



The Town of Barnstable
Comprehensive Financial Advisory Committee (CFAC)
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CFAC Committee:

Chair:

Chris Lauzon

Members:

Vice Chair, Jim Sproul
Clerk, Jeremy Shea
Chris King
Rimas Puskorius
Frank Ward
Lillian Woo

Staff Liaison:

Mark Milne

Councilor Liaison:

Betty Ludtke

MEETING MINUTES

Comprehensive Financial Advisory Committee

01.12.2026

6:00 PM

Join Zoom Meeting: <https://townofbarnstable-us.zoom.us/j/86918352861>

PHONE: 877-853-5257

Meeting ID: 869 1835 2861

Roll Call:

Vice Chair Jim Sproul called the CFAC Zoom meeting to order at 6:00pm

- CFAC Members Present: Chris Lauzon, Rimas Puskorius, Jim Sproul, Frank Ward, Lillian Woo, and Jeremy Shea
- Roll call and quorum verified by Jeremy Shea
- CFAC Members Absent: Chris King
- Councilors Present: Betty Ludtke
- Staff Present: Finance Director-Mark Milne, Deputy Finance Director-Gareth Markwell, Department of Public Works (DPW) Director-Dan Santos, Town Engineer-Griffin Beaudoin, Town Architect-Mark Marinaccio, Water Supply Division Supervisor (WSD)-Hans Keijser; Water Pollution Control Supervisor (WPC)-Andrew Boule; Solid Waste Supervisor (SW)Tracy Regazio
- Others Present: None
- Public Comment: None

Motion to approve the minutes of December 15, 2025, made by Lillian, seconded by Jim

Discussion: Minor editing

Roll call vote by Jeremy: Chris L.- abstain, Rimas-yes, Jim-yes, Frank-yes, Lillian-yes, and Jeremy-yes

Minutes approved as amended

Review of DPW FY27 Capital Project Requests

Process of review provided by Dan Santos; Enterprise Account Supervisors will review their priority projects, followed by the DPW priority projects

Hans Keijser – Water Supply Division

Total amount requested is \$3.95m

1. \$5m: New wells design in 2030
2. \$250k: Master plan updates for FY27; the last one completed was in 2007; part of this effort will deal with hydraulic modeling ensuring fire flows and water quality throughout the system is consistent and appropriate.
3. \$55m: (\$30m for Fy30 and \$25m for Fy31) Future construction monies for May Dunn Treatment plant; updating this plan will address iron and manganese problems. Most of the activated carbon filters for the PFAS contamination inside have been addressed, but two (2) of the exterior units that deal with the airport well need to be addressed as the need for housing around that for use in the winter is a priority.
4. \$1.5m: FY27 recurring program for pipe replacement; this is the last year that funds will be sought to work in conjunction with Longview Drive sewer expansion; As sewer installation continues, the plan is to replace pipes at the same time, those existing pipes are around 75 years old
5. \$2m: FY27 water service line inventory. This is a regulatory requirement from both EPA and MA DEP and will finish the lead service line for the Hyannis Water System. There are still thousands of water service lines that need a definitive assessment of what materials those are made of (lead, galvanized, copper, plastic, etc.)
6. \$200k: Recurring program to upgrade well buildings, treatment plants, facilities (roofs, doors, windows, security systems, System Control and Data Acquisition (SCADA), pumps, chemical transmission, etc.)

Discussion:

- Estimated cost for the Mary Dunn treatment plant is anticipated to begin in FY30 / FY31
- Service area covered is Hyannis, Hyannisport and West Hyannisport; there is a very small area covered in Centerville; and the C-O-MM Water department covers a very small area in Hyannis as well. Each fire district services their own towns except for West Barnstable which is all private wells
- Outreach to property owners for all structures (residential and commercial), even with incentives continues to meet the requirements for identifying pipe materials. Not all residents are open to granting access to their property to obtain that information. By vacuum excavation at the shut off valve (curb stop) at the property line, a difference in material for the property would be visible and that material identification could then be documented; however, policy issues still need to be addressed.
- The WSD Enterprise Fund pays for its own capital projects, and does not compete for General Fund (GF) requests

Andy Boule – Water Pollution Control Supervisor

Total amount requested is \$6.175m

1. \$5.6m: Pump station rehab program, currently in year seven (7). There are 30 town owned sewage pump stations, four (4) of which are currently being rehabbed based on condition and capacity. These four (4) also have a focus on coastal resiliency. These pump stations being rehabilitated are located on Ocean Street and Bayshore Road. The one on Gosnold Street is a small submersible pump station and will be replaced. The other one is on Estey Avenue; necessary pump components are no longer available or made so this will be

converted to a submersible pump station. All have reached the end of their design life as they were all built in 1968.

