



The Town of Barnstable  
**Comprehensive Financial Advisory Committee (CFAC)**  
**367 Main Street, Village of Hyannis, MA 02601**  
v. 508.862.4654 • f. 508.862.4717  
[www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)  
Email: cfac@town.barnstable.ma.us

**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**

**01.26.2026**

**6:00 PM**

**Join Zoom Meeting:** <https://townofbarnstable-us.zoom.us/j/88343241321>

**PHONE:** 877-853-5257

**Meeting ID:** 883 4324 1321

**Roll Call:**

Chair Chris Lauzon called the CFAC Zoom meeting to order at 6:00pm

- CFAC Members Present: Frank Ward, Chris King, Jim Sproul, Lillian Woo, Rimas Puskorius, Chris Lauzon, and Jeremy Shea
- Roll call and quorum verified by Chair Lauzon
- CFAC Members Absent: None
- Councilors Present: Gordon Starr
- Staff Present: Finance Director-Mark Milne, Deputy Finance Director-Gareth Markwell, School Superintendent-Sara Ahern, Deputy Director of Finance Director-School Department- Chris Dwelley, Executive Director of Technology-Bryce Harper, and Facilities Director-Doug Boulanger
- Others Present: None
- Public Comment: None

Motion to approve the minutes of January 12, 2026, made by Lillian, seconded by Jim

Discussion: CIP tallies

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

Minutes approved as submitted

### **School Department FY27 Capital Project Requests**

Review provided by Superintendent Ahern

Dr. Ahern introduced school staff present, appreciates the opportunity to share FY27 CIP request. and shared that this presentation is a continuation of prioritizing health and safety, attending to facilities and technology needs across the district.

For those who did not receive the CIP Score sheet, Mark will send it to members again

Please note: Barnstable Community Innovation School (BCIS), Barnstable High School (BHS), Barnstable Intermediate School (BIS), Barnstable Public Schools (district wide) (BPS), Barnstable United Elementary (BUE), Barnstable West Barnstable (BWB), Centerville Elementary (CE), Hyannis West (HyW), and West Villages (WV)

#### **Priority #1 and #2: BHS and BIS Roofs**

- These two (2) projects have been accepted into a feasibility and design study with the MA School Building Authority (MSBA). Town Council (TC) has authorized a feasibility study in the amount of \$350k for each school, The BHS roof was part of a previous CIP. These are listed because of possible replacements in the future but are not part of the FY27 CIP requests.

#### **Priority #3: Barnstable United Elementary (BUE) HVAC replacement**

- A grant supporting electrification will offset costs

#### **Facilities projects – review provided by Doug Boulanger**

- The objective for both the BHS and BIS roofs is full replacement; continued issues are causing further interior damage and repairs are becoming more difficult
- BUE HVAC renovation throughout the building. Despite being one of the newer buildings (1994-1995), the HVAC system has exceeded life expectancy. The Commonwealth's Indoor Air Quality Assessment has identified numerous deficiencies in the system. Grant opportunities are being explored as the goal is to make the building all electric and more efficient. Design drawings will likely be going out for bid in May, awarding the contract and commencing construction in June and completed over the next two (2) summers. The grant is @\$2.7m and is reimbursable; other opportunities and grants are being explored. Projects creating all electric campuses will open additional opportunities as well.

#### **Priority #4: BPS Mechanical upgrades**

- Currently in year two (2), addressing plumbing pumps, heating, boiler replacements and upgrades; these projects are larger than the school operating budget can handle making facilities more efficient and creating further cost savings.

#### **Priority #5: BPS HVAC repairs:**

- Repairs include replacing components of failed equipment, making them more efficient for each school.

#### **Priority #6: BHS Locker Rooms renovations:**

- This project is still being discussed and reviewed; it would bring the facilities up to modern standards and be inclusive to all. Discussion included the need for showers, storage and best usage of the space. Moving this from FY27 to FY28 will allow for additional research and design work.

#### **Priority #9: BPS Masonry repairs**

- The goal is to address numerous masonry issues district wide, and the project will be one scope covering multiple buildings. This will also be multiple sites under one scope of much needed work.

#### Priority # BPS HVAC Direct Digital Controls (DDC)

- DDC controls are more efficient and reliable than pneumatic controls allowing more precise control of temperatures and humidity, resulting in significant energy savings and reduced maintenance costs. HyW and CES are completed, currently in process at BHS, and will address three (3) remaining schools BCIS, BWB and WV. Current temperatures at all schools except BWB are online and monitored but cannot be controlled as precisely as desired; the new DDC controls will allow that.

#### Priority #11: BPS Paving

- Project will address most all paving needs; one scope covering multiple locations will result in cost savings. Areas include parking lot repairs, resurfacing, sidewalks, helping to remove puddling and other issues.

