



TOWN OF FREETOWN

Police Sub-Committee

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Meeting Minutes - Thursday, June 6, 2019

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J. Brown

A meeting of the Police Sub-Committee was held on Thursday, June 6, 2019 @ 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, Paul Sadeck and Charlie Sullivan.

ALSO PRESENT: Taylor MacDonald and Michael Fortunado (Pomroy Associates) Andy DiGiammo (CGA) and Matt Shortsleeve, Vice President of Development, Solect Energy

ABSENT: Sgt. Benjamin Levesque, Officer Mark Fornaciari, and Mary Rezendes-Brown

This meeting was recorded by FREECAM

Meeting called to order at 5:33 p.m. by Ms. Pacheco. Ms. Pacheco turns over the meeting to Mr. Shortsleeve of Solect Energy.

TOPIC: Solar Energy

Mr. Shortsleeve introduces Solect Energy, a company out of Hopkington, Massachusetts. Solect Energy is a developer, installer and service company that has done over 500 commercial projects in Massachusetts, over the last 9 years, including a lot of public work. Solect Energy works with an organization called PowerOptions, which is a membership consortium made up of 500 members that use their collective bargaining power to bid on RFP's on behalf of the members for energy programs (Electricity, Natural Gas and Solar). Solect Energy has completed 70 on-site Solar Power Projects. Mr. Shortsleeve would put together a design, based on the needs of the building, including a price offer. Solect would install, maintain and remove the solar panels at the end. The Town would buy the electricity generated from the system and give Solect an easement from the Town giving authorization to install and service the system. The system would be installed and wired behind the current meter and the police station would consume the solar electricity at a cheaper rate than the current rate paid to EverSource. Mr. Shortsleeve used the elementary school as an example of a possible contract between Solect and the Freetown Elementary School.

Mr. Sadeck questions the advantages to the Town, whether Solect receives SREC credits, and how much money does Solect make from this project Mr. Shortsleeve states the advantage to the town is the savings in electricity charges, it's renewable energy, and though SREC credits no longer exist as it is an older program Solect does receive the state incentive and the tax credit, and the price of electricity

would be a fixed price for 20 years. It was noted that if the Town buys the system outright, the Town would be responsible for all maintenance and repairs.

Mr. DeManche questions if any overproduction of electricity is outsourced. Mr. Shortsleeve states it is not outsourced, as Solect would design specifically for the needs of the station and the electricity produced is consumed exclusively by the building.

Chief Abbott questions the difference in price the Town pays per kilowatt vs. the Solect price. Mr. Shortsleeve cannot give a rate as he must design a system, then he can estimate a savings based on the needs of the building. He used the Freetown Elementary School proposal as an example, the proposal estimated that the school would save \$30,000 in the first year.

Mr. DiGiammo questions how the system is sized and if the system would be set up to have a backup system, therefore the building would never be at risk to not have electricity. Mr. Shortsleeve states the system is set up to have a backup.

Mr. MacDonald will ask for a cost free proposal for a system to purchase and/or lease and noted Mr. Shortsleeve can present it to the committee at a later date.

Ms. Pacheco states the committee needs to look at the net metering credits for all the departments. The Town owns the police station building as opposed to the elementary school, which is leased, therefore the town and BOS will have to approve this project. Lastly, the Town has not decided what to with the old police station building, and it is a possibility of using the land as a location for a canopy solar system.

TOPIC: Construction Update

Mr. Fortunado states the foundations are underway and the majority of the exterior foundations are done. Andy, the structural engineer was on site last week for an inspection. The Retention Basins are in, interior piers will begin on Tuesday followed by interior utilities. The clearing for the Well location will also begin, and 3 weeks notice is needed to begin work on the Well. A set date will be determined later as Mr. Fortunado is waiting for a response from the Vendor. It is expected to be the end of July.

Mr. MacDonald states construction is on schedule. The Steel is ready at Bradford's Steel and they expect to start that work in the first part of July. The request for the elevator variance has also been submitted to the AAV, and a hearing may be needed depending the outcome of the review.

TOPIC: Material Testing

Mr. MacDonald states SW Cole has been on site for material testing. Briggs has not been able to do the work, and SW Cole has responded to the site with very short notice. The only issue was the possibility of not doing a rebar inspection, but in fact the rebar was put in place with no issues.

SW Cole will be used for the rest of the project.

TOPIC: Budget Update

Mr. MacDonald states there are no changes to the budget. The contingency amount is the same as last month. There is no change order log, but Mr. MacDonald noted the only change open is the cost for the proposed car port. No pricing has been received for the MEP's, or the underground conduit.

TOPIC: Radio Tower

Mr. MacDonald states they have received a proposal for the Radio Tower from a Tower Installer. The cost of the Tower would be donated if a Cellular Carrier would be allowed to use space on the tower. It would equal a \$250,000 savings from the budget. The radio system has also been sent out for bid.

An integrated technology security system for \$150,000 located in Line 25 has been removed as it is already in the budget, so the amount of \$150,000 will be added to the radio budget.

Mr. Sadeck questioned if the carrier will service the police antennas if there is an issue. Mr. MacDonald states he did not ask the question, but will do so.

TOPIC: Office Furniture

Mr. McDonald states there will be a meeting next week with the Chief, himself and Sheehan's Office Furniture. A meeting with WB Mason will follow, in order to get comparative pricing.

TOPIC: Building Commission

Mr. MacDonald states the committee will need to revisit the issue of a Building Commission. The purpose of a Building Commission is at the end of the project, they are needed to avoid any startup issues. They oversee the startup, and they check if the equipment is installed properly and working correctly. The first bid received was from SWP, in the amount of \$14,000, Synergy for \$17,900 and RW Sullivan at \$27,000. Recommends moving forward with SWP, as it is the lowest bid and Pomroy has worked with them on several projects and highly recommends them.

MOTION:

Motion made by Mr. Sullivan to move forward with SWP for \$14,000, seconded by Mr. Sadeck, Unanimously approved.

TOPIC: Open Invoices

Mr. MacDonald does not have any invoices to submit at this time, he will forward any invoices to Mr. DeManche and Ms. Pacheco.

TOPIC: Next Meeting

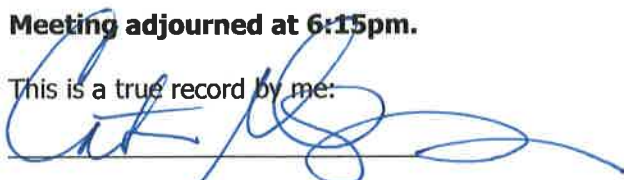
Mr. Sullivan questions if it's possible to set a specific time of the month for the future meeting, i.e. 3rd Thursday of the month. Ms. Pacheco suggests designating the 2nd Thursday of the month as it is the same day of the Board of Selectman meetings. Next meeting determined to be July 11, 2019.

ADJOURNMENT:

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

Meeting adjourned at 6:15pm.

This is a true record by me:



Attest: Catrina Goncalves, Recordings Clerk