

**FINANCE COMMITTEE**  
**PUBLIC MEETING**  
Judge Welsh Room, Town Hall  
Provincetown MA

**MONDAY, JUNE 12, 2017**

Members Present: Mark Hatch (MH), Chairman; Scott Valentino (SV), Vice Chair; Duane Steele (DS); Mark Bjorstrom (MB); Mark Del Franco (MDF); Kathleen Goodwin (KG); Stan Sirkorski (SS).

Others Present: David Panagore (DP), Town Manager; Josee Young (JY), Finance Director; Mary-Jo Avellar (MJA), Town Moderator.

MH opened the meeting at 10:00 am.

JY passed around a financial procedural document which MH announced as FINCOM homework for discussion at next meeting. MH said he would be speaking with JY next week regarding some of the aspects of the health care item that FINCOM recently passed and this would also be addressed at the next meeting.

MH announced that the nature of today's meeting was a public hearing for Special Town Meeting Warrant Articles and opened the floor.

**1. PUBLIC STATEMENTS**

None.

**2. MEMBER STATEMENTS**

None.

**3. STM WARRANT ARTICLE RECOMMENDATIONS – VOTES MAY BE TAKEN**

**New Police Station at Reilly Property, Bradford & Standish Street**

DP referenced the preliminary work that had been done in fall 2015 scouting locations for a new police station site, and that the work had been put aside after Mr. Reilly conveyed to DP that he wasn't interested in selling his property. DP said he didn't have a defined budget today but was hoping to have something in 24-48 hours, mentioned moving pieces and suggested using the Jerome St. location as a base to be used for comparisons.

DP compared the building design as drafted and with added changes when applied to the Jerome Smith location; spoke of oil and the cost of soil removal as indicated by State thresholds; Hazmat clean-up of the 1,000' basement would bring the cost to \$750,000 but that there could be ways to lower the costs by revamping the design to fit that space. In addition, DP said, was another 750k; for site work such as drainage, sidewalks, painting, fencing as applied to the Standish/Bradford location corner parcel; adding in bonding, insurance engineering and other base-hard construction costs would bring, on a

conservative basis, another \$2.1 to 2.2 million in additional costs at Jerome Smith.

DP said they probably need another three or four months in order to have financials in order before bringing the item before the Town; preferred to be in Executive Session to discuss the financials and not invite potential litigation, based on Barbara Rushmore's numbers. MH agreed to move to closed session when discussing financials going forward. DP said he would be happy to hold that session in 48 hours if the FINCOM was amenable.

MB asked what numbers DP would be prepared to present at STM next Monday; DP said he was as yet unsure based on Barbara's numbers and staff numbers; agreed with MB that Town would not be in a position to vote without numbers.

MH referenced the figure of 8.625 as a base figure that adds to the total of \$14.5 million; conservative estimate, including the buildings, disposal, and site prep for the parking lot as well as intersection work which has yet to be addressed. DP said the intersection work hasn't been addressed herein as it is tied up in a giant State grant for the entire road; said there's about 500k in the CIP, which Rich Waldo said would have to be moved up based on contemplative uses for the intersection; but that the CIPs would be separate.

MH said the 14.5 price was what was originally rejected and at 20% it would be easily double the cost of what was approved. DP interjected, said the issue now is the timing of meetings and what can be done in the given time-frame; cautioned against posting numbers for public information before they can be properly vetted.

MDF pointed out that while a lot of people in Town seem to think this is a Town measure, it is actually a citizen's petition, which DP said meant it is important to make sure the numbers all aligned and that the Board of Selectmen (BOS) might be taking a position on the matter at their meeting tonight. MH stated for the record that this is not a Town Article but an article presented by a citizen and without numbers, which Town was incumbent to produce.

DP informed MB that 200 signatures are required for a successful petition; one person to present, and two-thirds for it to pass on the floor. MH asked MJA for clarification which she gave and also commented on what she said was a stupid Provincetown Banner editorial encouraging citizens not to appear for Town Meeting; said her letter to the editor had missed the noon Monday deadline for current publication.

MH said DP's numbers made sense to him, which DP said should be used as a basement figure; referenced a cash-flowing asset that would support the acquisition of the parking lot itself.

