

Town of East Lyme

Capital Improvement Program Committee



108 Pennsylvania Avenue
P.O. Box 519
Niantic, CT 06357

Capital Improvement Program Committee

Tuesday January 27, 2026 Minutes

In Attendance:

BOS Reps: Joe Bragaw, Ann Cicchiello, Rose Ann Hardy

BOE Reps: Maryanna Stevens, Jeffrey Newton, Jill Carini (via zoom)

BOF Reps: Olivia Fairchild

Also in attendance: Daniel Cunningham, Kevin Gervais, Christian Lund, Denise Compton, Alex Klose, Justin Porter, Jerry Lokken, Joseph DeFillippi

Absent: Lauren McNamara, Barry Sheckley

Joe Bragaw called the meeting to order at 3:21 and led the Pledge of Allegiance.

Joe Bragaw requested a motion to move item four on the agenda to item one.

Motion: Olivia Fairchild made motion to move item four on the agenda to item one and seconded by Jeff Newton. Motion passed unanimously.

New Business

- Joe Bragaw reviewed the Capital Improvement Plan prioritization and scoring criteria and handed out an update of the plan. He noted that it should be documented how items are rated in order and the score it receives.
- Joe Bragaw handed out a update packet for Public Works capital projects.
- Justin Porter, Public Works Highway Superintendent, presented vehicles and equipment requests for Public Works Highway Department. Questions addressed from the committee.
- Jerry Lokken, Park & Recreation Director, presented request for the Parks & Recreation Department. Questions addressed from the committee.
- Jerry Lokken presented park improvement plans. Questions addressed from the committee
- Due to a representative from Youth and Family not being present, it was agreed to add them to the agenda for the next meeting.
- Joe Bragaw suggested adding the presentation for roads, bridges and paving from Alex Klose, Deputy Public Works Director, to the agenda for the next meeting due to this meeting running late.

Public Comments: No public was present for comments.

Adjournment: Joe Bragaw accepted a motion to adjourn from Ann Cicchiello and seconded by Dan Cunningham. Motion passed unanimously and was adjourned at 5:27pm

Respectfully Submitted, Denise Compton Recording Secretary

Public Works Projects Talking Points – CIP Committee – 1-27-26

Vehicles & Equipment – Presented by Justin Porter – Highway Superintendent

1. Purchase of MSW & Recycling Cans - \$23,500 – Cash Capital

- a. Although the cost of garbage and recycling curbside collection is covered in the annual Highway Department operating budget, the cost of buying new cans is not.
- b. We charge residents and businesses \$110 for the 1st can and \$220 for a second can so there is an offsetting revenue that comes in for this item.
- c. This CIP would cover the cost of purchasing 150 trash and 150 recycling cans. It is more cost effective to buy the cans in bigger lots like this as we get better pricing, and it minimizes the shipping costs if we can order a full truck load.
- d. We have been purchasing new cans every 2-3 years in the CIP process, and we are running out of new cans to sell.
- e. If we don't fund this CIP, we will not be able to sell any new cans which will have an adverse effect on providing essential sanitation services to the taxpayers.

2. Replace 2012 Transfer Station Loader - \$255,000 – 10 Year Bond

- a. This piece of equipment has required a lot of service over the last few years and is at the end of its useful life. We are holding off on doing a needed brake job that would cost our fleet maintenance budget upwards of \$40k. We just had to do an emergency repair to keep it running, which cost \$18k.
- b. This piece of equipment is also essential with snow cleanup in the winter.
- c. If we don't fund this piece of equipment in the coming year, it will have a significant impact on the operations at the Transfer Station

3. Used Bucket Truck - \$30,000 – Cash Capital

- a. The Highway operating budget has been funded with \$50,000 over the last few years to help trim and remove dead trees in the Town ROW. Another huge need is to do preventive trimming of the tree branches that are growing into the travel envelope. When branches hang lower than 14', trucks, school buses and equipment hit the branches, and it can become problematic. Currently we have been using a tree contractor to trim the canopies, and we spent over \$20k this past fall to do just one mile of a town road because this is slow work. We have over 118 miles of town road.
- b. We are proposing an extra \$10k in the Highway operating budget (\$60k) in the coming year budget to help with paying contractors, but we feel that the better solution is to buy a used bucket truck and have our employees that have the skills to do address this need. By buying a used bucket truck, we could help maintain this essential service for the Town in a much more cost-effective manner.
- c. If this piece of equipment were not funded, it will cost the Town more money in the long term to trim the tree canopies or the Department just won't be able to do it which is going to downgrade the level of service of our Town roads.