2. \$325k: Design completion of new sewer force main to serve downtown Hyannis, therefore extending the life of the existing pumping systems, or at least the pipes that serve them for another 50-100 years. The two existing mains are 90 and 70 years old each
3. \$100k: Kubota tractor replacement. This request was originally for FY27; however, the existing tractor is no longer operational.
4. \$100k: New truck with plow attachment, to accommodate increase in staff
5. \$50k : Completion of design for demolition of the pump station at 91 South Street. This design will assess for hazardous materials abatements needed and interconnected pipework; the building is deteriorating and ongoing maintenance is no longer an option; it needs to be demolished. The demolition needs to be thought through as there are still connections to the sewer system at this site.

Discussion

- Pump station at 91 South Street cannot maintain any use. Reuse of the building has no purpose within WPC. Once demolition has been completed, Town leadership will identify if use of the property is possible, or if it would be sold. Should the asset be sold, all proceeds would go back to WPC EF
- Coastal resiliency considerations reviewed; currently there are 12 pump stations in flood zones.

Tracy Regazio – Solid Waste Supervisor

Total amount requested is \$205k

1. \$150k: Replacement of three (3) compactor units (\$50k each). Reline and repairs were done five (5) years ago, doing this again is not an option. All but three (3) are owned by the TOB
2. \$55k: Replacement of two (2) container units . Maintaining two (2) units for each compactor unit is essential for continual service.

Discussion:

- Metals recycling generates the highest revenue
- Fees generated at this facility cover the cost for removal of all other items
- The plate reader system has continual updates, allowing for more in-depth reports, and has proved to be a positive improvement. Reports generated from this system. The system makes the process more seamless for users.

CWMP Projects – Griffin Beaudoin – Town Engineer

Total amount requested is \$6.175m

1. \$46.3m: Long Pond Sewer Expansion Project (SEP) with @540 parcels; over 9 miles of sewer, minor additions for the benefit of incorporation. A project evaluation form was submitted in consideration for SRF funding, that determination should be made within the next several weeks, as it coincides with the release of the state's Intended Use Plan.
 - * Should this project be chosen for eligibility for SRF funding, it would also be eligible for Cape and Islands Water Protection fund subsidies as well.
 - * Completion of this project is anticipated to be 2031; however, some may be eligible for hookup as soon as 2028. Coordination of partial releases of sewers for earlier hookups is done when it is possible to do so.
2. \$450k: Survey and preliminary design Osterville Woods Sewer Expansion (bound by Route 28 to the North, Osterville-West Barnstable Road to the West, and Bumps River Road to the South); this will cover @250 properties and @3.75 miles of sewer to be installed. Portions in this area are currently under construction (Route 28 West SEP) for the installation of our sewer pump station.
3. \$3.95m: Annual request for public roads maintenance, of which @\$1m is for drainage improvements and some associated administrative costs. This request sees an increase of \$100k annually, and the lists of areas to be addressed are developed through the Asset Management program, this is done every three years by driving every mile, every length of our roadways and scores them by the lowest ranking roadways.
 - * In addition to chip sealing of roadways, the identified roads are:

Centerville – Westminster Road, Autumn Avenue, Bay Lane

Marstons Mills – Goff Terrace, and Reed Lane

Hyannis – Massachusetts Avenue, Kennedy Circle, Longwood Avenue, Circle Drive, Angel Road, Center Street, Cumner Street, St. John Street, Arbor Way, Sylvan Drive.

