

# Cromwell Fire District

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FIRE DISTRICT OFFICE  
WATER DIVISION

FIRE DEPARTMENT  
FIRE MARSHAL'S OFFICE

## BOARD OF COMMISSIONERS

### Public Safety Tower Committee

Friday, May 17, 2019

10:00 AM

1 West Street  
Cromwell, CT

Present: Police Chief Denise Lamontagne (Co-Chair), Donald Swanson (Co-Chair), Police Captain Kevin VanderSloot, Commissioner Roger Rukowicz, Water Operations Manager Joseph Palmieri, Tower Manager Angel Alvarado and Executive Director Julius Neto. Committee members absent were: Town Manager Anthony Salvatore, Commissioner Mertie Terry and Fire Chief Michael Terenzio.

- I. Call to Order. The meeting was called to order at 10:01 AM, by Co-Chair Donald Swanson.
- II. Approval of Agenda. A motion was made by Chief Lamontagne, seconded by Captain VanderSloot and unanimously approved to accept the agenda as submitted.
- III. Approval of Minutes of December 14, 2018. A motion was made by Commissioner Rukowicz, seconded by Captain VanderSloot and unanimously approved to accept the Public Safety Tower Committee meeting minutes of December 14, 2018, as presented.
- IV. Public Comment. There were no members of the public in attendance.
- V. Old Business
  - A. Nike Site Status. The Executive Director reported that the District is in the process of trying to find suitable vendors that can support the concept of the tower plans. Mr. Neto and Mr. Alvarado met with Attorney Deneen at the end of April. They have authorized Attorney Deneen to begin proceedings to engage new vendors. Mr. Neto will be meeting with Attorney Deneen again later today and will be asking to be debriefed on tower issues.

Mr. Alvarado reported that the last vendor to get approval for modifications by the engineers was Sprint back in early 2018. The project finalized by Oct./Nov. 2018. After that AT&T, Verizon and T-Mobile had also made requests for modifications. The initial one for AT&T came back with a request for reinforcement of the structure of the tower. At that point, the District contacted its engineering company asking how much capacity the District should allow to accommodate the providers for their existing needs as well as any public safety needs. He noted that the District's primary engineer had been on a medical leave so the project was on hold. They are now moving forward and a report

should be available soon. It was expected to arrive last week. The report should be detailed so that this Committee can understand it. There was a discussion regarding what the vendors are putting on or taking off the tower. It was noted that although T-Mobile is combining with other smaller companies, the technology for each smaller company will remain separate even though they are under one company.

There was a lengthy discussion regarding the future of Cromwell having two towers. It is important to note that the current tower and possible future tower is defined as a public safety tower that provides cell service. Previously there were vendors that were taking equipment on or off the tower without any checks and balances. Mr. Alvarado is instituting the checks and balances which determines how much access the vendors need. Access is real tight which is why Attorney Deneen is involved.

Mr. Alvarado reported that he met with Marcus Communications at the tower. Marcus identified what was Fire District owned and what Marcus owned. There were a couple of radios that will be coming off. The LTR system is co-owned between the Town and the District. That will be moved into Room 1. There is a timeline involved. Mr. Alvarado is waiting to hear back from Middletown. They will be coming out of the room in June. Once they are moved, Mr. Alvarado can have Marcus communication move the LTR system which is the Town low-band equipment into Room 1. This would free up Room 3 for the modifications of the District radios. With the moving taking place, there are cables and antennas coming off the tower that are not factored into the current engineering study. Mr. Alvarado considers it a reservation to the public safety part of the tower to provide capacity for the public safety equipment.

## VI. New Business

- A. Provider/Tenant Updates/Requests. Mr. Alvarado reported on each provider. Sprint has completed their equipment updates for 2018. AT&T in November made the same request to put their equipment up there followed by Verizon. Both received a report from AECOM advising that they would have to reinforce the existing structure. They met with Attorney Deneen to review the reports provided by AECOM. The thought was instead of looking at each report independently, to look at global reinforcement of that structure. That thought was brought before the District's engineering company to come up with a cost for a global reinforcement. They target 20% of capacity to accommodate the need for current attempts to get equipment installed and act as a buffer for future public safety equipment. At this time the District is waiting on the engineering study.