4. Replace 2015 Excavator - \$230,000 – 10 Year Bond

- a. This piece of equipment is the bread and butter of all Highway work and is now 11 years old. We propose replacing this unit with a wheeled excavator which will have more capabilities than the existing equipment as the wheels would allow it to drive over roads to help with roadside grass cutting and other useful functions.
- b. This does not have to be replaced in the current fiscal year but would make the department much more efficient and effective in terms of the ability to do our work.

Public Works Projects Talking Points – CIP Committee – 1-27-26

Vehicles & Equipment – Presented by Justin Porter – Highway Superintendent

5. Replace 21EL Pickup - \$20,000 – 5-year bond.

- a. This vehicle is 13 years old and is starting to cost the town more on repairs to keep it in service.
- b. It does not need to be replaced this coming year, but as we push replacements out further, it will have an impact on our fleet maintenance budget.

6. Replace Chassis and Refurbish 14EL - \$145,000 – 10 Year bond.

- a. This dump truck is 17 years old and is starting to cost the town more on repairs to keep it in service.
- b. We have 10 large dump trucks that are especially essential at times like this for salting and plowing.
- c. We haven't replaced one of these large trucks in 8 years, and we are going to need to start doing this.
- d. This proposal is to only replace the cab and chassis and refurbish it, which would be less expensive than buying a completely new truck for close to \$300K.
- e. It does not need to be replaced this year, but as we push the replacements out further, it will have an impact on our fleet maintenance budget.

Public Works Projects Talking Points – CIP Committee – 1-27-26

Roads/Bridges/Paving – Presented by Alex Klose – Deputy PW Director

1. Road Paving Program - \$850,000 – 10 Year Bond

- a. The Town has been funded \$850k every year for at least the last 12 years.
- b. The Town has 118 miles of town approved roads, and it is essential to continue to invest in keeping this large town asset in acceptable condition as all town residents use town roads in one way or another.
- c. The Dept has been using cost effective pavement management strategies that keep as many of our roads in good condition.
- d. Not funding this year could start degrading the road infrastructure and start leading to more expensive repairs in the future.

2. Town Sidewalk Repairs - \$50,000 – cash capital

- a. The Town has over 16 miles of sidewalk throughout Town, much of which is getting older and in need of repair.
- b. This project does not cover adding new sidewalks but repairing what we have now as well as upgrading existing handicapped ramps to fully compliant ADA standards.
- c. These funds help fix problem areas like differential settlement and deteriorated sections that pose a liability risk to the Town.
- d. This is an essential initiative that is required to maintain the current service levels of our existing sidewalks and in our opinion, should be funding this coming year.

3. Fairhaven Rd Bridge- \$100,000 – cash capital

- a. Fairhaven Rd bridge is a town owned bridge that is functionally obsolete and the railing system is in poor condition. The Dept placed barriers on both sides of the bridge about 3 years ago to protect vehicular traffic.
- b. This bridge would cost the Town millions to fix and/or repair.
- c. We found out a few years ago that this bridge was eligible to be included in the Federal Local Bridge Program that would provide 80% funding from the Feds and 20% from the State. The only catch is that this is a reimbursable program so the Town would have to pay all the invoices and then get reimbursed by the State.
- d. The current estimate including construction, inspection and contingency is \$12M. The Town would need a line of credit or some other mechanism to pay out all of the invoices while waiting for reimbursement. That is why we are proposing \$100k to cover the cost of interest on the line of credit.
- e. The project won't start until April of 2027 but that is still part of the FY 26-27 budget year.
- f. This project should be funded in this coming year to leverage this tremendous opportunity to get a bridge that the Town owns funded completely with State and Federal funds.

Public Works Projects Talking Points – CIP Committee – 1-27-26

Buildings & Infrastructure – Presented by Alex Klose – Deputy PW Director

1. Renovation & Expansion of ELCC – Design - \$100,000 – 5 Year Bond

- a. The Engineering Dept did not put in this CIP.
- b. If the Town thinks they want to move forward with a larger renovation for the ELCC, then \$100k is not enough to do a comprehensive design.

2. Plants Dam Rebuild – Contingency - \$200,000 – 5-Year Bond

- a. The PW Department put in for and received a STEAP grant for \$500k to replace the Plants Dam. That dam is in poor condition and the Town owns it, so it is our responsibility to repair and/or replace the dam.
- b. We had previous funding to do all the engineering, bid document preparation and all permits obtained.
- c. Due to some of the conditions of the permit and since the project has been pushed out a few years since receiving the STEAP grant, we highly recommend that the Town puts aside up to \$200k as a contingency to complete the work and address all the terms of the permits
- d. IF this is not funded and the costs of this project exceed \$500k, we will not be able to go forward with this project.
- e. This project should be funded in this coming year to leverage the \$500k STEAP grant to properly complete this project.

