



RECEIVED
TOWN OF LUDLOW
7001 FEE 10 A 9 11
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Minutes of December 11, 2023, Capital Improvement Planning Committee.

Meeting began at 5:30 p.m.

Members present: Marc Strange, James Gennette, Josh Carpenter and Tony Sanches,
Ron Saloio, Luis Vitorino

First Order of Business: Pledge of Allegiance

Mr. Gennette: Alright, round two. We went through some capital requests last week. There were a bunch of things we asked questions about the budget. I think we've got some more information tonight. I think we still have some hold outs and some other stuff. We are going to try and review what we can and what we can't we will follow up with in the next meeting. So, do you have anything you want to start off with or are you all set?

Mr. Strange: No, I'm good.

Mr. Gennette: Your good so the five-year plan you were doing that right? So, why don't we do that first. We'll just go to the five-year plan.

Mr. Strange: Yes, so in front of you there are a couple of packets. One has the spreadsheet on the front and behind it are all the requests and the supporting materials. Those are the requests that I put into the fiscal 25 plan and there is an additional packet of requests that did not make it into the fiscal 25. I pushed those out to outer years just for your information. So, I'm just going to go line by line here and show you where we are with free cash utilization but also the fiscal 25 capital requests.

Mr. Gennette: Sure, do you LCTV, do you have that? Okay.

Mr. Strange: We don't quite have our free cash certified yet. We're close but according to estimates and talking to the Town Accountant we're right around \$4 million in free cash, which is what we use to fund a myriad of items, but particularly our capital items. So, we're just going down in order. Actually, let me bounce down all the way to the end. So, we're beginning with \$4 million and with the fiscal 25 proposed outlays, they total almost \$2.9 million, which would leave us just over \$1 million in free cash. So, going back to the top, we have our annual fin com reserve expenditure or allocation which is a \$100,000, stabilization in years past and recent years it's been \$1 million to get us to where we need to be. We are pretty much there, I think our



RECEIVED
TOWN CLERK'S OFFICE
2021 FEB 14 A. 9:46

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

balance right now is \$6.4 million and with a \$300,000 allocation, that will get us to \$6.7 million, which puts us right around 8% I think, and our financial policy requires us, or the target is 7 to 9% of our operating budget. So, being at 8% we are right in the middle of that target. Also, the \$300,000 is the minimum according to our financial policies, the minimum that we need to put into stabilization. Heading down to building infrastructure, we put in a \$100,000 every year for building infrastructure. It's been super valuable for when things come up unexpectedly with buildings. Again, in this sort of formal government, we only have two shots at the apple in terms of appropriations. So, it's nice to have a little bit of a building, a reserve for building needs. The next line is Police overtime salaries. You know, we'd like to eventually get away from having this line item every year in our free cash, but it's using recent history as evidence we're looking at probably \$100,000 in police overtime for fiscal 25. Prior bills, \$15,000, that's pretty typical and then last we started putting \$250,000 in OPEB. This year I'm suggesting we put in \$200,000. That gets us over our million dollars. We really don't want to go below a million dollars in free cash when all is said and done. Any questions on those items?

Mr. Saloio: What is OPEB?

Mr. Strange: OPEB is other post-employment benefits. So, it's basically health insurance for retirees. There's other insurance but it's benefits for retirees and the state likes to see us fund OPEB, theoretically in the event that all of our retirees cashed in at once or people eligible to retire, cash in at once. We would be looking at a \$98 million liability, but we only have like \$700,000 in that account. So, most towns are way underfunded, we are way, way underfunded. So, last year we made the decision to start putting in more money into our OPEB account. Banks like to see that when we go out to bond. Right now, our bond rating is double A minus. We'd like to get it up to double A and that's one way we're trying to increase our bond rating. So, we'll start with the Board of Selectmen. So, we have \$560,812, which is the delta between what we have allocated in the Board of Selectmen, what we have allocated of the high school sports complex and what we really need to cover a contingency. So, the low bid came in at \$4.6 million or so with no contingency. The Board of Selectmen authorized \$4.8 million in ARPA and then this is the rest that we have in ARPA and that would cover a contingency amount, I think 15%.

Mr. Gennette: So, just to add onto that the part of the problem with that is they've already started construction on the field and they're hoping to have more of this done before the season starts for the school and everything. By the next town meeting, we couldn't appropriate funds soon enough to be able to keep the project going and have the school year continue. So, that's part of



RECEIVED
TOWN OF LUDLOW OFFICE
2021 FEB 10 AM 9:46
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

the reason that this is in here for this contingency. Hopefully, we don't use it. That would be wonderful.

Mr. Vitorino: Right.

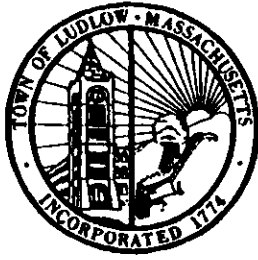
Mr. Strange: The next item, this one was unforeseen but one that we have to address. One of the facades, the rear facades of the high school is coming away from the membrane creating a safety hazard. I think the last time I was in front of you, we had \$250,000 reserved for this item. After having more discussions with Mike Bertini and Frank Tiano, it sounds like it's going to be more like a \$500,000 repair. We won't know. So, I think Mike Bertini is meeting the architect tomorrow to try to get a better idea of where we are on that estimate. So, I put in \$500,000. Hopefully, we don't have to go more than that but if we do, we do. That's what that is. Then lastly, last year you all approved \$50,000 for town hall. Thank you for doing that. So, we have a pickup truck, a RAV4, which we bought with last year's funds and we have a Dodge Charger, which was handed down from the Police Department. We have our town nurse, our health inspector, our two building inspectors, our assessors. There are at least five town employees that use those vehicles regularly. So, we'd like to add another vehicle to the lot. So, there's some wiggle room here. I put in \$65,000 because when we originally wanted to get an Explorer, but the Explorer's came in at about \$55,000, which was over our \$50,000 budget. So, we went down a class in size and we ended up getting a RAV4. The RAV4 is very nice. Seems to be doing the trick. We could certainly decrease that from \$65,000 to \$50,000 and not bat an eye. I thought it just be nice to have something a little bit bigger in the event that we need something a little bit bigger. Any questions on those items?

Mr. Gennette: Are we running into a scheduling problem now with the vehicles? I mean is this a want or is this a need?

Mr. Strange: I'd have to poll the inspectors. I don't know that there's been a conflict in terms of scheduling but the truck is really for the building department, which leaves us the charger and the RAV4. I can ask them if there's been any conflicts. If anybody has needed to use a vehicle and hasn't been able to use one.

Mr. Gennette: That was the only question I had.

Mr. Strange: The other thing is we are working on a, so there's been no town vehicle policy, so we essentially just had people, town employees just using their own vehicles and going out and doing town business and then putting in for mileage reimbursements. So, we kind of



RECEIVED
TOWN CLERK'S OFFICE
2024 FEB 14 A 9:46

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

TOWN OF LUDLOW

informally/formally promulgate the policy that said you have to take a town vehicle. You cannot take your own vehicle and then put in for reimbursement because that's right for abuse. In the event that there is no town vehicle available then people can use their own vehicles and put in for reimbursement. So, we're just trying to curb our mileage reimbursement requests, which have been pretty voluminous.

Mr. Gennette: What is our mileage reimbursement?

Mr. Strange: It is the federal rate. I can get that for you, I'm not sure.

Mr. Gennette: It's the federal rate? I can look it up.

Mr. Strange: \$.57 per mile something like that. Hoping down to the DPW, just to refresh everyone's memory last year the DPW missed the deadline. So, they didn't get anything in last year. If you look in your packets, they did provide pictures of the vehicles they are looking to replace. Suffice it to say that the DPW vehicles are well passed their useful life and need to be replaced. They submitted a request for a wheeled excavator, two F-350's with plows, an F-150 with a plow for our Maintenance Facilities Director, a bobcat compact track loader, a wheel loader and also a compact excavator. If you look at your packets on the top right, they've labeled the priority. So, you see a number one, a number two, a number three. So, the number one priority was the wheel loader, which is a big-ticket item. It's \$191,000. So, I did put that in fiscal 25 since that was their number one priority. Number two was the two F350's and I split those between fiscal 25 and fiscal 26. Then the third priority was the Volvo compact excavator, which is also in the fiscal 25 plan. Then the other request I bounced out to fiscal 26. Thoughts on that?

Mr. Gennette: So, what happens with the vehicles we are getting rid of? Do those go to salvage?

Mr. Strange: It depends on what the value is.

Mr. Gennette: Do they get sold? That kind of thing?

Mr. Strange: Yes, our CPO has been doing the best she can to corral surplus property and assuming these vehicles are more than \$500, and I suspect that they probably are, we would bring them to the Board of Selectmen who would have to declare them surplus property and then we put them on Muni bid.



RECEIVED
TOWN OF LUDLOW OFFICE
2021 FEB 14 A 9 46
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: So, we a few years ago approved a brand-new street sweeper and I know we've got it; I've seen it out.

Mr. Strange: Yes, I saw it too.