3. \$750k: Final design for Huckins Neck project includes @140 properties (Huckins Neck Road / Lakeside Drive, Holly Point Road between Burst and Shallow Ponds into Lake Wequaquet) with construction to begin in FY29. This area is built upon the Phinney's Lane SEP which is going out to bid in the coming months with construction commencing in the fall.
4. \$900k: This project is an opportunity to see savings by partnering with the WPC efforts to sewer a portion of the CWMP. The Hyannis SEP proposes installing the new force main down South Street up to Bearses Way to the WPC facility. These parcels were identified in Phase I, but installing pipe scheduled for Phase II when other pipe work is going in is cost efficient. Construction will commence in FY27. Internally, design has been completed, as will a schematic design, proof of concept to understand direction for the pipe, ensuring the project will work, then a consultant already under contract will be adding this to their already existing scope and complete the design.
5. \$2.25m: Prince Cove SEP; combining this with the South County Road SEP identified in Phase I for efficiency in implementation and cost effective; it includes @340 properties; it will start to remove a significant amount of nitrogen from Three Bays estuary. Construction commencement is anticipated in FY29.
6. \$1.528m: Public bridge maintenance and repairs program.
 - Construction of the rehab of the Centerville River Bridge; this bridge was identified as the second priority in the analysis of all bridges a few years ago. (The Oyster Harbors bridge was the #1 priority and is currently in the process of rehabilitation). Specific of rehab needs reviewed.
 - Design of the rehabilitation of the Mill Creek bridge
7. \$1.555m: West Main Street at Pine Street and Barnstable High School intersection safety improvements project; Request for construction and installation of a traffic signal and pedestrian signal equipment, pedestrian curb ramps, sidewalks, crosswalks, traffic signage and pavement markings. This project is anticipated to be bid out in the fall and completed on or before Memorial Day should there be no delay in delivery of all equipment.
 - Should a delay in equipment delivery take place, review for potential opportunities for short term solutions for safety will likely take place; i.e. flashing beacons for pedestrian crossings in the interm.
 - Traffic congestion, bus departures, and emergency vehicles discussed

Bismore Park improvements – Mark Marinaccio

1. \$280k: Design improvements and possible reconfiguration.
 - Wood walkway is in bad shape, below grade. Structures and Grounds has been repairing it for several years, but has become unrepairable.
 - Shanties need to be replaced

Oyster harbors bridge improvements phase 2 **SHOW MUCH**

Phase 2 is for intermediate priority

Repainting to seal the steel

Other concrete repairs

Curb ramps and sidewalks transition 385k

A plan was completed several years ago,

The plan is to bring those in compliance throughout the community

Fresh water ponds monitoring and ???

Develop a mgmt plan and identify measures to properly CROCK Pond in Marston sMills

155k

- 2. Spot Monitoring is done annually
- 3. Divers take sediment samples are done by UMASS Dartmouth ???
- 4. Results of the tests show ponds are deteriorating; there are no requests for runoff improvements this year
- 5. Once the mgmt plan is done and findings are identified plans and funding requests are presented to the Town Council

Improvements to fleet maintenance building

The building needs furnaces replaced, indirect heaters, holes in the roof; water is leaking into the structure

Ask is for 471k, possibly a bit more

Discussion

- 6. SGW has done maintenance to all buildings
- 7. The roof condition will require bird deterrent solutions as well

Hyannis west end rotary 150k

EVALUATION AND SURVEY

Back in 2021 the CCC at the request of DPW

This will fund recommended improvements

A strong candidate for MA DOT funding

Missed the Barnstable road and center street project

May be prudent to request transportation improvement monies

Preliminary design survey

DISCUSSION

- 8. Multiple firms and consultants are used
- 9. Larger projects go through the RFP process
- 10. There are also 8 on call firms as well as others

OLD TOWN HALL JFK 1.8 m

Replacing metal fire escape

Flat roof repairs

Boilder and other interior replacements

Unit ventilator replacements

South street corridor

request

Project will involve corridor improvements to sidewalks, shared use path, stormwater and roadway resurfacing

Easements and existing roadway width briefly reviewed

Discussion

- 11. Design of great streets currently incorporates a bike lane
- 12. Green streets project calls for two lanes
- 13. Roundabout design includes shared use paths through it

Hyannis armoroy
Historically significant landmark
TC previously approved
2.9m approved by CPC
CPC expressed desire
4.2m – bringing interior up to code – heating restrooms utilities, @\$3m is fundable through CPC
Discussion

- 14. Currently the building is used for storage
- 15. A potential use plan would be to expand Town Hall administrative offices , and improve parking

Priority projects presentation concluded

Members share appreciation for the presentation

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CIP subcommittee rimas jeremy and jim with chris l , mark will send evite to members, next meeting is next Tuesday at 4pm, they are considered a public meeting
Meetings will be via zoom

Town Fiscal Policy Review Presented to Town Council at the January 8, 2026, Meeting