#### HYW Heat Conversion:

- Continued corrosion of the steam piping makes this an urgent project; should this system fail, the whole school would need to be shut down.
- History of the building, repairs, and the current situation reviewed.
- Hoping to have drawings by Spring, modifying over the summer, and hopefully completed by the end of FY26 Winter.
- Discussion on why mini split systems are not recommended as they are not the best for air quality in larger spaces. Doug will share the report from the Environmental Engineers.

#### BPS Door and Hardware Phase II:

- Remaining schools to be addressed are WV, CES, and BWB; project covers replacement of rotted and damaged doors, hardware updates and addressing visitor management for security and safety.
- BHS is not included in either Phase I or Phase II, it needs to be its own project; however, there is a visitor management system at the main entrance

#### IT review provided by Bryce Harper

#### Priority #7: IT Network and Infrastructure replacement

- Over the past several years, ongoing maintenance has been taking place to keep things functional
- Should failure of specific equipment happen, failure district wide would take place
- Many facilities were built pre-internet and will be retrofitted for modernization.
- Functionality in classrooms should meet the need and be network and/or internet based
- Clock systems will be upgraded as well to be network controlled and powered.
- As this is a multi-year plan, both FCC and E-Rates will be leveraged to obtain all discounts where applicable. Equipment has been ordered under E-Rate funding
- Bidding sessions are open now, and for next year

#### Priority #8: Security Camera Upgrade

- There are 386 cameras across the district, many of which do function but not to appropriate capacity as they are not getting updates, patches or moving forward. Modern, upgraded and updateable safe equipment across the district.
- Project also includes door and access controls
- Once completed, revisiting and adjustments will be made to ensure there are no gaps, or blind spots. Then exterior cameras and updates will be completed; coverage for parking lots, fields, playgrounds, sporting areas and other facilities ensuring access to footage is available.
- Phase I – walkthrough will be taking place on 1/27/26 to assess existing conditions and equipment, prepare for the installation of new servers.

#### Public address system update

- Each building has paging systems, the majority of which are not functioning as they should; this was in a previously approved CIP cycle; however, those funds were only for BHS and BIS, this scope will address the remainder of the district.

Discussion:

- Camera systems will have built in capabilities for smoke and vape detection
- The system as the ability to grow as needs are identified
- Members commend Doug on how the schools are approaching projects on a system-wide basis, it is efficient and provides the ability to maintenance needs and progress
- Members also thank all school staff for their time and presentations

\*\* Chair Lauzon leaves the meeting at 7:37pm, Vice Chair Sproul assumes role of Chair.

**CWMP Funding Model**

Update provided by Mark Milne

- CWMP funding model which measures financial solvency of funding for the CWMP
- Model was previously provided to members.
- Changes can be made on the assumptions page to run different scenarios
- Members have previously reviewed this and provided a sensitivity analysis and presented it to the TC
- Several different revenue and expenditure assumptions were reviewed
- Graph measures the solvency of the program
- The model factors in all expected debt issuance costs for all projects appropriated by the TC through FY26
- When FY28 projects are included, the deficit changes
- Also reviewed were override options and ballot initiatives reviewed
- TC has the authority to decide how funds are used, they cannot restrict it by law, but they can decide if another funding source must be sought
- At the 1/8/26 TC meeting, Councilors were presented with a recommendation that CFAC review this model and provide a summary report back to TC by July. Each individual assumption would be evaluated by members. CFAC's feedback is beneficial and helpful.
- An additional recommendation was made to have a special election in the spring of 2027 to see where community support is at
- The model is held in the finance department; it is updated as major events occur. Those updates are provided to the TC on how financing has been impacted, using it as a decision point on moving forward.
- Once the new 5-year capital listing plan is developed by DPW and received, then the funding model can be updated further
- Mark expressed the desire to work with CFAC and review assumptions, scenarios, history, and evaluate each accordingly.
- Suggestions
  - \* For members to develop a format to track changes, understand how assumptions are made, track versions and develop a framework for the model going forward
  - \* For each Department Head to identify potential reductions in increments (i.e. 5% and 10%); which could address any potential shortfall. This has been discussed at the Senior Management level, likely scenario would be budget cuts; focusing on non-discretionary, and what would have the least impact on the community in terms of service.

Correspondence from Committee Members:

- CIP subcommittee: Depending on further conversation may develop an opinion piece as opposed to updating the previous report. Once that decision is made, a request for additional resources and assistance may be requested. Meetings are held remotely via Zoom on Tuesdays at 4pm

Matters not reasonably anticipated by the Chair: None

Correspondence from Staff:

- A general obligation bond sale of @\$26m is being put together. A ratings call with Standard and Poore will take place on 1/27/26 to review this issue and provide answers to their questions regarding TOB finances. Their ratings report is due to be received shortly thereafter and will then be shared with members. This is a larger bond issue than in the past
- Significant funding sources currently in use reviewed

Closing public comment: None

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

Discussion: Request for change in presentation of total project costs

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

Meeting adjourned at 7:18pm

Respectfully submitted

Theresa M. Santos

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



2025.01.12 Minutes  
CFAC Draft.pdf



Copy of FY27 Capital  
Requests 1.6.26.pdf