T-Mobile recently approached the District regarding getting a generator on their platform. They currently lease a 12 X 12 platform that is at the base of the tower. They had their electrical contractor come in to do an assessment. They are not on the District's backup generator but are looking to get backup power. They submitted a 25 KW solution that would accommodate their equipment located at the base of the tower which creates a vulnerability of the structure. Legally there is no stipulation that allows them to have an independent generator on the property. The District then examined its existing generator which is determined to be 16 years old with another 5 or 6 years of shelf life.

Kinsley was invited out to make an assessment of their current generator, and what it would cost for a replacement. At that time they determined that T-Mobile and Sprint were not on the current generator. There were some different electrical practices that were done. There is a breaker in Room 1 for AT&T. There is a breaker in Room 4. Mr.

Alvarado had them identify what they are and put them in a scope to repair the incomplete job that was done previously. They were asked to flag out 5 independent transfer switches, one for each room. He also had another vendor submit a scope as well to establish a price comparison. The District did not accept T-Mobile's request for the base of the tower. The assessment from the current vendor was subject to \$30,000 to \$45,000 that they would have spent on their platform generator. Mr. Alvarado got estimates on a 175 KW and a 230 KW in case there was an interest in scaling up a bit. Both vendors stated the 230 KW was too big for the District's needs. Kinsley came in at \$104,000 for that replacement. Huntington Power was \$90,000. Capt. VanderSloot suggested getting a price from the vendor used recently by Town Hall. There was a discussion regarding how the funds are used and how some funds may be used to help finance the new tower. Funds should be used for reinforcing the tower and replacing the existing generator.

Mr. Palmieri suggested that there might need to be work done on the asphalt under the snow gate. From all the snow plowing that has been done, the asphalt is eroding and there is not a secure barrier on the bottom of the gate. Mr. Palmieri has been trying to use some techniques to build up the area.

Mr. Alvarado added that he has been trying to contact the owner of the portable toilet that is at the site. It has been on the property for at least 10 years and has not been used in the last 5 or 6 years. He would like to have it removed. He has contacted various companies who do not want to take responsibility for it. Mr. Palmieri will follow up with Town or District resources.

- B. Public Safety Radio Status. Mr. Alvarado reported that last year it was learned on the Public Safety side, the compressor and A/C for Room 1 was not working or producing any air conditioning. Back in September Cromwell Energy was called to service it. They determined that the machine itself needed to be replaced. They put together an analysis of the current environment such as the output and how much heat. They provided a recommendation of what should be replaced with the existing unit. Mr. Alvarado received two other quotes to compare pricing. One was from Midstate Mechanical and the other was from Airflow Mechanical. Cromwell Energy came in slightly higher but offered a like-for-like with the existing A/C unit. The difference in price is \$950. The total cost is \$10,950. What was recommended was a 3 ton-unit, Bard system. Cromwell Energy also advised that the current system is at least 15 years old, and they can no longer get parts for it. It took 3 weeks to repair the system the last time and it was just a band aid because the A/C component is still not working. The Committee prefers to keep the business in Cromwell.

A motion was made by Chief Lamontagne, seconded by Capt. VanderSloot and unanimously approved to authorize Cromwell Energy to replace the existing A/C unit at the tower at a cost of \$10,950 and to attempt to consolidate all A/C contracts at the other District properties.

- VII. Adjournment. There being no further business, a motion was made by Chief Lamontagne, seconded by Commissioner Rukowicz and unanimously approved to adjourn the meeting at 10:51 AM.

Respectfully submitted,

Donald Swanson, Co-Chairman

Nancy Deegan  
Recording Secretary  
5-24-19

DRAFT