Review provided by Mark Milne

- 16. The funding model for measuring the financial stability for the implementation of the CWMP, members previously reviewed the model and reported back to TC
- 17. It is expected for DEP to issue thjeir intended use plan in the next few weeks; one project Long Pond SEP, the financial tool has been updated and was presented to the TC on 1/8/26.
- 18. With creative resources for funding CWMP issued to date; the FY27 projects anticipated being brough forward in the next jcapital plan, for the later years additional resources need to be found and identified -
- 19. One option debt exclusion vote to authorize new debt services onloans to be taken out resulting in a tax levy increase
- 20. Option 2 bring to the voters a water infrastructure investment fund similar to CPC wjhere a 3% surcharge is added to all tax bills, which will provide resources to
- 21. Option 3 – instead of raising new revenue through taxes, cut operating budgets - those reductions would likely be catastrophic
- 22. When all debt service is issued over the next 5 years, there will be

Marks recommendation to the TC was to raise revenue through additional taxing options or creation of a WII fund, both will require voter approval

Next steps and timelines were included in the presentation

Mark also recommended to the TC to have CFAC refview those recommendations and report back to the TM and The TC; which would likely take place in late June, early July; CFAC would need to ensure that the ??? was sound

There was an older cfac report about funding cwmp that mark will provide to members

A meeting would then be scheduled to look at the model and funding outcomes using those options
Looking for CFAC to look at and provide an opinion on the fiscal policy defcisions,

If mark were to be asked what is the best option, his recommendation would be debt exclusion

In terms of process, the decision is ultimately done by the TC

Mark shared the different options, and his own recommendation

If CFAC provided this to the TC by July, it could go on a state election in the fall of 2026, or full election in 2027, or a special election

If state election, the town clerk must notify the state at least 60 days in advance

A workshop with legal and town clerk would be to discuss the deadlines to get it on a state election ballot

What is the deadline for a town ballot

What is the deadline for a special election ballot?

the subject matter would be best addressed in a special election where it is the only ballot question

it should be highlighted as a special ???

IN order for the initiative to pass – the majority of those voting is what would be needed to pass

A WIIF could fund:

1. Ses
2. Drinking water improvements
3. Stormwater improvements

There could be competing interests

It needs to be dedicated to the CWMP – not from competing interests

Solutions are in 5year increments

If a debt exclusion was this solution, the next one could be a WIIF –

But at the end of 5 years, there may be other or newer technology avenues – it is not possible to predict at this time

Mark was asked

Knowing that the school dept has a large list of capital needs

Could cfac look at funding solutions for schools as well

This could be on one ballot, but two distinctive ballot questions

Long term solution needs for the schools on the capital side must be found as well

Without addressing capital accounts for schools, could be devastating – school systems are a major draw for existing and new families in our community

Mark will get clarification from TC if they want CFAC to provide a report on just CWMP or both CWMP and School

Betty – believes both CWMP and school should be looked at

1/26 CFAC meeting – school dept will come and present their capital requests for FY27

If TC leadership provides instruction on including school in the analysis, then the schools comprehensive list of capital requests over the next five years will need to be presented to CFAC

The capital trust fund can fund @\$15m , the program is saturated with borrowing authorizations

There are large roof and hvac projects, where state grant funding is being sought

By the mass school building authority – accelerated repair program limits the types of projects (new construction and some.. some...some repairs like roofs)

Time bound by state law – if the community were to approve a fund and assess the max surcharge 3% - it could not be removed or reduced if debt still existed

A debt exclusion has a limited time frame –

As loans were issued, there would be a gradual increase in the tax levy

It could be offset with a few different mitigation tools

A debt exclusion comes on gradually

A WIIF comes all at once

Mark will share the informational guideline to members

Mark will send the funding model in excel format, and review how it works again

Discussion:

23. CPC debt balance, purpose, and applicable usses reviewed

24. Land management

Matters not reasonably anticipated by the Chair: None

Correspondence from Committee Members:

- Jim needs to complete one more correction on the analysis to be done, and will be ready at the next meeting

Communications from Staff:

- CIP list provided to members

Closing public comment: None

Motion duly made by Lillian, seconded by Jim to adjourn the meeting

Roll Call vote by Jeremy: Chris L.-yes, Rimas-yes, Jim-yes, Frank-yes, Lillian-yes, and Jeremy-yes

Meeting adjourned at 7:56pm

Respectfully submitted

Theresa M. Santos

This meeting was recorded and is available at <https://townofbarnstable.us/boardscommittees/CFAC>



2025.12.15 Minutes
CFAC Draft.pdf



FY27 CIP Taskforce
Score.pdf