



**TOWN OF FREETOWN
BUILDING COMMITTEE
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**MINUTES OF MEETING
ON WEDNESDAY, AUGUST 24, 2016**

**COUNCIL ON AGING
227 CHACE ROAD, EAST FREETOWN, MASSACHUSETTS**

6:00 P.M. Chairwoman Lisa Pacheco Calls the meeting to order others present are Town Clerk Jackie Brown, Town Administrator Jack Healey, Charles Sullivan, Sgt. Ben Levesque, Selectmen Paul Sadeck, Chief Gary Silvia, Bob Alderson, Paul Deneault, Jeanette Tisdelle, Paul Lubin, Kent Wilkens and Mary Rezendes Brown. Chief Carlton Abbott is also present as a guest.

Chairwoman Pacheco says we need to re-vote the priority list that the Committee set forth, as it was not on the posted agenda, which is why the agenda for this meeting was amended to include the vote. Town Clerk Jackie Brown disagrees and doesn't think it can be re-voted, as it was amended within 48 hours of the meeting and it was not an emergency situation. She will abstain for the vote.

Chairwoman Pacheco says that we need to really keep in mind what is viable at Town Meeting. We need to see what is going to work and what is not going to work. We have worked and spoken with COA Director Barbara LaFleur and she says there is no funding available. Maybe from the building committee stand point we should ask her to look for funding. Ms. Tisdelle says if the residents knew what was going on then maybe they will vote. She says it's when people are in the dark, it's when they don't trust the process. Mrs. Brown says she can get an email out to the Town Clerks to see if they know if there is funding. Chairwoman Pacheco says she thinks the Police Station is the top priority but we need to look forward.

Mrs. Tisdelle wants to approve the minutes from the July 13, 2016 meeting before we go further. Motion (Tisdelle/Wilkens) to approve minutes. Motion passes unanimously, with Chairwoman Pacheco abstaining due to her absence from the meeting.

Chief Abbott was informed that the Committee wanted to view some stations. Mr. Alderson wants to know how much it costs before we go out, so we can get an idea of what. Chairwoman Pacheco says our building may be a lot less and we might not want exactly what we look at. The visits are to look for ideas and see things in execution, to put ideas into the planning phase. Mr.

Alderson says if we had a dollar figure, we can determine an approximate cost per square foot. Chief Abbott says Acushnet's Chief said he found it approximately \$500 per square foot. Selectman Sadeck asks for a vote to make sure the committee wants to go for the Police Station first. Mrs. Rezendes Brown says we need to work on the police station but the other building as well. Chairwoman Pacheco agrees, we can't just let these things go, we have to keep up with it. Mr. Deneault says the other towns they built just one building not several like we need to. Mr. Sullivan says not really, we need to do this correctly. Mr. Deneault says he wasn't saying they need to do a quick fix, but we need to be realistic in what we are looking for. Chairwoman Pacheco says this might be hard because the next step is the design stage and a lot of people haven't been on a committee before. Affordability also comes into play, as that changes the design too. Mr. Deneault says it is a waste of time to go and look at the stations. Sgt. Levesque says he doesn't think it is a waste, it gives examples for what we are talking about. Mr. Lubin says the Library Planning Committee visited other Libraries and asked questions and that is important. Selectman Sadeck thinks they are important because at some point we need to stand up in front of the voters and stand behind this. Chairwoman Pacheco agrees, saying the Committee needs to be together on this. Mrs. Rezendes Brown says we need to be knowledgeable on this. Mr. Lubin says we all need to agree at town meeting, having one Committee member stand up and say they aren't on the same page would ruin everything. Motion (Sadeck/Deneault) to set a priority list and start with the Police Station, passed unanimously.

Chief Abbott would like the Committee to go to the Acushnet Police Station. He says the SRPEDD growth projection over the next 20 years is 14,000, so that should be a target number to think about. Chairwoman Pacheco says that's the case for all the buildings, not just the Police Station. Mr. Lubin disagrees with that number of growth, he has heard the number is more stagnant. Chairwoman Pacheco would like Mr. Healey to look into that number, as we should all be working with the same figure. She says with the move in of Amazon that might help bump that number up. Selectmen Sadeck says it looks like the South Coast Rail could come in more quickly than anticipated, using existing lines to save money. Mr. Sullivan says the Feasibility Study came to a figure of 12,000 sq. ft for the new police station, which is approximately what Acushnet built. Mr. Sullivan said the terrain of the property we need to look at, it could potentially save money. Selectmen Sadeck says the Acushnet station doesn't have a basement because it was too wet. Chairwoman Pacheco wants to finish up with that. Mr. Lubin says we need to make sure that Police and Fire are close, perhaps sharing the same parking lot and such. Chairwoman Pacheco would like Mr. Healey to get the plans for the new Westport station. After some discussion, Chairwoman Pacheco names Acushnet, Marion, Swansea and Somerset as stations the Committee would like to visit, asking if Chief Abbott can set those up. A Wednesday at 5pm would work. Selectmen Sadeck will drive everyone in the senior van.

