWERS:**

Mr. Kennedy asked for confirmation on when the Committee will meet next and what is on the agenda and Mr. Emberg confirmed the next meeting will be in 2 weeks. Mr. Hickey added that the Committee is scheduled for March 8th but asked if they could meet at 5:30pm instead of 6pm so that the Conservation Agent could present before he has to be in the Conservation Commission meeting at 6:30pm.

Mr. Kennedy requested that meeting minutes be included on the next agenda.

## **ADJOURNMENT**

Motion by Mr. Kennedy, second by Mr. Ladd:

Motion to adjourn.

3-0-0 by roll call vote

Meeting adjourned at 7:29pm.

### Documents and Reference Materials Used During Meeting:

Town Administrator's Memo and Proposed FY24 Capital Improvement Plan, 5-Year Capital Improvement Plan Packet including Project Detail Sheets