Mr. Gennette: Yes, it's nice because the other one was literally not going to make it. It wasn't going over 35 miles per hour; it was a problem. Well, this past fall, I saw that old street sweeper go by me at about 60 miles per hour. I'm like, well that things not limping along. I don't know, you guys were telling me how bad this thing was, and you needed a replacement. I mean I'm glad that we have maybe two street sweepers out there doing what they're supposed to do, but at the same time I always kind of take this stuff with kind of a grain of salt that you know this is a necessity right now kind of a thing.

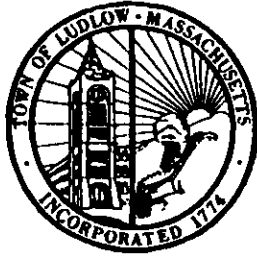
Mr. Strange: Sure, and we had talked about this last year, that's why I asked them to take pictures. So that you guys can see what kind of shape the vehicles are in. The DPW vehicles are old. They are very old.

Mr. Gennette: And this again, this is the five-year plan? So, we're not hog tied to everything for this year.

Mr. Strange: Right and these are my recommendations. Whatever the committee wants to do is, you know we'll make whatever changes that you want to make. Hopping down to the fire department. So, this year will be the third year of a five-year lease for the fire tower. So, we're locked into \$335,000 a year for the next three year for that fire tower. The next item, I wanted to have a discussion with you all, so it's their chest compression devices and you know this kind of reminds me of the police requests from last year, I can't remember if was the tasers or,

Mr. Gennette: Tasers or the weapons program?

Mr. Strange: It was the weapons one, yes, that's what it was. We ended up putting the pistols into an article and ended up using free cash for it but I'm not sure that these chest compression devices qualify for a capital item. Based upon the last change to the bylaws, which is if you have multiple items, they have to be used for a single project at a single location. We could use other funds to fund those devices for the fire department and just not use free cash. That's certainly an option but I wanted to point that out to you all. Next one is an intercom upgrade, so apparently in speaking with Chief Pease, they have a really difficult time hearing each other over the intercoms on the fire side of the public safety complex. This is another item we could use the



RECEIVED
TOWN CLERK'S OFFICE
2024 FEB 14 AM 9:46

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

building infrastructure funds for. I think it does qualify as a capital item, but we could certainly use building infrastructure for something like this. That's why I have an asterisk there and lastly Chief Pease is planning on buying a new ambulance out of the ambulance subscription fund so there's no impact to free cash on that.

Mr. Gennette: I have a question as far as that ambulance fund goes. It seems like every year Chief comes in and asks for positions and stuff like that and he comes in and says we can buy a new ambulance with the prescription fund but it's going to take up like three years of the fund or whatever. So, I mean it can't all come off of the subscription fund. So, what's the checks and balances to make sure that he is actually getting all of the money out of the subscription fund to be able to do this, these items?

Mr. Strange: So, your question is how do we know that the funds being used to pay for these items are actually coming out of the ambulance subscription fund?

Mr. Gennette: Yes, I mean, is there a checks and balance for that?

Mr. Strange: Yes, I mean so that would come through, what happens is Chief Pease would submit the invoice, it would go to accounting, accounting would double-check the source of the funds. They would double check the votes at town meeting and then make sure that whatever whether it's free cash or the ambulance subscription that those funds are being used.

Mr. Gennette: So, it gets exhausted, we will know about it.

Mr. Strange: Oh yeah and to Chief Pease credit, he is outstanding with his budget. He's conservative and I think they're looking at like a million-dollar surplus this year. So, I think he comfortably afford this ambulance.

Mr. Gennette: Alright perfect.

Mr. Strange: Any other questions on the fire requests? Okay, so COA, there are three vans at the senior center, two of which have lifts, one of which does not have a lift, which can create issues transporting senior center guests to and from. Jodi actually got a quote for just about \$125,000. Between a \$50,000 earmark from the state and then some help from the friends of the senior center, she was able to whittle down her request to \$35,000, which is what her request is.

Mr. Gennette: Amazing.



RECEIVED
TOWN CLERK'S OFFICE
2020 FEB 14 AM 9:45
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Strange: Really good job.

Mr. Gennette: Yeah, almost saved I mean \$90,000. That's pretty awesome.

Mr. Strange: Yeah, I thought so. Next up is the library. So, this is the third bite at the apple for the library and that's at no fault of Melissa's. So, in 2022 the former director came in and asked for \$16,000. I don't know how much vetting or procurement was done. They did some more analysis of the windows, and this committee authorized another \$49,400. They actually went out to bid with historical windows in mind and the asbestos that's infiltrated all the windows and the bid came back at \$281,850. So, the difference through the delta there is \$219,540 and that's the request and I put that in fiscal 25 because that project is going to keep on getting more expensive and just seems like a priority project at this point. It's just going to keep on getting more expensive. Questions on that?

Mr. Gennette: Can you give me a minute?

Mr. Strange: Yeah, of course and there's information in the packets too if you guys want to take a look at those.

Mr. Carpenter: They're doing all the windows, right?

Mr. Strange: Yes, I think there's 33 of them they're doing. Is that right?

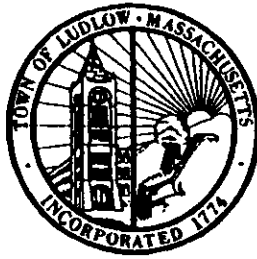
Mr. Gennette: Has this project, now that's been put back out again, and this is the price, has it gone through procurement?

Mr. Strange: Yes, that was,

Mr. Gennette: Lori had her hands on it?

Mr. Strange: yes.

Mr. Gennette: Okay.



RECEIVED
TOWN OF LUDLOW OFFICE

2024 FEB 14 A 9:46

UNOFFICIAL

Town of Ludlow, Massachusetts

Capital Improvement Planning Committee

Mr. Strange: You know, and these projects also entail prevailing wages. So, I suspect those other quotes didn't have a bunch of items in there that really need to in there that unfortunately escalate the cost of municipal projects.

Mr. Gennette: These bids on these jobs are absolutely insane. I cannot believe,

Mr. Strange: It's crazy. It's making it very difficult. There's no question about it.

Mr. Vitorino: So, Mr. Chairman on this one because I don't see an explanation, so of the three bids we're taking the highest? Obviously the lowest is probably way too low.

Mr. Strange: No, the lowest was disqualified.

Mr. Vitorino: No, but we are taking the highest bid. The second highest bid is not being, second highest bid was \$226,000, but we're taking \$281,000. We're taking \$55,000 more.

Mr. Strange: I think the approach there was, I think it was a conservative approach that you know in the event that the price changes again from now until whenever they can get to the project in the event that its...

Mr. Gennette: So, we are actually going with Scholar Painting but we're planning on the price to be closer to the Cronin Berger in sense.

Mr. Strange: Yes, I think I'm reading it.

Mr. Vitorino: Your other option is to accept the bid for \$226,000.

Mr. Carpenter: So, the whole thing is they want to bring in an architect to make final decisions, like an on-call architect to make modifications to this request, I think and then put it back to bid or they can take this bid.

Mr. Vitorino: Okay, that makes sense.

Mr. Carpenter: If I did read that correctly.

Mr. Vitorino: That makes more sense.



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 AM 9:45

Town of Ludlow

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Sanches: What does it mean that until an architect is under contract? Is the town hiring an architect?

Mr. Strange: We do have an on-call architect. So, we did a bidding process or procurement process for on-call architects and the town chose Dietz. So, Dietz is our on-call architect.

Mr. Gennette: Have they taken a look at this?

Mr. Strange: Yes.

Mr. Carpenter: Do they think that the number looks right?

Mr. Strange: I have not had that conversation with them. So, I can go back to Melissa and get some clarification on that.

Mr. Gennette: Yeah, let's just make sure we know what we are talking about here.

Mr. Strange: Yes.

Mr. Saloio: They don't already have a contractor. So, they're just asking for the bid amount of, the higher bid amount.

Mr. Strange: You know, we're in the process now so they had to submit a request.

Mr. Saloio: Right.

Mr. Sanches: Mr. Chairman, is there any further clarification on using that, the diff?

Mr. Strange: We could probably use the diff money. The problem with that is, once mill 8 is online, that's when we'll see that differential in tax revenue, and we'll have access to it. That's not going to go online until July 2024, which would kick us to fiscal 26 for the windows and again because we'd have to wait for town meeting.

Mr. Saloio: Which would double the price of those windows.

Mr. Strange: So, at that point it's going to be, you know, \$350,000.



RECEIVED
TOWN OFFICE

2024 FEB 14 A 9:47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Sanches: Depending on when the architect or even the contractor gets out there again, right?

Mr. Strange: Yes, and I can get an update from Melissa, and I will give you guys a full debrief.

Mr. Gennette: Yes, let's just make sure we're, I really would hate to see this thing come back again for a fourth time.

Mr. Strange: Amen. Okay, police, so we did get a few requests from the Police Department. We have sort of slotted in two police vehicles every year moving forward. The two vehicles that the police would be replacing are a 2016 Dodge Charger and a 2017 Dodge Charger. By police vehicle ages, those are pretty old. Typically, you get five or six years out of a vehicle. So, they're primed to be replaced.