SV asked if it was possible to request postponement at Town Meeting based on awaiting more information; MH said no, that it was all stature-driven. MJA said it could be postponed until the next Town Meeting. SV said that if it took 100 days to do Harbor Hill with everyone burning the midnight oil then how long could it take to get real numbers. DP said there were two aspects – one is getting numbers, and the second is getting consensus.

SS spoke of the long-term plan or strategy which raises the point-of-view in asking does an asset like that fit in. MH spoke of the taking of a private asset as another facet of this discussion with a legal component. DP said he disagreed with MH; that the taking of the police station could not happen until legal is resolved as Massachusetts is a quick-take state in that a parcel is acquired 35-45 days after the BOS votes to take the property; spoke of eminent domain.

MB asked who will lead the discussion on the Article at Town Meeting. DP said he was seeking direction from the BOS at that night's meeting. MH said he was personally uncomfortable with the voting process at that time for the FINCOM when there is no plan on the table from the Town, and with an unwilling seller and an unwilling buyer.

SV said he'd like to adjourn and return in Executive Session with more numbers in a few days. DP said he thought that could work; said he felt eminent domain was like a shotgun wedding. DP said they were an unexpected but not unwilling bride and that what they have now are opinions of value.

Mike Reilly (MR) took the mic; asked how the Reilly's were tasked for funding the police station via eminent domain if the Town intends to control the parcel as a parking lot first. MDF agreed with MR's puzzling proposition, but DP said the acquisition of the parking lot is a listed purpose; that a reduction of 71 parking spaces was added into the plan in order to facilitate the new police station at the Reilly site.

DP said that 136 Bradford St., site of the former flower shop and now a bicycle shop, was pulled out of the equation and this parcel would not be included; also said that in terms of traffic, he asked Chief John Golden to weigh in on the location and that the area rated an F by him, which is the worst. DP spoke of police having to get out of that center-town location to get to the call as opposed to the lot at Jerome Smith – where Route 6 access is readily available.

KG said it was interesting that the Town voted on a location and now, due to citizen petition, this vote was before the Town and referenced the high price tag.

MDF voiced his frustration that Town after many years had definitively decided what to do about the new police station site and that this current situation is a little bit of sour grapes and is going to cost Town money for nothing.

DP said that Barbara Rushmore is absent because she is not feeling well.

MB said he was comfortable putting the FINCOM to a vote, as did MH and MDF. DS said he had conflicting feeling about the issue, was against eminent domain, but that it was an excellent place for a police station and suggested seeking out avenues to accomplish that and also satisfy the owners.

MH said he felt, in his view, that it was an attempt to get the Town to do something that it was disinclined to do; that it had not been a legitimate process where the Article was put on the Warrant according to standard procedure.

SS said the motion to acquire the Reilly lot for the new police station was misguided, questioned if it was proposed to save the trees at the other location; said parking is a problem in Town and to lose public parking for the police station plan is a left turn from where we should be going.

MJA said abstention is not the proper way to vote before any article coming before Town Meeting; recommended voting yes or no based on whether one thought he or she had received enough information; that absentia is over-used; that the petitioner was well-intended and felt she was doing something in the Town's best interest, as someone she's known for 45 years and who also has pneumonia currently; spoke again on how it was entirely inappropriate for the Editor of the Banner to encourage the citizens to not do their civil duty and attend Town Meeting to place their votes; how all the points made in the editorial could have directed readers to show up and vote no.

MB moved to vote on the proposed Article regarding the new police station at the property at Bradford and Standish; MDF seconded the motion and it passed, 7-0-0. MB, MDF, MH, SV, DS, KG, SS.

MH asked for all in favor to say Ay; no one spoke in favor. MH asked for a vote of Nay, and it passed, 7-0-0. MH, SV, DS, MB, MDF, KG, SS.

**4. ANY OTHER BUSINESS THAT MAY LEGALLY COME BEFORE THE COMMITTEE.**

MH directed the FINCOM to show up 20 minutes before the STM.DP said he or JY will share any new information they have regarding the Article.

MH proposed the next FINCOM meeting for Mon., June 26<sup>th</sup> at 10:00 am. SV said he would not be in attendance; MH said it would be house-keeping, end of year stuff and health things as well; that he would craft and send out an agenda.

MH asked for a motion to adjourn the meeting at 11:04 am; MB made the motion which MH seconded and it passed, 7-0-0. MB, MH, SV, DS, MDF, KG, SS.

Respectfully Submitted,  
Jody O'Neil