



TOWN OF FREETOWN

Police Sub-Committee

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J. Brown

Meeting Minutes ~ Wednesday, July 17, 2019

A meeting of the Police Sub-Committee was held on Wednesday, July 17 @ 5:30 p.m., at the Council on Aging, 227 Chace Road, East Freetown.

PRESENT: Lisa Pacheco, Chairwoman, David DeManche, Town Administrator, Carlton Abbott, Chief of Police, Sgt. Benjamin Levesque, Mary Rezendes-Brown, Paul Sadeck and Charlie Sullivan.

ALSO PRESENT: Taylor MacDonald and Michael Fortunado (Pomroy Associates), Daniel Newhall (CGA), Alan Costello, of NetCom Wireless Facilities

ABSENT: Officer Mark Fornaciari and Robert Jose

This meeting was recorded by FREECAM

Ms. Pacheco calls the meeting to order at 5:30 p.m.. Ms. Pacheco turns over the meeting to Mr. MacDonald.

Mr. MacDonald introduces Mr. Alan Costello of NetCom Wireless Facilities. Mr. Costello is here to propose implementing a radio tower to the project site at no cost to the Town.

TOPIC: Radio Tower

Mr. Costello introduces his company, NetCom Wireless Facilities, out of Plymouth Massachusetts. NetCom has been in business since 1999. Mr. Costello states he hopes to partner with the Town to supply their communication needs, and they would install the tower structure at no cost, in exchange, NetCom would lease out tower some space to cellular companies. If accepted, this proposal would free up money in the budget. NetCom would be responsible for Tower infrastructure as well as maintenance. A similar proposal was accepted by 2 other locations, the first being the Town of Swansea for their Public Safety Building. The second, a non-profit amateur radio club in the Town of Dartmouth, and they have collected \$600,000 in rent from cellular companies since 1999.

The proposal consists of the infrastructure, a monthly base payment, and NetCom would then try to negotiate some leases with cellular carriers. The town would receive additional money based on the number of cellular carriers.

Mr. Sadeck questions if NetCom will repair and maintain the police antennas on the Tower. Mr. Costello states NetCom would take care of the repairs/maintenance as well as including scheduled maintenance appointments at no cost to the Town.

Mr. MacDonald questions if no agreement with cellular carriers is negotiated, would that impact still moving forward with the proposal. Mr. Costello states it would not, as it is more than likely cell carriers will need extra coverage, especially with 5G service on the way. Mr. MacDonald states the cellular signal in the area is terrible and is in need of cellular coverage.

Mr. MacDonald states the draft proposal reads that at end of the lease the tower would be removed, as since it's a public safety issue, that this not an option. Generally, a 40 year lease would be set up and the deal would be both parties would be satisfied

Mr. Fortunado, questions if something happened to the business, would the tower be removed. Mr. Costello is confident that language could be added to the contract that both parties would deem fair.

Chief Abbott states the cellular carriers would need electric power, as well as backup generators, and he believes the police station is limited as to what can be allowed through their electrical room. Mr. MacDonald states they would have to check with the electrical contractor.

Chief Abbott questions if a building or cabinet with generators are needed, would the existing tower location at the base of the retaining wall be sufficient, or would the alternative be to place the tower on higher ground. Mr. Costello stated they would bring in their own service and it would be totally independent from the police station.

Mr. Costello will update the draft proposal for review.

MOTION:

Motion made by Mr. Sullivan to send the NetCom draft proposal to Koppleman and Paige for review, seconded by Sgt. Levesque. Unanimously approved.

TOPIC: Construction Update

Mr. Fortunado states 95% of the steel has been erected, the remaining amount of steel will connect with the CMU walls and the Detention Wall soon. Concrete foundations are complete with the exception of the slab, underground plumbing and electrical work have not started. As far as the exterior, underground work is complete with the exception of the septic system, the leaching field and the outlet on the second entrance, as we are awaiting an answer from the State on the redesign.