Mr. Gennette: So, as far as these vehicles go, I noticed that we were doing some crossovers or some hybrids. Is that going to be the way of the future for these?

Mr. Strange: We don't have a policy. So typically, when you become a green community, you have to have some sort of policy, but you know to the Chief's credit, he's looking a hybrids, for our town vehicles we're looking at hybrids. They're just more fuel efficient, obviously, slightly more expensive but these are pretty much in line with what we've seen in the past.

Mr. Gennette: Okay, are they cars or a SUV kind of a,

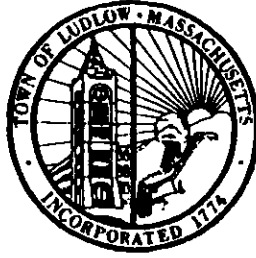
Mr. Strange: They are SUV's.

Mr. Gennette: And I know we beat this up every year, replacing three every year, how do we come to that number? Is that like a percentage of the total complement? Is that something that we can drop down to two comfortably or,

Mr. Strange: So, it is two, this is a replacement of two and it's just based upon need. So, we put two in a year. It sounds like in the past, that's what it's been. You know, you look at the age of the oldest vehicles and again 2016, 2017, those are pretty old cruisers.

Mr. Gennette: Okay. Any questions guys?

Mr. Sanches: Mr. Chairman, what is the departments maximum vehicle age? Is it seven or is that what they strive for?



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 A 9:47
TOWN CLERK

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Strange: I mean if you asked Chief Valadas I would say four or five years is what they ideally would be at and that's why I don't know if you guys remember but the cruisers used to be in the operating budget and some towns keep the cruisers in the operating budget. Some towns put them in the capital and that's because the useful life is five-ish years give or take. I don't know if we are in a position where we can be replacing vehicles every four years. I wish we could, but I think you know these are six and seven years old, so I think that's probably, because you think about it, they're always driving around. They're always idling. They put a lot of miles on these vehicles.

Mr. Gennette: How many do we have total?

Mr. Strange: That is a good question. I have it someplace.

Mr. Gennette: I want to say it's like 26 maybe?

Mr. Strange: Yes, that sounds about right.

Mr. Gennette: So, if we replace two a year, you're looking at thirteen years. At some point you're going to have to get caught up.

Mr. Strange: Right. I got it.

Mr. Gennette: So, it may save you money now, you're going to get bit on the backside, you know.

Mr. Strange: Right, right. Lots of maintenance and just for, if you look at the 2026, I pushed out, the Chief also requested a Chevy Tahoe for the detective bureau. I bounced that to fiscal 26 and I also bounced the Ford Transit for the ACO to fiscal 26.

Mr. Carpenter: Did we ever get any clarification why that price came in at what it did?

Mr. Strange: No, and I bounced that one out to the next fiscal year to give us time to figure that one out.

Mr. Gennette: Will that go through procurement as well?



RECEIVED
PLANNING BOARD OFFICE

2020 FEB 14 A 9:47

CLARENCE LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Strange: Yes.

Mr. Gennette: I have faith in Lori, so I just want to know that she has her hands on it.

Mr. Carpenter: For \$98,000, I hope so.

Mr. Gennette: Well, I'm not seeing an ACO, oh well the Ford Transit, right?

Mr. Strange: Yes.

Mr. Sanches: Just one more question, on that idling stuff that you mentioned. I know before we had non-hybrid vehicles and now, we're looking at hybrid vehicles. Does the idling have any, or do we know if it may have further impact on the vehicles where they may not last five years? You know it might forces them to go out sooner, impacting your plan of 2025, 2026, 2027.

Mr. Strange: No.

Mr. Sanches: No studies on that? Okay.

Mr. Gennette: Actually, that's a great question. So, if they sit out front with a regular combustion engine and they sit there and idle, I get it. But as soon as you bring in a hybrid, I don't think they stay running.

Mr. Saloio: Oh, they don't, they shut off. I think you can override that. But they shut off and start up when you put your foot on the gas.

Mr. Gennette: Maybe they do that with a police cruiser, maybe they do override it.

Mr. Saloio: Yes, they may override it.

Mr. Carpenter: They'll leave one of the cruisers to idle. Instead of the hybrid, one of the gas ones.

Mr. Sanches: Oh yeah, that's true too. Just leave the gas one on. I was just wondering if it impacted the vehicles' usefulness. Does it shorten it more because you're impacting the battery harder.



RECEIVED
TOWN OF LUDLOW
2021 FEB 14 AM 9:47
TOWN ENGINEER

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: So, I think they're still getting the miles out of it. So, even though the thing is four or five, six years old, they're still pushing 100,000 miles with it even though their idle time has been heavy. So, they're still getting the mileage out of them.

Mr. Sanches: Okay.

Mr. Strange: I would think it would make the usefulness longer just because there's not as much gas going through the system but that's anecdotal. I don't know that. Then the cruiser cams, this is kind of similar to the compression devices, does this qualify as a capital because you are going to be putting in cruiser cameras in all the different cruisers. The other complication here, which is I think a greater concern to me at least, is whether or not this would have to be negotiated with the police union. So, we're not really interested in opening that contract back up. I have not had that conversation with Chief Valadas. I will if you all think that the cruiser cameras do qualify as capital, I can go back to him and have that conversation or vice versa if you want me to talk to the chief first, I'm happy to do that.

Mr. Gennette: I think that the cruiser cameras are going to be something that are going to have to be continually replaced and upgraded and then for me this should be a budget item. What were you going to say?

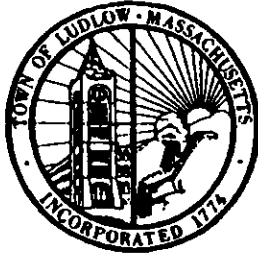
Mr. Carpenter: I agree with you but at the same time if we're going to do patrol vehicles two every year and these are going on the patrol vehicles, I would think that would fall under capital because it is still, I know it has to be one job, one project all that but if we're doing the cruisers and they fall under capital,

Mr. Gennette: I suppose that,

Mr. Carpenter: but the cameras could technically have an argument.

Mr. Strange: Well, the individual cruisers themselves qualify. It's an expenditure over \$20,000 with a useful life over five years.

Mr. Gennette: Well, much to your point, part of the reason that these cruisers are 135 is because of the buildup, you know roll cages and all this other stuff, the computer, the equipment and everything like that. Do you consider a camera as part of the buildout? Do you break it down per vehicle and does that just become part of that? I don't know, you are right though, the change in



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 A 9:47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

working conditions is probably the bigger consideration here. The union is going to have a great time with that.

Mr. Strange: Yes.

Mr. Gennette: And that's the same problem with body cams.

Mr. Saloio: So, that buildup is included in the price of the cruiser?

Mr. Gennette: Yes.

Mr. Saloio: The lights, the roll cages, all that stuff?

Mr. Strange: Yes.

Mr. Saloio: So, it almost makes sense that the camera would be included.

Mr. Gennette: Yes, if that's part of the project. Yeah, that would make sense.

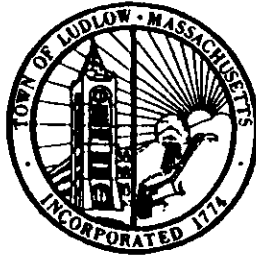
Mr. Carpenter: But I do have to say, I wouldn't want to negotiate this one.

Mr. Gennette: There's worse stuff than this, it's just that it's been tough lately. Okay let's continue. Does anybody have any more questions on cameras? I think we beat that up. Okay. Alright, we are good if you are Marc.

Mr. Strange: Okay, next up are the schools. So, if you go all the way down to 2025, these are requests are consistent with what was requested last year in Dr. Taino's five year plan. The classroom displays and sound system for LHS, Baird and East Street, similar to the ones that you all approved last year for a total of \$72,000. They're also looking for a new pick-up truck to replace their 2011 Chevy Silverado for \$48,000. The East Street School parking lot and sidewalk replacement came in at \$53,185.

Mr. Carpenter: Mr. Chairman.

Mr. Gennette: Yes.



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 AM 9:47
TOWN CLERK

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Carpenter: Do we have clarification on if that's just the one parking lot, is it both parking lots?

Mr. Strange: Yes. I took notes last time, where are my notes. So, it's only the Laconia. I don't know if you are familiar with,

Mr. Carpenter: So, not the fenced in one, it's just the one right along the building.

Mr. Strange: It's like in really bad shape. It's small I think that's why it's only \$53,000. It's a small lot but certainly in need of some repair. Next up the East Street School fire replacement panel. So, if you look at the narrative that the school has provided, it's actually really informative. The East Street School fire panel system is long past its expected, useful life. The system is 25 years old in the latest renovated space. Older sensors and components are in the two older parts of the building. The building does not have a fire sprinkler or suppression system. So, reliable and timely notifications are very important. The annunciator panel does not function, so alarm locations are unknown during an alarm. Several smoke detectors fail constantly in the building as consistent nuanced fire alarms and so on.

