

TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

SPECIAL MEETING – TUESDAY, FEBRUARY 22, 2011 6 PM

JUDGE WELSH ROOM

Chairman Michele Couture convened the meeting at 6:10 PM noting the following attendees: Board of Selectmen members: Michele Couture, David Bedard, Elaine Anderson, Austin Knight, and John Santos

Other attendees: Town Manager Sharon Lynn, Assistant Town Manager David Gardner, Finance Director Dan Hoort

Recorder: David Gardner

The following are meeting minutes, in brief.

MOTION: *Move that the Board of Selectmen vote to approve the contract with Police Chief Jeff Jaran for the period May 19, 2011, through May 18, 2016 as written.*

Motion by: Austin Knight **Seconded By**: John Santos
Yea 4 Nay 1 (Michele Couture)

1. CONFLICT OF INTEREST DETERMINATION

Richard Wood, present. PPPC Board Member and charter business owner on the Pier. Seeking the authority to debate and provide input into the discussion of charter fee increases, but stated he would not vote on the actual motion.

MOTION: *Move that the Board of Selectmen vote, pursuant to MGL C.268A, §23 (b) (3) and as appointing authority for the Provincetown Public Pier Corporation to make the determination that the financial interest of appointee Richard Wood relative to his fishing charter business leasing a slip on MacMillian Pier is so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the appointee.*

Motion by: Michele Couture **Seconded By**: Elaine Anderson
Yea 3 Nay 2 (David Bedard, John Santos)

David Bedard recused himself from the discussion and left the room as he is an abutter.

2. EXTENSION OF LAND DEVELOPMENT AGREEMENT – 90 SHANK PAINTER RD

Michael Lozano, Project Manager, The Community Builders Inc.

MOTION: *Move that the Board of Selectmen vote to extend the date by which the Ground Lease between the Town and Province Landing must be signed from February 26, 2011 to April 27, 2011.*

Motion by: Elaine Anderson **Seconded By**: Austin Knight Yea 4 Nay 0

David Bedard returned to the room.

3. CAPITAL BUILDING NEEDS ASSESSMENT – FOLLOW-UP REPORT

Tom Scarlata, Principal, Bargmann Hendrie + Archetype, Inc.

Provincetown Library to include HVAC on the second level.

Provincetown Airport issues include deferred maintenance issues for the main terminal. Hangar roof should be looked at in the future and HVAC. Electrical Service at the Sight Seeing Shed.

Old Fire Station #3; to stabilize the structure and improve the display area on the ground floor.

Freeman Street Building has inadequate HVAC and electrical systems. Serious exterior deterioration includes some structural and sill repair.

Programming for Police Department and Highway Garage Building.

Met again with the Council of Aging and Recreation Department regarding reprogramming of space within the Veterans Memorial Elementary School Building.

Need to determine a list of priorities for repairs and maintenance of the town owned buildings based on the Capital Building Needs Assessment Report.

Repairs to the Freeman Street Building and a new Police Station are the priorities. Schematic plans and bid specifications for repairs to the Freeman Street Building and Police Station can be prepared this spring and summer in preparation for the Fall Special Town Meeting.

Transition of the DPW, COA and Recreation Departments to the VMES is the number one priority. Estimated cost of \$379,721 should be placed into a Special Town Meeting Article so the project can move forward.

MOTION: Move that the Board of Selectmen vote to approve the Capital Improvements Program request for transition costs associated with moving DPW, COA and Recreation Departments to the VMES in the amount of \$379,721.

Motion by: Austin Knight Seconded By: Elaine Anderson Yea 5 Nay 0

MOTION: Move that the Board of Selectmen vote to declare the Community Center and Grace Gouveia Building as surplus buildings.

Motion by: David Bedard Seconded By: Elaine Anderson Yea 5 Nay 0

The Board of Selectmen will hold a public hearing on the surplus declaration of the Community Center and Grace Gouveia Building prior to Town Meeting.

The Board of Selectmen direct the Town Manager to have an appraisal of the Community Center, Grace Gouveia Building, and Police Station to determine fair market value with funds left over from the original town meeting appropriation for the Building Assessment.

4. CIP REQUESTS

MOTION: Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Information Systems Department for ShoreTel Phone System Expansion in the amount of \$50,000.

Motion by: Austin Knight Seconded By: David Bedard Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Police Department for vehicle leases in the amount of \$66,070.*

Motion by: David Bedard **Seconded By:** Austin Knight Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Fire Department to replace dormer roof and itemized flashing on Main Fire Station in the amount of \$28,480.*

Motion by: John Santos **Seconded By:** David Bedard Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Fire Department for repairs to Johnson Street Fire Station in the amount of \$22,000.*

Motion by: John Santos **Seconded By:** David Bedard Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Fire Department for repairs to Fire Station #5 in the amount of \$11,000.*

Motion by: John Santos **Seconded By:** David Bedard Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Department of Public Works for Fleet Replacement in the amount of \$202,000.*

Motion by: Austin Knight **Seconded By:** David Bedard Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Department of Public Works for Storm Water Management Five Year Master Plan in the amount of \$100,000.*

Motion by: Austin Knight **Seconded By:** John Santos Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Department of Public Works for Transfer Station Improvements in the amount of \$334,900.*

Motion by: Austin Knight **Seconded By:** David Bedard Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Parking Department for Parking replacement bumpers in the amount of \$6,000.*

Motion by: Elaine Anderson **Seconded By:** John Santos Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Parking Department for parking booth electrical repairs in the amount of \$13,794.*

Motion by: John Santos **Seconded By:** Elaine Anderson Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Parking Department for MPL parking lot modifications in the amount of \$43,000.*

Motion by: Elaine Anderson **Seconded By:** John Santos Yea 5 Nay 0

MOTION: *Move that the Board of Selectmen vote to approve the Capital Improvements Program request of the Parking Department for MPL parking lot paving repairs in the amount of \$5,000.*

Motion by: Austin Knight **Seconded By:** Elaine Anderson Yea 5 Nay 0

5. OTHER

Library Contract did not include AC for the second floor.

MOTION: *Move that the Board of Selectmen vote to approve a change order to McGinley Kalsow & Associates in the amount of \$28,163.00 for architectural structural HVAC engineering services to provide construction documents, bidding assistance, and construction administrative services for the air conditioning of the second floor of the Library.*

Motion by: Austin Knight **Seconded By:** Elaine Anderson Yea 5 Nay 0

Motion to adjourn by Austin Knight at 8:45 PM.

Minutes transcribed by: Vernon G. Porter, Secretary
March 21, 2011