



TOWN OF FREETOWN Police Sub-Committee

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J. Brown

Meeting Minutes - Tuesday, October 2, 2018

A meeting of the Police Sub-Committee was held on Tuesday, October 2, 2018 @ 5:30 p.m., at the Council on Aging, 227 Chace Road, East Freetown.

PRESENT: Lisa Pacheco, Chairwoman; David DeManche, Town Administrator, Sgt. Benjamin Levesque, Officer Mark Fornaciari, Robert Jose, Mary Rezendes-Brown Charlie Sullivan and Paul Sadeck,

ALSO PRESENT: Taylor MacDonald (Pomroy Associates), Andy DiGiammo (CGA), Ken Wilkins, Robert Anderson, George Grunwald and Kimberly Fales.

ABSENT: Carlton Abbott, Chief of Police

Meeting called to order at 5:30 p.m. by Ms. Pacheco.

APPROVAL OF MINUTES:

Approval of 8/24/16 Police SubCommittee Meeting minutes, motion to approve made by Sgt. Levesque, seconded by Mr. Sadeck. Approved 9-10; Robert Jose abstained.

Approval of Building Committee Meeting Minutes for 12/4; motion made by Officer Mark Fornaciari, seconded by Sgt. Levesque. Approved 9-10; Robert Jose abstained

TOPIC: Future Plan for Current Police Station Building

Ms. Pacheco asks for committee members opinions regarding the future use of the current police station. Ms. Pacheco states the question will be asked in the future and it is a good idea to start discussing possible plans for the building.

Mr. Sadeck opinion is that the building size is not adequate for a police stations but it should not be idle and unused, as a smaller department could utilize it in the future.

Mr. Sullivan's opinion is it should be looked at as an expansion of the library and/or the senior center.

Mr. Jose opinion is renovating the building, doesn't make sense, as it could possibly be used as transitional space while other buildings get renovated. He suggests using it as warm file storage.

Officer Fornaciari opinion is to study the amount of money to convert the building for other uses and to be brought up to code.

Mrs. Rezendes-Brown opinion is the building can be used for a Food Pantry and/or Town programs

Sgt. Levesque opinion is until a feasibility study is done, guessing is futile until the amount of money to be spent is looked at.

Mr. Wilkins opined that town hall needs are to be assessed, and is in favor of moving some town offices as the police station already has office space set up.

Mr. Alderson opined that it all depends on money, and we need to have solid numbers and it also may be more advantageous to raise the building.

Mr. MacDonald stated he can help with a needs assessment. He can provide a program to determine what needs to be done, within particular time frames to help determine the best use of the building and how much money needs to be allocated.

Mr. DiGiammo stated the building is only expandable on the ends, and since the building has small rooms, limited toilets, and a multitude of issues, it may be an expensive renovation.

Ms. Pacheco states as there are 18 months of construction time, it gives everyone time to think about the future of the current building, but it is in the best interest of the town to have a feasibility study to be done.

TOPIC: Update

Mr. MacDonald announces they have received sub bids on Friday and within 2 weeks we should have the General Contractor bids. There was a walkthrough 2 weeks ago as well. Roughly 8 General Contractors were present and a handful of Sub-Contractors. They were given a walkthrough of the site and given information about the site. The Design Development Estimate has a value of 3.5 Million, per the sub-trades. With the low bids, we are currently at 4.2 Million, about \$650,000 over where we estimated, but that is the reason for built in contingency amounts. Bids are trending high at this time due to the tariffs, specifically HVAC, plumbing and electrical. Construction documents came in under the estimated amount. The cost of the site work will be a large number due to amount of work to be done on the specific site.

Mr. MacDonald states the language in the bid documents is specifically written that the project is subject to Town Meeting approval and a Ballot Vote, and the AG's Office rules stipulate the contractor is agreeing to hold their price until both are done.

Mr. MacDonald stated the construction start date topic on the agenda needs to be deleted, as he meant to delete it prior to sending it out.

TOPIC: Informational Session

Discussion about the informational session and the expected questions to be asked of the committee.

Anticipated questions: Why the current building is not being renovated, why vacant buildings are not being utilized instead of new construction, questions why this building is prioritized as opposed to others, and why not build a Multi-purpose building instead of a building exclusive to the police department.

Cost of the design and development of the project is \$13,123,814. The ATM Article set aside \$745,211 - giving the additional funding needed, leaving the minimum amount to finance at \$12,380,000.

The initial goal was to finance around 7 Million, and the committee has been actively looking for additional funding to use in order to lessen the burden on the taxpayer. The board of assessors have voted a surplus of 1.5 Million (awaiting BOS approval), and the amount of \$1,378,602 direct appropriate from free cash that has not been placed in capitol and/or regular stabilization, and if we use the 3 Million from Capitol Stabilization we can finance about 6.5 Million for the project. Listed on the last page is the tax impact on the average home value at \$309,000.

Mr. Demanche noted that the first 2 years is banned, as the town will only be paying interest depending on when the debt exclusion is voted on, we have 2 more years of opportunity to buy down the 6.5 Million, in the end we may finance even less than the 6.5 Million.

The other thing that should be noted is the Free cash in the amount of \$1,378,602, is only a portion of the total fund, as we must set aside money to fund other projects other than the police project.

Mr. Jose questions if we were to follow the Finance Option 2, using 3 Million out of the Capitol Stabilization Fund for the police project, how much money would be left over for other projects. Ms. Fales answers is ultimately \$750,000 in the Capitalization Fund, and 2.5 Million in the regular stabilization fund.

MOTION:

Motion to proceed with Finance Option 2, made by Mr. Jose, seconded by Mr. Sadeck Unanimously approved.

TOPIC: Special Town Meeting

The Special Town Meeting date is tentatively scheduled for Wednesday, November 14th. The Ballot Vote date is tentatively scheduled December 1st. Both dates are to be confirmed by the Town Clerk.

MOTION:

Motion made by Sgt. Levesque to recommend the Town Meeting and Ballot Vote dates, seconded by Officer Fornaciari, unanimously approved.

ADJOURNMENT:

Motion made by Officer Fornaciari to adjourn, Seconded by Mr. Jose. Unanimously approved.

Meeting adjourned at 6:53 p.m.

This is a true record by me:

Attest: Catrina Goncalves
Recordings Clerk