Mr. Carpenter: Mr. Chairman I do have, was this just realized this year or was this something that's just been kind of hanging around and then they finally requested it?

Mr. Strange: Yes, without talking with Dr. Tiano that's my guess.

Mr. Carpenter: I feel like that is something you would have last year, minimum.

Mr. Strange: Pretty important, right.

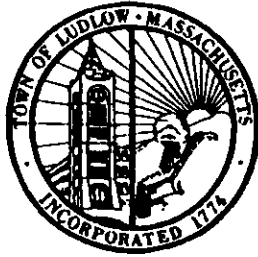
Mr. Carpenter: Wow.

Mr. Strange: Yeah.

Mr. Carpenter: Scary.

Mr. Gennette: It is.

Mr. Strange: And then last but not least, the two HVAC units, just to refresh the committee's memory. The school department presented a series of I believe, twelve. There were a bunch of



RECEIVED
TOWN CLERK'S OFFICE
2021 FEB 14 A 9:47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

HVAC units that needed to be replaced throughout the district. You all asked them to do it piecemeal year by year and this year's request is for LHS in the main gym area. Two requests each for \$85,000.

Mr. Gennette: Excellent.

Mr. Strange: Questions on the schools?

Mr. Gennette: So, last year we approve the classroom upgrades, classroom displays, sound systems, and that kind of stuff. I obviously didn't vote for it. Part of my problem is that we have you know \$75,000 that look like they're going to do that every year until all of the rooms are done. So, we can see them for three, three, three, right? So, my problem with this is, this is something that they would like to do, it's not a necessity number one. This to me is something that is academic. It's something that should be part of their operating budget that if they feel they can afford to do a couple of classrooms, then they should be taking this out of their budget. I don't think this is a capital item. Again, I usually try to separate the difference between what is a facility, between what is, you know, operational. I think these are operational. I think when you talk about the pickup truck, when you talk about the East Street parking lot, the sidewalks, when you talk about the HVAC units, the replacement of the fire panel, I think that's all the facilities and I would be more than happy to cover all of that on capital. But, as far as the upgrades, I don't want to continue doing operational items for the school. I think they should be out of their budget. Almost like a weapons platform for the Police Department. That's operational, it's a tool. So, it just doesn't seem like something that fits on capital. Any thoughts guys?

Mr. Carpenter: I kind of agree with you for the classroom displays and all that. I just can't remember our debate last year why we decided, why it fell where it fell.

Mr. Gennette: Well, they came in heavy with a lot of interior stuff. They had wall pads, they had curtain between the gym and the you know, those kinds of things and they were kind of coming in with a lot. They had bleachers and I think we did some stuff. We didn't do other stuff. I think this was part of some of the stuff that we did do, but we did try to start drawing that line. I would like to further define that line and I think it's really comfortable for the school to be in a position to know what is most likely going to get funded and what most likely isn't going to get funded. They can always obviously request it, but I think it makes it a lot easier for this Board to plan going forward when we hold firm between facilities and operation. Not just with the schools, but with everybody. Vehicles are a heavy lift. You could argue that vehicles are a tool,



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 AM 9:47
TOWN CLERK

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

but if you are going to buy a street sweeper for the DPW, you got to be able to buy a van for the senior center. You got to be able to buy a pickup truck for the school. You got to be able to buy a cruiser for the police department or a fire truck. You get into vehicles whether it's big or small really is indifferent, they're vehicles and if you are going to buy them for one, you should be picking them up for all. So, that's just some of my thoughts. What do you think?

Mr. Saloio: That this will get me in a lot of trouble.

Mr. Gennette: That's why we brought you on board.

Mr. Carpenter: So, call me crazy. The Board of Selectmen are asking for \$500,000 to fix LHS, the back wall.

Mr. Gennette: Which I think is a facility issue, yes.

Mr. Carpenter: So, because are you looking at that because the town owns that building?

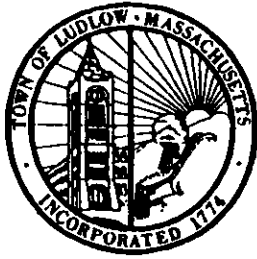
Mr. Gennette: Yes, the town owns all the buildings, yes.

Mr. Carpenter: So, wouldn't, I mean obviously it doesn't matter who gets to claim it but fire replacement panel, parking lot, their HVAC units, it doesn't matter who it falls under right?

Mr. Strange: It doesn't. It's one of those day-to-day government things. So, these were projects that the schools identified that they would take ownership of, the town really hasn't had too much involvement in those projects. The high school presented itself and both the town and school have been working hand in hand on this. I decided to put it under the Board of Selectmen because it's a town building and it could very easily be on the school budget.

Mr. Carpenter: I mean it doesn't matter whether it's the school's free cash or the town's free cash, it's all going to the same spot. It just kind of throws me off a little when you see it that way.

Mr. Gennette: I think the organization of the spreadsheet doesn't make a difference. I mean we can't let the wall fall down. So, we have to pay for it somehow. I mean if it starts falling on kids or anything, we are going to have a bigger problem, whether or not it's under the right heading.



RECEIVED
TOWN CLERK'S OFFICE
2021 FEB 14 A 9 47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Carpenter: Yeah, yeah. The other thing is just those sound boards. I think you are starting to sway me more against it being a capital and more of an operational but,

Mr. Gennette: So, how many classrooms between four schools do we have? I mean there's got to be well,

Mr. Carpenter: Three, three schools.

Mr. Gennette: yeah, between the three schools there's a lot, right? So, if you are doing three a year, you are going to be carrying this for the next thirty years.

Mr. Carpenter: That's me thinking, let's update East Street to be like Harris Brook when it's figuratively could be the next one replaced down the road.

Mr. Gennette: Figuratively, you don't know and also most likely are not going to stay at \$24,000.

Mr. Carpenter: No.

Mr. Gennette: So, you can probably put an increase of whatever percentage on those requests' year in, year over. It's just going to be and then it's going to become well we've always done it. Ten years from now somebody else is sitting here and they are going to say why are we doing this? Well, it's always been done that way.

Mr. Strange: It's true.

Mr. Gennette: And they have an IT budget line that they could use that money towards this stuff, and I want to say the last time I saw it, it was \$340,000. So, it's pretty heavy. Luis, you are awfully quiet tonight.

Mr. Carpenter: It's a tough one to differentiate. Like I said, you kind of swayed me into your thoughts there, but at the same time I can't remember why I voted for it last time. I think it might have been because we had so much on there. We took a lot off and,

Mr. Gennette: Well, I think we have some very serious issues that we have to attend to with the school, the wall, the HVAC units, the parking lot and everything like that. The fire panel in particular is \$115,000. These are serious, serious issues that need to be maintained and that has to get done, right. Maybe the school has to take a backseat on the display and sound systems. That's a want, not a need because we have to take care of these serious issues and the total



RECEIVED
TOWN OF LUDLOW

2024 FEB 14 A 9 47

TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

amount that they are going to need to do this is going to be pushing, it looks like it's going to be pushing a mil. So, if you take everything we have here and you tack on the \$500,000 for the façade, they're already at a mil in capital. Just the school.

Mr. Strange: Yes, that \$500,000 was a tough blow for this year. It's a lot of cash.

Mr. Gennette: And to think that it's not going to go any higher than that is probably a fool's,

Mr. Strange: Yes, yes.

Mr. Carpenter: Also, like that they're replacing the newer Silverado this year and putting the older one off until next year.

Mr. Gennette: I drove through the back parking lot because I wanted to see the façade and they have the pickup truck sitting right there. The whole back wheel fender is rotted out. You could see right through it. Show you how old it is. Alright, so anyway anybody have anything else on the school? This is the five-year plan. Again, we're not putting our recommendations to the Board of Selectmen and FinCom yet. We're still in the middle of review. So, we don't have to make a decision on these tonight. We can think about them. You can go back and to your respective departments and talk to people about it too and bring it back. That's kind of why we are all here.

Mr. Strange: Yeah, and you know, my thoughts based on, I know you guys had questions after the last meeting. My thought was we'll come back; I think your next meeting is January 8th if you want to change that just let me know. But right now, it's January 8th and we'll come back with answers to your questions. We can come back with department heads, any department heads that you want to see to answer questions.

Mr. Gennette: Alright. Do you want to go over golf?

Mr. Strange: Yeah, we can do golf really quick. So, if you remember the golf carts, they have new golf carts at the golf course. This is the second year of a four-year lease. Those payments are coming out of the golf operating budget and those payments are \$73,428. You know, again for the public, these golf expenditures are user fee generated. So, these are not taxpayer dollars that are being spent. These are funds generated from people that go and play golf and rent carts and spend money in the restaurant. For this year, there's a one-time request for \$60,000 to upgrade the kitchen, which I know is desperately needed up there. There's another lease, this is



RECEIVED
TOWN OF LUDLOW OFFICE

2024 FEB 14 A. 9:47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

the second year of a three-year lease and pro lease, which you all approved last year. This year's payment is \$9,439. There's also a request for a Greens Master 3150Q. That outlay would be \$63,257. Again, from retained earnings at the golf course enterprise fund and then lastly, you all had approved the three-year lease for a Kubota. I think it was described as a ventrac last year. This year's payment for that lease is \$16,127. None of those expenditures are coming out of free cash.