3. Various Town Wide Roof Program - \$5,000 – Cash Capital

- a. We have been putting aside money in this CNRE fund every year to help facilitate the replacement of smaller roofs or to assist in the preparation of bidding documents for larger projects.
- b. We presently have approximately \$42,500 in this account
- c. We believe the Town should continue to fund this account on an annual basis to make sure that we keep all town roofs in acceptable condition.

4. HVAC Renovations & Replacements - \$50,000 – Cash Capital

- a. Similar to the Roof funds, we have been putting aside money in this CNRE fund every year to help facilitate the repairs and replacement of HVAC systems.
- b. We presently have approximately \$16,000 in this account
- c. By having this account, we don't have to go back to the Boards to get more money when an HVAC system goes down, and we have had systems go down almost every year. Also, when these systems go down, it is usually an emergency to repair/replace them and if we don't have proper funding in this account, we will not be able to timely fix this critical building function.
- d. In the past, we have asked for about \$20k per year but this fund has been drained down and needs more capital to cover anything that could pop up in a given year.
- e. We believe the Town should continue to fund this account on an annual basis to make sure that we can maintain, repair and/or replace Town building HVAC systems in a timely fashion.

5. Municipal Building Repairs & Improvements - \$50,000 – LoCIP

- a. Over the last few years, we have put in this LoCIP project to address essential building needs as they arise. In the current year, we had to address a collapsing wall around the chiller and generator at the community center and were looking to fix the deteriorating brick masonry around the Town Hall
- b. This funding allows Building Maintenance to address needs of all the buildings by using State LoCIP funds for which these smaller projects are all eligible for.
- c. We believe the Town should fund this LoCIP project to continue to provide essential initiatives for maintaining the existing level of service of our town buildings.

Public Works Projects Talking Points – CIP Committee – 1-27-26

Buildings & Infrastructure – Presented by Alex Klose – Deputy PW Director

6. ELCC ADA & Other Improvements - \$200,000 – 10 Year Bond

- a. The ELCC Departments have been looking to create more space and improve that facility. This CIP would help do that. This project involves the following; making the bathrooms in the front lobby ADA compliant, installing a door in an existing window in the library for safety reason, installing drainage and fixing up the back area of the ELCC, installing ADA concrete walkways and a concrete patio in that back area, and removing a large column in the youth center to improve the use of that area
- b. The ADA compliance and door in the library are more for safety and/or complying with Federal ADA regulations, but the remaining work would help improve the operational efficiency and effectiveness of the building.
- c. This project could potentially wait a year but should be done in the near future.

7. Replace Fire Station Boilers - \$250,000 – LoCIP

- a. The boilers at all three of the Town's fire stations, Niantic Headquarters, Niantic Station 2 and the Flanders Fire House, are very old and in need of replacement.
- b. We have talked to contractors about pricing, and we also found out that we will need to remove and/or abate some asbestos around the existing boilers.
- c. By using LoCIP funds for this large and needed project, we would not need to use taxpayer funds.
- d. This project should be funded in this coming year so that we can ensure that we provide heat for these essential service facilities.

8. Replace the Decking on the Niantic River Boardwalk - \$220,000 – LoCIP

- a. The Niantic River Boardwalk is approximately 25 years old, and the pressured treated wood decking is nearing its useful life. The Department has applied wood preservative multiple times over the years; however, the decking is in need of replacement.
- b. This project has been on the approved 5-year CIP and should be completed.
- c. Our department inspected the structure, and the rest of the understructure is in relatively good condition.
- d. By installing composite decking, the structure should be good for another 25-30 years.
- e. By using LoCIP funds for this large and needed project, we would not need to use taxpayer funds.
- f. This project should be funded in this coming year to preserve this essential recreation opportunity for the residents of the Town.

General Govt/Engineering - Presented by Alex Klose – Deputy PW Director

1. CAD Software and Equipment - \$16,000 – Cash Capital

- a. This CIP involves paying \$6k for our ACAD subscription which comes up every 3 years as well as replacing the department's 14-year-old total station survey equipment.
- b. We save the town a lot of money by being able to do engineering work in-house and the ACAD as well as the survey equipment are essential tools that allow us to do this work.
- c. We do need to pay for the ACAD Subscription in the coming year, but we could wait a year if we had to replace the total station survey equipment.