Chairwoman Pacheco asks Mr. Healey to speak on the land options. Mr. Healey says to summarize, he was asked to look at the Hawes property. He talked to Mr. Hawes and at the same time he was contacted about the Catholic Church properties next to the Fire Station. The Hawes Properties seem to be the better option of the two, as the Catholic Church properties are mostly wetlands, but the Hawes Properties has wetland and endangered species considerations. Mr. Healey says the promising of all options is the area between the Highway Department and the Elementary School. There are slight elevation changes that would easily allow for a Sally Port, as we've discussed in the past. Selectmen Sadeck says this would allow us a basement space. Mr. Lubin says you have to make sure that you put this in a good area because he wants to make sure there is space for other buildings, if we are going to use the same property for multiple buildings. Mr. Healey says this isn't in the middle of the area, so that's not an issue. Mr. Lubin says the area on the south side of the Memorial Drive/Chace Road intersection was once eyed for a new Police Station, which could now be a possibility for a spot for a new Library. Chairwoman Pacheco says the existing Station (or its land) would be available too. Mr. Sullivan estimates the existing town land that includes the Police Station, COA and ball fields still has 8 acres left. More discussion between Mr. Healey and Mr. Sullivan ensues with where exactly on the land near the Elementary School a police station would be placed. Mr. Healey suggests the Highway Department dig some holes to see what the soil conditions are like out there. There are too many issues with the Hawes property. Selectmen Sadeck says he thinks the Memorial Drive you can have Police Station, and a COA/Library, because you could knock down one of the buildings there as well.

Mr. Sullivan asks Chairwoman Pacheco if getting an Owner's Project Manager (OPM) would be an appropriate topic for a future agenda. Mr. Healey says what Westport did to avoid hiring an OPM (who would have nothing to do initially) is first go to town meeting is to get funding for a feasibility study to establish the space needs, to allow them to know what they needed to build. Once they had a firm cost estimate, they then went back to Town Meeting and transferred from free cash to an OPM and then architect services. Westport did this and now Middleboro is doing this, so this is his recommendation. Chairwoman Pacheco says we already did a feasibility study that had a schematic design included and she doesn't think we should do this again. She says we are ready for an OPM, as we are ready for a Police Station now. Mr. Healey asks if we are locking in on the previous design. Chairwoman Pacheco says we can expand on that from the tours and discussions. Mrs. Rezendes Brown says we can bring the prior design to the Special Town Meeting for a visual. Chairwoman Pacheco makes sure everyone is on the same page that the schematic design in the existing feasibility study is the beginning, a ground work for what we needed. The Committee agrees. The town gave us \$65K already. Mr. Healey says we need to have wording for the STM article. Pacheco says we need funding for an OPM and Arch services. Selectman Sadeck says if we don't do it now, we have to wait until June. Chairwoman Pacheco says we could be in line for a groundbreaking in the summer or fall of next year right now. Mr. Healey clarifies if we are looking at an OPM and an architect or just one, Chairwoman

Pacheco says we are ready for both. Selectmen Sadeck asks if the Committee is in agreement, and the Committee collectively agreed on putting forth a warrant article for the Special Town Meeting. Mrs. Rezendes Brown says we need to have an exact location and everything sorted out before the Special Town Meeting.

Mr. Lubin mentions that people will ask about a Town Hall at Town Meeting, Mrs. Brown agrees. Chairwoman Pacheco says the thing that frustrates us the most with the Town Hall is the sewer line that is needed. Selectmen Sadeck says the sewer line would cost \$2.7M. Chairwoman Pacheco says that seems like a big number, but the cost would be worth it, as the lack of a sewer line is what is keeping businesses away. Mrs. Brown says everyone always argues that all the buildings should be in the center of town. She thinks we'd be spending a ton of money to renovate and fix the existing Town Hall, but she doesn't feel that is the best option. Selectmen Sadeck agrees with Mrs. Brown but he doesn't see how they'd be able to move it. Mrs. Brown says we have outgrown the building. Mrs. Rezendes Brown says there are historical considerations behind moving the Town Hall. Chairwoman Pacheco is in favor of leaving the Town Hall where it is, saying that it can expand to the schoolhouse next door, possibly even the library across the street once a new Library exists. Beyond that, more and more things are going online. Mrs. Brown remains concerned about storage space. There are still concerns with the sewer line, as Chairwoman Pacheco thinks that number seems low. There's also historical concerns along the way as well.

Chairwoman Pacheco says we need to have an engineer do an evaluation of the town land on Memorial Drive. She notes Highway Surveyor Charles Macomber does a great job, but he is not an engineer. Perhaps this engineer can do a presentation of sorts at Town Meeting. Mrs. Rezendes Brown says this committee isn't made up of skilled people in terms of building a building and when we move forward with the building set we should have more skill set, it's more of a planning committee. Chairwoman Pacheco agrees, suggesting a possible subset of the committee in the future, when the buildings are more in sight.

Discussion on scheduling the site visits re-commences. The timeline is a bit tight with Town Meeting tentatively scheduled for October 18. Is decided that September 12, the Committee will visit Somerset, Swansea and the Freetown stations, and on September 14, Acushnet and Marion. Chief Abbott will set these up.

Motion (Silvia/Wilkins) to adjourn at 7:00pm, passed unanimously.

Respectfully submitted,



Ali Golz, Administrative Assistant