Mr. Carpenter: How's the retained earnings looking this year for them?

Mr. Strange: I think they are, I'm not sure about the retained earnings are but I think their income was, I think they were trying to hit over a million and I think they hit a million this year. Actually, kind of early in the year.

Mr. Carpenter: So, there's nothing to worry about for these four expenditures.

Mr. Strange: No, no.

Mr. Gennette: So, just to give you a little back round on this equipment they came in with about there's five here but I think they came in with six or seven items that they needed old equipment and stuff like that and we didn't want to just give them everything because we didn't want them to exhaust all of their retained earnings because of coming out of COVID. We didn't know what was just COVID money, what was actually going to stay, that kind of thing. So, we put a few on a lease and we gave them a few out of the retained earnings, which left them some in their budget. So, they're coming back this year and asking for the couple of items that we didn't give them last year and as long as they have them under the retained earnings, we have really no reason to stop it. I mean it's their profit.

Mr. Saloio: Sure.

Mr. Gennette: We're just kind of safety net.

Mr. Carpenter: I love enterprise funds.

Mr. Gennette: I do too actually. Alright, so any questions on the golf? Oh, another thing with the golf, we used to pay for their golf lease for their golf carts. We used to pay that as a town, which was like \$86,000 per year. So, they have take that under their own retained earnings now. They paid it last year. They're paying it this year. They changed to it to a four-year lease, which



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 A 9:47
6A 37 0000 A

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

is \$73,000 per year. But they pay for that under their no, it's no longer on the town. That was a point of contention for a little while. Alright, so does anyone have any questions for the five-year plan that Marc presented so far?

Mr. Strange: Can I just add in one more piece of information?

Mr. Gennette: Yeah, absolutely.

Mr. Strange: So, last year the total number, the value of the capital projects out of free cash was \$1.176 million. These projects total \$2.153 million. So, it's about another million dollars. I attribute that to \$500,000 for the repair of the high school, \$220,00 for the windows at the library and the wheel loader for the DPW. Those are really the big-ticket items that increased it this year.

Mr. Gennette: You know somebody was talking at the last meeting that I wasn't at for the Board of Selectmen because we were doing the rates and she had said stop with the bonds and I agree 100% with her, you know bonds are not a great solution. But you know just for anybody that's listening it's one of the only vehicles that we have by which to get a loan. Basically, that's what it is. I mean, we don't want to over-leverage ourselves but at the same time we have to be able to work with those financial instruments to be able to get where we need to be. I wish I was at that meeting because I would've talked to that. I know people go stop putting it on bonds. We don't want to put them on bonds but if we need the money, we need the money. Otherwise, it drives up taxes.

Mr. Strange: Right. So, any more thoughts on the chest compression devices for the fire department and the intercom upgrades in terms of taking them out of capital and using, we could use building infrastructure for the intercom and then we could use 40R funds for the chest compression. In addition, I'm not sure if they qualify as a capital expense. So, I wanted to get the committees take on those two items.

Mr. Saloio: Has anyone looked into grants for those two items? And even like the sound system for the schools?

Mr. Strange: I'm not sure about the schools. I know Chief Pease does an outstanding job with grants. So does the police department, they're always getting grants. If there is a grant available, they certainly apply for them. I will say this too and I'm not sure, so we haven't, the MGM, the Mass Gaming Commission in the past have competitive grants that all the towns and



RECEIVED
TOWN OF LUDLOW OFFICE
2024 FEB 14 A. 9: 47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

surrounding communities, which Ludlow is one could apply for. In the past it was really difficult for Ludlow, for East Longmeadow, even for Agawam to qualify because you have to show a nexus of the impact of the operations of the casino with your town. Be it, you know, additional gambling issues, domestic violence, car accidents, whatever it was and it's really difficult to show that nexus. In their wisdom, they now have a new program that says Ludlow is eligible for \$244,000 in grant funds and I think the nexus requirement is a much lower standard. So, we're meeting with the police department and the fire department I think this week to talk about ideas for them for putting in grants. So, we can certainly talk about these, these are kind of low hanging and you're talking about \$244,000. Maybe we can do something with that.

Mr. Gennette: I'm okay with moving the chest compression over to 40R. I do think it's similar to the weapons platform. Again, it's items used specifically. I would like to see them actually get paid out of their operational budget. What kind of a safety concern are we looking at here? That would be my only thing is, I would hate to not fund these, they don't buy them and then we're in a secure, some kind of a response kind of an issue, you know and I don't know anything about being a paramedic, but if this is something that's life saving maybe we have to find other ways by which to pay for it. But as far as capital goes, if we decided to not fund it out of capital then by whatever stretch the Board of Selectmen want to cover it because they're the ones that are going to vote on 40R and all that stuff. Then we can just send that off to them. The intercom upgrade, that's up to you guys. I consider that a facilities issue. You know, like we did for all the phones for all of the schools. I think it's a similar issue.

Mr. Vitorino: Can I ask a question? There's only two of them? They're look for two of them? Where are they, where do they reside? Are they in the ambulance?

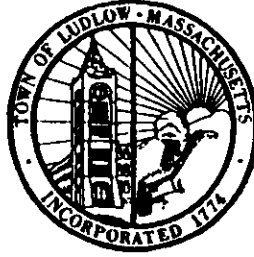
Mr. Strange: I'm not sure and maybe Ryan is somebody to come in on the 8th.

Mr. Vitorino: I am just curious why he didn't take it out of the ambulance fund. I mean,

Mr. Strange: Right, good question.

Mr. Vitorino: because they don't, I don't think they go on the fire engines, unless they do. We have more fire engines. I think we have three ambulances he runs.

Mr. Gennette: So, that's true. Are these two additional or are these two to replace?



RECEIVED
2021 FEB 14 A 9 47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Vitorino: I don't think these spares because you wouldn't buy something like that just to leave it in the station. I think it's going. It's going to be somewhere. Might be why he didn't put it on the ambulance subscription fund. It's only \$40,000 you would think he'd do it out of that. He's done that before with other pieces of equipment. I think we did it with radios one-time, two-way radios. We did it out of the ambulance fund because there was no, they don't have paramedics and firefighters, everyone is the same. So, when you carry a radio, you might be on the ambulance today, you might be on the firetruck today. So, I think a lot of that equipment came out of the ambulance subscription fund. Makes sense.

Mr. Gennette: Yeah, that's a great question. Well, I think that all of these departments, when they ask for this stuff, they're hoping that it gets funded out of capital because that frees up some cash on their budget. And it's completely understandable that they do that. We just go to determine whether this is a capital item or not a capital item and send it up the street from there.

Mr. Vitorino: I agree the intercom is part of the building. That could easily be funded out of capital but maybe the chest compression should come out of the ambulance fund. I'm just curious,

Mr. Strange: So, I'm happy to read the narrative Ryan wrote up.

Mr. Vitorino: Okay, sure.

Mr. Strange: The second request is to replace the department's two Lucas chest compression devices. These devices are over ten years old and are no longer eligible to be protected by service and maintenance contracts. Repair parts are no longer available for these aging models. These devices are used on every cardiac arrest that the fire department responds to. They increase the efficiency of CPR and improve the safety of our responders while providing patient care. The use of the devices has increased resuscitation rates and has contributed to successful patient outcomes. Please let me know if you have any questions about these purchases. So, you know in my opinion certainly, this is a purchase that we need to make.

Mr. Carpenter: I was going to say, it sounds like a need not a want.

Mr. Strange: Yes.

Mr. Saloio: So, they might have other ones that are still in use and are not outdated,



RECEIVED
TOWN CLERK'S OFFICE
2021 FEB 14 A 9:47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Strange: Could be. Maybe these that is why he is replacing,

Mr. Saloio: maybe that are aged out. Which, that would make sense.

Mr. Carpenter: I wouldn't mind the Chief coming in on that one.

Mr. Strange: Yes, I don't want to speak for Ryan because again, Ryan does such an outstanding job. He will be able to explain it in a way you guys can digest it and then you can make your decision if that's what the committee would like to do.

Mr. Gennette: I don't know that I want to waste his time. I mean if the majority of the board is comfortable that intercoms are part of the infrastructure of the building, then that's pretty resolved. But as far as the Lucas chest compression devices, if he can't take them out of his subscription fund, they're going to come out of 40R either way. So, that's not even a capital item.

Mr. Vitorino: Right, no we don't, I think we all agree we need to buy them. Just curious as to which pocket it comes out of.

Mr. Gennette: Yeah, I think we can get them from somewhere else.

Mr. Strange: So, you guys are saying keep the intercom upgrade in the plan, take out the compression devices and find another fund.