The Well drilling is complete. A 12 hour test was conducted yesterday we are currently getting 43 gallons a minute. Within a week or two, we should receive the quality report. Trenching will begin, as the contractor will begin work on the detention area.

Framing will begin within one week or two and a Pre-Construction meeting with the framer is scheduled for tomorrow.

TOPIC: Schedule

Mr. Macdonald states the contractor is operating on schedule. There was significant amount of rain in April and May. The contractor was impeded about a month due to the rain, they are currently updating their schedule and they believe they can catch up. There will not be a full general conditions costs, but they may look to recoup the cost of the Superintendent on site for the month. Mr. MacDonald will pass along the information to the committee as soon as he receives it.

Chief Abbot questions if there has been an answer from DEP, in regards to the stream crossing issue. Mr. MacDonald states we are still waiting on an answer from DEP, as they have been contacted several times. Until we get an answer from DEP, the contractor is working around the issue, so it has not held up any work, but it will soon reach the point where the contractor will run out of things to work on if we do not get an answer from DEP soon.

TOPIC: Material testing

Mr. MacDonald states there have been no issues since switching to SW Cole. Testing has been done, no failed tests.

TOPIC: Change Requests

No open PCO's with pricing, still waiting on the cruiser port pricing, some final details between CGA and the contractor are currently being worked on. There is one credit request. Instead of full sliding detention doors, which are very expensive, we switched to metal hinged doors, which are standard in detention areas. The amount of the credit is still undetermined.

TOPIC: Owner/Vendor Updates

Mr. MacDonald states ComTronics is theRadio vendor, they deal mostly with Kenwood radios, which is the same as the current brand used by the department. A meeting is scheduled on the 24th, to move forward on the radios.

TOPIC: Building Commission

Mr. MacDonald states SWP has been informed their bid has been accepted for the Building Commission.

TOPIC: Furniture

Mr. MacDonald states a preliminary meeting with Sheehan Furniture has taken place. CGA and the Chief and go over final details for the furniture, and it will be sent to Sheehan's and WB Mason for pricing

TOPIC: Elevator Update

Mr. MacDonald states he has received a favorable response from the AAB (Architectural Access Board), in regards to the request for the elevator variance. The AAB is requiring an affidavit from the Town stating that no personnel other than police personnel is allowed on the second floor.

Chief Abbott states he has prepared 2 affidavit, one for himself and the other for Ms. Pacheco. The AAB has also requested a diagram, depicting the areas accessible to police personnel and areas accessible to the public. Chief Abbott circulates the diagram.

MOTION:

Motion made by Mr. Sadeck to accept the affidavits for the AAB, seconded by Mr. Sullivan, Unanimously approved.

Mr. Newhall will prepare the packages for the Town to send to the AAB.

TOPIC: Budget Update

Mr. MacDonald states there are no changes to the budget

TOPIC:

Mr. Newhall presents some samples of the clapboard, the retaining wall, the Pilasters and the trim. Mrs. Rezendes-Brown requested more color samples for the clapboard. Mr. Newhall will submit more color samples for the committee to view before a final decision is made. Discussion on the retaining wall color.

MOTION:

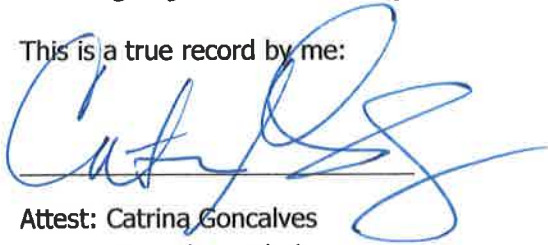
Motion made by Sgt. Levesque to select the current sample of the retaining wall color (Tan), seconded by Mrs. Rezendes-Brown, Unanimously approved

ADJOURNMENT:

Motion to adjourn made by Charlie Sullivan, seconded by Mr. Sadeck, unanimously approved.

Meeting adjourned at 6:15 p.m.

This is a true record by me:



Attest: Catrina Goncalves
Recordings Clerk