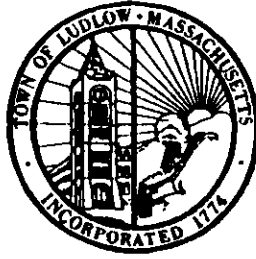
Mr. Gennette: Yes.

Mr. Carpenter: That gets you \$25,000 in your building infrastructure fund.

Mr. Gennette: Your \$2.153 million you've got, you just save what \$20,000, 25,000.

Mr. Sanches: So, Mr. Chairman, would someone argue that the school sound system upgrade is a building infrastructure?

Mr. Gennette: That's not the school sound system. That's a smart board for a few classrooms. You know, it's not the voice telephone system that we already replaced throughout the school. It's just some, it's an educational aid is what it is.



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 A 9:47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Sanches: Oh, okay.

Mr. Gennette: It's to improve sound and stuff for display boards, which sounds pretty cruel, and I would love to be able to have them, but at the same time we have walls that are falling off of school buildings.

Mr. Sanches: Yeah, understood.

Mr. Gennette: Alright, so does that help?

Mr. Strange: Awesome, very much and then the cruiser cameras. What was the thought on the cruiser cams?

Mr. Gennette: So, the cruiser cams, I think that if we can install them without tripping into some union contract issues, for me, I think they should become part of the build out. So, if we were, like the cruiser cameras were \$119,000 but we don't need to buy 26 cruisers worth, you know when we go to build them out, we can just add that as part of the build out for the new cruisers.

Mr. Strange: You buy the new cruisers and you're adding the camera uplift package. You put the new camera in.

Mr. Gennette: Put a couple new cameras in.

Mr. Carpenter: So, instead of 135, you're up to 160 every two years.

Mr. Strange: Right.

Mr. Carpenter: If I'm doing math correctly.

Mr. Gennette: Well, it depends on how many cameras,

Mr. Carpenter: How many cameras are going past the five years.

Mr. Gennette: Well, they're saying, that's for all the cruisers. \$24,200 is for, no wait a minute, so that's spread out over the years for years and years.

Mr. Carpenter: It goes at least five years, so,



RECEIVED
TOWN CLERK'S OFFICE
2024 FEB 14 A. 9:47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Talking over each other.

Mr. Sanches: I think the cameras come all in one, right Mr. Chairman? So, if you buy two this year, next year it might not be in the same system, or they may not be the same whatever brand it is. So, that could be the issue why you buy them all at once because then,

Mr. Gennette: Well then why would we want to buy them all at once and replace them all at once? And I think that's part of the reason why Marc's got it spread over five years. If you look at the line item, it's \$24K for five years.

Mr. Vitorino: I think that's the lease though, isn't it?

Mr. Strange: Yes, it's a five-year lease.

Mr. Gennette: It's a five-year lease and you buy all the cameras?

Mr. Carpenter: Buy all of them but pay over five years.

Mr. Strange: Right, it's 11 units and it's a five-year contract. In that contract, includes maintenance and upkeep and things of that nature. But it is a five-year lease.

Mr. Sanches: 11 units?

Mr. Strange: Yes, that's what it says here, 11.

Mr. Gennette: So, does that make it not possible like when we're replacing two cruisers every year, just make it part of their upgrade package?

Mr. Carpenter: Or they come and ask for \$80,000 per cruiser instead of 50 or 65.

Mr. Gennette: For a cruiser? It's \$135,000 per cruiser.

Mr. Carpenter: That's for two cruisers. So, it's 68, 69 somewhere around there.

Mr. Gennette: Oh, I got years over here. Okay.



RECEIVED
TOWN OF LUDLOW
2024 FEB 10 A 9:47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Carpenter: So, 68 and then another, what did we say, 10 or 12?

Mr. Gennette: If there's only two cameras it's probably 10. \$145 instead of \$135.

Mr. Carpenter: And technically that would fall under the,

Mr. Gennette: So, we wouldn't get all of the cruisers if we got 11 anyway. I don't know.

Mr. Strange: Why don't I talk to the Chief about the union issue. I mean that could make it move.

Mr. Gennette: Yes, let's do that and just see if there's some alternatives for that because it seems to me that we don't want to have a full complement of cameras to replace a full complement of cameras. Especially when we don't even replace our cruisers all at the same time. So, it just seems that we would probably upgrade equipment as it goes along.

Mr. Carpenter: And the ones you buy, if we do them all at once, the two cruisers you are replacing next year.

Mr. Gennette: Yes.

Mr. Carpenter: They're already done. It's definitely more palatable to just do them when we build them out.

Mr. Gennette: It has to be part of the option when they're selecting the cruisers, what they want it, and everything. It has to be part of the systems,

Mr. Strange: I imagine so, it's probably an option.

Mr. Gennette: It's not an uncommon feature in a cruiser to have a camera. So, I don't know, it is worth a couple of questions. I know we are talking about a lot of stuff for this year, does anybody have any questions for any of the years coming up? Does anybody see any issues for any of the stuff projected?

Mr. Carpenter: I'll hold mine for 2026. It's only going to go up in price. When they come back it'll be six figures, not five figures.



RECEIVED
TOWN CLERK'S OFFICE
2024 FEB 14 A. 9:47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: Well, I got to tell you I would love to see us get these capital requests under two. I don't know how we're going to do it, but I would love to be able to see that happen.

Mr. Carpenter: Well, hopefully next year you won't have a Ludlow High School wall repair, you won't have a \$220,000 window project, you won't have \$40,000 for a van. You know, we have a fighting chance here. Look, I mean, just the sports complex and the high school repairs, there's a million gone. See ya.

Mr. Strange: Mr. Chairman, the only other thought I had was, is it possible to do a three- or four-year payment plan for the wheel loader? I guess that's the only large,

Mr. Gennette: For the DPW?

Mr. Strange: expenditure that could be, you know I don't like doing that because it hamstring you like our fire tower payments. Although, you really had to do that for the fire tower. I don't know if you had thoughts on that, if it is worth going back to the DPW.

Mr. Gennette: And that's their number one request, right?

Mr. Strange: Yes.

Mr. Vitorino: Mr. Chairman. What can you spend the ARPA funds on? Let's say in a perfect world out of your \$560,000 contingency, you don't spend all of it, what could you spend it on because that's,

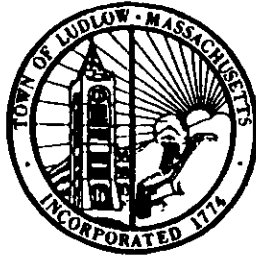
Mr. Strange: Anything.

Mr. Vitorino: anything you want. You can buy the two-wheel loader, \$200,000. So, that's something to keep in mind that if the...

Mr. Gennette: Well, I think that is going to come back free cash anyway, right.

Mr. Vitorino: Right.

Mr. Gennette: So, you could, you are talking about the 560 additional funding for the contingency for the track and field.



RECEIVED
TOWN OF LUDLOW
2021 FEB 11 A 9 47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Vitorino: Yes.

Mr. Gennette: So, in a perfect world that wouldn't get spent at all and that would just end up going back to the ARPA fund.

Mr. Carpenter: That would back to stabilization, wouldn't it?

Mr. Strange: It would stay in ARPA.

Mr. Carpenter: Stay in ARPA.

Mr. Vitorino: And how long to you have to spend that money?

Mr. Gennette: Well, only \$200,000 is ARPA. Well, if we have \$4.6 million scheduled for the track and field and we've allocated for the complete \$4.8 million, there's only \$200,000 available in ARPA and that's if they don't use it and that's going to get exhausted first, right?

Mr. Strange: So, yes so, this extra 560 is the difference between the Board approved \$525,000 for the Public Safety HVAC. That obviously was not spent because now it's been bonded. So, there's just south of \$500,000 left in that item that can be reallocated for the high school complex.

Mr. Gennette: So, that's all ARPA?

Mr. Strange: Yes.

Mr. Gennette: \$560,000 is all ARPA?

Mr. Strange: Yes.

Mr. Gennette: Okay, so that's, the only thing I got to let you know is we don't make a decision on ARPA.

Mr. Carpenter: So, we don't vote on it.



RECEIVED
TOWN CLERK'S OFFICE
2024 FEB 14 A 9:47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: So, we don't, that's not really ours, I don't even think that we recommend anything on ARPA. We've always just sent it back to them because that was a Board of Selectmen issue.

Mr. Strange: It's kind of a gray area because this is a capital project.

Mr. Gennette: Yes.

Mr. Strange: But it's ARPA funding you know, so.

Mr. Vitorino: The school building project had to come before capital even if it was,

Mr. Strange: Right.

Mr. Vitorino: it was 100% from the state.

Mr. Strange: Sure.

Mr. Vitorino: We still had to vote on it because it's a, the town has to agree that we want to spend that capital.

Mr. Strange: Right.

Mr. Gennette: Okay. Alright.

Mr. Vitorino: I think that's partially why, now because you've mentioned it, I've been here so long. I seem to recall the reason we vote on the two cruisers is because at some point someone said even though you're carrying it in your budget, it is a capital improvement. You could theoretically have the smallest department in the town buy a brand-new car every year. If they wound up with \$50,000 in their budget every year, they could just buy a brand-new car every year. It has to come before capital. I think if you look back far enough, you'll find that that's what happened. That's why we vote on two cruisers that he carried in his operating budget every year.

Mr. Gennette: So, what defines a capital item? Is it depreciable?



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 7 9 47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Vitorino: It's that wording in the bylaw. So, in other words let me just give that example again. So, you have a department that buys a car. Somehow in their department you know funding, operating expense, brand-new Ford LTD \$50,000 and it gets approved somehow it goes through the budget process and everything. So, now every year they could buy a brand-new car every year. At some point you would have a Capital Improvement Committee going, why is the whatever why is the town accountant who has one person in her office buying a brand new car for herself every year. It has zero miles. She never uses it. Theoretically the town has to approve that even though it's in your capital improvement. I doubt, I don't know if there's any line item in anybody's operating expense that is that kind of item that last five years other than the cruisers. I think those are the only items that you could say that somebody expends every year. Everything else is expendable paper,

Mr. Strange: Right.

Mr. Vitorino: it's just that every, every year he buys two big pieces of equipment that are expendable. So, the Capital Improvement Committee has to say yay or nay. Even though it's in his operating budget.

Mr. Strange: Yes, make sense to me.

Mr. Vitorino: I think that's why.

Mr. Gennette: Okay.

Mr. Carpenter: So, it sounds like we are getting rid of funding for the sports complex.

Mr. Gennette: We can save ourselves \$4.8 million right now. No, I'm kidding.

Mr. Strange: Have any of you guys seen the work they have started over there?

Mr. Gennette: Yes, I drove by. It was fenced off. I didn't walk in but why do you have pictures?

Mr. Carpenter: Hard to believe it's been twenty years.

Mr. Gennette: I know.

Mr. Strange: I saw a video. I believe the field is all gone. The track is gone. So, it's quick.



RECEIVED
TOWN CLERK'S OFFICE
2021 FEB 10 A 9 47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: They have to be before they start charging us more money.

Mr. Strange: Yes.

Mr. Gennette: Alright, anything else on the five-year plan? Do we want to make a decision about the school's upgrades for the classroom displays and sound systems or do we want to hold off?

Mr. Carpenter: I'd like to hold off because I'd like to watch that meeting and see why we were arguing it again. See if I'm really dead set on my decision.

Mr. Gennette: Oh, okay. I was in a conversation with the Chairman's of the committee, so it was Tony, and I, Jeff, Marc was there. Tiano was there and we had brought up, you know, these upgrades and I think Mr. Tiano would really love to have them covered under capital. But I'm having a hard time giving them to him.

Mr. Carpenter: What could he do with \$72,000 elsewhere?

Mr. Gennette: Yes, but we don't pay for teachers through capital.

Mr. Carpenter: No, I know that. That would be the one request they'd have.

Mr. Sanches: For the future, that \$97,500 for ACO definitely needs further clarification.

Mr. Strange: Yes.

Mr. Sanches: That's a big cost for one car.

Mr. Strange: Yeah, the committee had a strong reaction to that, so I didn't think we were ready to put it in for this year.

Mr. Sanches: No, but you moved it to the five-year plan. So, that's part of the,

Mr. Strange: It's called kicking the can down the road.

Mr. Sanches: That's fine.



RECEIVED
TOWN OF LUDLOW
2021 FEB 19 A 9:47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Carpenter: He's going to do it again next year.

Mr. Gennette: So, I was under the impression that she had a charger.

Mr. Strange: Who is this?

Mr. Gennette: The ACO.

Mr. Strange: No.

Mr. Carpenter: No, she's got the explorer, the police explorer.

Mr. Gennette: So, I was the under the impression she was in a car and I'm like okay well a car sucks but why can't we get something from a different department.

Mr. Carpenter: When we get this new ambulance, there's going to be one just playing odd duck out.

Mr. Gennette: There you go.

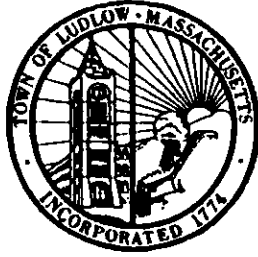
Mr. Carpenter: Sold. You got to move it right next door, that's all you got to do.

Mr. Gennette: Drive it down the road, give it to the ACO. Just spray paint ambulance and then put ACO on the side.

Mr. Strange: So, Mr. Chairman before we wrap up, I just want to make sure that I have my to-dos.

Mr. Gennette: Sure.

Mr. Strange: So, I'm going to ask about conflicts that we have with inspectors using town vehicles. That's for the Board of Selectmen's request for a new vehicle. I'm going to ask the library why they put in the \$281,850 instead of the \$226,320, which was the low bid. I'm going to ask the Chief about the potential union issues with the cruiser cams. The intercom upgrade stays in capital, chest compression devices are taken out. We will find another funding source for those. I think that's it.



RECEIVED
TOWN OF LUDLOW OFFICE
2001 FEB 14 A 9 47

TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Carpenter: Wheel loader, could it be leased?

Mr. Strange: Yes.

Mr. Carpenter: And I think under your union issues for the cameras, I think we were going to just say can we build them in with the build out when we get the new cruiser?

Mr. Strange: Right.

Mr. Carpenter: Instead of buying them all at once.

Mr. Strange: Right.

Mr. Sanches: And can we just go over the numbers one more time again.

Mr. Strange: Sure.

Mr. Sanches: The total cost.

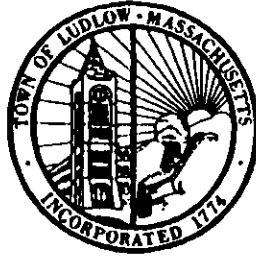
Mr. Strange: Yes, so of all the projects?

Mr. Sanches: Yes, just the total cost, yes because I thought I heard one number, but I see another here on the paper.

Mr. Strange: Yes, so we are starting off, presumably around \$4 million. We will fine-tune that number once we actually get it certified by DOR. So, we're starting off at \$4 million and after all of the annual free cash utilization for FinCom, stabilization, building infrastructure, etc. plus the fiscal 25 capital projects, that leaves us with \$1,031,262 in free cash. You know, again by comparison last year you all approved \$1.176 million in capital projects, this year you're at \$2.135.

Mr. Gennette: And another reason that is, is because we and that doesn't include golf, right?

Mr. Strange: Correct.



RECEIVED
2021 FEB 11 A 9:47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: Okay, because we do lease fire trucks, ladder trucks, stuff like that and the more leasing we do, the more we extend ourselves, our bottom line.

Mr. Carpenter: I was just going to ask about that.

Mr. Sanches: You are showing \$2.9 but you're saying \$2.1.

Mr. Strange: So, \$2.9 are the expenditures out of free cash, \$800,000 of that is, are these ones Tony. FinCom reserve, stabilization,

Mr. Sanches: On the top part? Got it.

Mr. Strange: It's all coming out of free cash but \$2.8 is the whole everything and \$2.1 is all the capital.

Mr. Sanches: Understood. Thank you so much.

Mr. Carpenter: One random question and I know it's going to be dumb, but if we're leasing out I'll just use the fire tower just because it's in front of me, there's nothing that we can say no to that correct? Even though we're already leased out?

Mr. Strange: Say no to the funding?

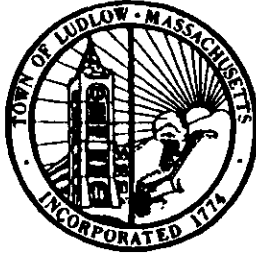
Mr. Carpenter: I mean it really doesn't matter because the money is coming out of, if we said no to the lease and the Board of Selectmen had to pay for it, hypothetically. It would be coming out of free cash still.

Mr. Strange: So, we are already in the lease, I guess technically,

Mr. Gennette: They can trump us and take it out of free cash.

Mr. Strange: What happened last year with the pistols, is you guys said no it's not a capital item, so we put it as a warrant article separate from the capital. So, it still came out of free cash, it just wasn't included in the capital requests.

Mr. Carpenter: So, like if we said no to the two cruisers,



RECEIVED
TOWN OF LUDLOW
2024 FEB 14 A 9:47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: And they said yes.

Mr. Carpenter: they said yes, it doesn't matter because it is still coming out of a different...

Mr. Gennette: Correct and then it gets brought to town meeting and town meeting approves it or it doesn't. We're just the first step in the vetting process for the recommendations and then each board will go back and decide whether or not they want to support the recommendations or not.

Mr. Carpenter: Cool.

Mr. Strange: Any department heads you guys want to see on the 8th?

Mr. Gennette: I don't think it's necessary unless the police chief wants to come in and talk about stuff because he has some concerns or whatever over the cruiser cams and putting stuff off or whatever, but I think Chief Pease has got everything under control. Well, I think Valadas has everything under control too but, well no because you are just going to get those answers. I think we'll be fine then.

Mr. Strange: Okay.

Mr. Gennette: The only, maybe the DPW?

Mr. Carpenter: I do have one question about the fire department again.

Mr. Gennette: Sure.

Mr. Carpenter: So, the chest compression things didn't we say we wanted to see if that could come out of ambulance as well?

Mr. Vitorino: I think that's just a question, I don't think we need to bring him in for it, just some clarification.

Mr. Carpenter: No, just clarification.

Mr. Gennette: We're deciding that it's not a capital item and then Marc is going to go talk to Chief Pease and see if he can cover it under the subscription fund. If it's not, he's going to recommend it to the Board of Selectmen to be paid out of 40R.



RECEIVED
TOWN OF LUDLOW
2024 FEB 11 AM 9:57

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Carpenter: Okay.

Mr. Gennette: So, we won't have to worry about it out of capital.

Mr. Carpenter: So, it's getting kicked out.

Mr. Gennette: And actually, if it goes to 40R, we can just pay for it now and he can go get them. Is there enough in 40R this year to do it?

Mr. Strange: I think so. I'd have to check. Last time I think it was \$130,000. You know, once mill eight comes online that fund we'll be replenished. I don't want to get too low on it, in case something comes up.

Mr. Gennette: Yes, for sure. And again, much to Mr. Vitorino's point that \$560,000 in ARPA but who knows where they want to spend that though.

Mr. Vitorino: You should know in the spring.

Mr. Gennette: Well, this has to get allocated in 2024, so we have to figure whatever that's going to be out right away.

Mr. Vitorino: So, we can't wait until maybe the first quarter.

Mr. Gennette: Definitely by then.

Mr. Strange: Kind of see where we are with things.

Mr. Gennette: Sounds like it should go towards pickleball courts.

Mr. Strange: Lots of needs, definitely. Any more questions?

Mr. Gennette: I think that's it for that.

Mr. Carpenter: I'll reserve my questions until next fiscal year and unless the chief wants to comment and discuss them early?



RECEIVED
TOWN CLERK'S OFFICE
2023 FEB 14 A 9 47
TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: Alright, so the committee to sign the meeting minutes of November 20, 2023.

Moved by Mr. Carpenter to approve the minutes of the meeting on November 20, 2023, with all members present, seconded by Mr. Sanches. Vote 4-0.

Mr. Gennette: You can't vote yet?

Mr. Saloio: I can't vote yet.

Mr. Gennette: Okay, Mr. Vitorino has to sign those. Alright, committee old business, committee to review all, I think we just did this so I think we can kind bypass the committee to review all Capital 25 requests. New business, we brought it up last week bylaw policy and policy review. So, part of the reason that we did this is because we changed the bylaw recently to accommodate the Board of Public Works and the Board of Public Works is no longer an entity that needs to be here. So, we have to simply change it back. Does anybody have any specifics that they would like related to this?

Mr. Carpenter: Entire bylaw that we have here?

Mr. Gennette: Well, let's start with, take a look at section I. I'm not seeing Board of Public Works in here.

Mr. Vitorino: It looks like it has already been changed.

Mr. Carpenter: No, we changed the school committee member, I think.

Mr. Strange: Yes.

Mr. Gennette: But did we vote on that at town meeting?

Mr. Strange; Yes.

Mr. Gennette: We did, so somehow it got in when we went back through a whole bunch of them we read and we did those all kind of right in a row.

Mr. Strange: Right.



RECEIVED
TOWN OF LUDLOW OFFICE
2024 FEB 10 A. 9:47

TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Gennette: Okay, alright. That's fine then if we are good with that. Take a look at the rest of it just to make sure you guys are comfortable with or if there's anything that we need to address.

Mr. Sanches: May I ask something regarding question 2A?

Mr. Gennette: Sure.

Mr. Sanches: Midway through, equipment to be used for school student educational training purposes and or equipment to be acquired through grants gifts shall be exempt from this bylaw. So, does this statement eliminate the request for the educational.

Mr. Gennette: Yes, so does it support it or, well first off, this should be clarity one way or the other right? So, equipment to be used for school education training purposes and or equipment to be acquired through grants or gifts shall be exempt from this bylaw.

Mr. Sanches: I read that; I agree that it should be exempt. So, this would be, to your point earlier removed from here. So, it would not be from capital.

Mr. Gennette: So, I think that somebody originally put this in here, this comment in here because they had an issue with what was capital and what was not capital. So, they put this in here as a statement. I guess supporting my argument that educational training is not a capital item.

Mr. Saloio: It would be like books or anything like that, right?

Mr. Gennette: Right, you know why would that be capital?

Mr. Sanches: Thank you.

Mr. Gennette: Yes, so that just supports that not being in there.

Mr. Strange: So, are you suggesting that the classroom displays fall under this?

Mr. Gennette: Yes, I am but I'd like to hear from the Board too because I was the one that was opposed to this last year, and I don't want to dissuade anybody that feels differently about it.

Mr. Saloio: Is that something you could have Mr. Tiano come in and make his pitch for why he thinks it's capital?



RECEIVED
TOWN OF LUDLOW OFFICE

2024 FEB 14 A. 9:47

TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Vitorino: Seems to say it doesn't.

Mr. Saloio: This seems to say it doesn't, I guess is it educational or not I guess it would be a question. Is that an educational tool or, to me it seems like it is but I'm not,

Mr. Sanches: I mean the write-up does describe it as an educational tool as well. Provided in this packet. So, everything is pointing to educational.

Mr. Gennette: Okay, you guys can keep reading. Does anybody have any closing comments to make while everybody is reading the bylaws? Hearing none, okay I will go. So, just to give everybody a heads up, stabilization is a pretty comfortable spot. OPEB was a conversation earlier for the insurance and you know we should be putting in there because it helps our bond rating, but it's almost nil. There's almost nothing in it and to have \$98 million in it, it's going to be forever before that will ever have any significant impact. But that doesn't mean we shouldn't start trying to put something in there. This was at zero. Stabilization at one point had gotten down to almost zero and it was just killing us. We had not back up. So, I was happy to see that OPEB got or is slated to get \$200,000. We can't keep neglecting that pot. I personally would like to see stabilization stay around 10. I don't think we have the economic climate right now to kind of hold that position. So, I'm pretty comfortable sitting in around 8. I think that we have too many other things to do. I am concerned that we will lease ourselves out too far with too many projects. We will end up really kind of creating a higher bottom line and it won't leave us the capital that we need to do some of the bigger projects that come down the road. So, I don't mind paying for some of the items upfront without doing a lease. If we can cover them, I would prefer to do that only because I don't want to just keep piling on to the leases. So, if we have stuff falling off, I think the first year we were here we were talking about a firetruck and we were really concerned about when the lease for the previous firetruck was going to come off when the new ones come on. So, I think we really need to pay attention to that. Other than that, that's pretty much where we are as far as capital goes. Any thoughts from anybody?

Mr. Carpenter: I mean if we can avoid a lease at all costs that'd be ideal. But there's just some things where you kind of have to. I'm more comfortable taking a lease on a \$76,000 piece of equipment than \$191,000 a year or sorry that's one time. You break that up to three years, you're paying \$60,000. It's the same as just buying the vehicle.

Mr. Gennette: Is the stabilization currently at 8% or if we add a million to it, it will be at 8%?



RECEIVED
2024 FEB 10 A 9 47

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

Mr. Strange: We are at like 7% right now, we're at \$6.4 million.

Mr. Gennette: We are at \$6.4 million. So, if that's the case we are only required to put in \$400,000 into stabilization and if we are looking at a lease around \$170,000, \$191,000 or leasing \$191,000 or just paying it. We are looking at a million for stabilization. I would rather just pay the 191 and be done with it and not do the lease. Put \$800,000 in stabilization and not create more draft down the line here because we're just weighing down the books the more leases we do. We have to let some stuff come off.

Mr. Carpenter: Oh, yeah totally but again 191,000 is steep.

Mr. Gennette: It is but,

Mr. Carpenter: Granted it's not half a million for a wall.

Mr. Gennette: it's done. Well, it's up to, you know that if that's the way you what you're comfortable with, then you know,

Mr. Sanches: I agree I mean you've got your school department's going out and then you got your police department's constantly changing the cruisers that's going to keep going out. Fire trucks are going to keep going. Why add another one to it? That makes sense. We've got a really good balance going right now with the books. Let's keep it balanced.

Mr. Gennette: I mean it depends on what the interest rate is on the lease too and I think interest rates are up right now, right?

Mr. Sanches: Yes.

Mr. Gennette: So, I mean if we're looking at a lease with a higher interest rate, we just take a project that was 191,000 and we turn it into a \$203,000.

Mr. Sanches: Right, right. That's true too.

Mr. Gennette: Alright, does anybody have anything on bylaws that they want to fix? Any conversation? Any further debate? Hearing none I think we're done for the night guys. Can I get a motion to close?



RECEIVED
TOWN'S OFFICE

FEB 14 A 9 47

TOWN OF LUDLOW

Town of Ludlow, Massachusetts
Capital Improvement Planning Committee

**Moved by Mr. Carpenter to adjourn the meeting at 7:04 p.m., seconded by Mr. Sanches.
Vote 4-0. All in favor.**

James T. [Signature]
[Signature]
[Signature]
[Signature]