

TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

PUBLIC FORUM – MONDAY - MARCH 12, 2012 5:00 PM

TOWN HALL – JUDGE WELSH ROOM

Chairman Elaine Anderson convened the meeting at 5:00 PM noting the following:

Board of Selectmen attending: Elaine Anderson, David Bedard, Austin Knight, David McChesney and John Santos

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

Recorder: Vernon Porter

The following are minutes, in brief:

Elaine Anderson presented award to Chief Operator Chris Rowe and Operations & Management Technician Reed Snow for Woodward & Curran and their crew of the Provincetown Treatment Plant.

1. POLICE STATION – HIGHWAY MAINTENANCE FACILITY UPDATE

Timeline for the PD Highway Garage Siting – Town Manager Sharon Lynn

In July 2009 a report was issued by the Center for Public Safety and Architects Design Group, Inc., Winter Park, Florida detailing a spacial needs assessment of the current police station located at 26 Shank Painter Road. This report also identified potential options that exist in the community for relocation of the current police station including the following:

- The medical office adjacent to the existing police station
- The town's existing soccer field
- The temporary facility housing hall offices (Jerome Smith Road trailers)
- Adaptive re-use of the existing site on Shank Painter Road
- The parking area adjacent to the fire station, across the street from the police station

The medical office was ruled out as the owner of the property was approached and was not interested in selling his property.

The town's soccer field was ruled out as it is a current leaching field for the wastewater system.

The temporary trailers were ruled out, even temporarily, as the cost to house a public safety facility was deemed to be prohibitive.

The existing site is cramped and additional space would be needed which is not possible due to the church on one side and the medical office on the other side.

The parking area adjacent to the fire station was ruled out when the Board of Selectmen met with the Board of Fire Engineers in March 2010 determining that this site was constrained already for the fire station.

On August 24, 2009 the Board of Selectmen directed the Town Manager to form a Town Manager Working Group charged with the responsibility of siting a suitable location for a Police Station.

The first meeting of the Town Manager Working Group was held on November 2, 2009. All members of the group were present including Town Manager Sharon Lynn, Police Chief Jeff Jaran, Administrative Accountant and GIS Coordinator Dana Faris, Building Commissioner Russell Braun, Citizen Ann Maguire and Citizen Clarence Walker.

It should be noted that during this time both the Community Center and the Grace Gouveia Building were being considered as potential surplus properties due to a possible move to the Veteran's Elementary School. Both of these buildings sites were reviewed by the Working Group and determined that the size as well as the ingress/egress from the properties did not lend themselves as viable locations to site a police station.

It should also be noted that during this time period Duarte's parking lot located on Bradford Street was identified as a possible location for a police station in addition to a town parking facility. An attempt was made to enter into discussions with the property owner, to no avail. A Federal TIGER grant was later submitted, with the assistance from the County, however this funding did not materialize.

The Working Group met throughout the remaining months of 2009 and discussed the possibility of siting a police station at the National Park Service North Maintenance Facility, which later was determined not to be an option for the Town or for the NPS.

The Grace Hall parking lot was also a consideration. However after much discussion it was determined that the site was not a viable location mainly due to the necessity of removing parking spaces, thus decreasing parking revenue for the Town. In addition, the ingress/egress area to this site is not ideal, as it co-exists with public parking in adjacent areas, pedestrian traffic and general residential conditions along the ingress/egress area of Captain Bertie's Way.

Once these potential locations occupying sites on town owned land were ruled out a discussion ensued of the possibility of utilizing the highway garage site on Race Point Road. The highway garage location was included in the town wide Capital Needs Assessment which commenced in October 2010. In February 2011 the engineer's assessment concluded that the site was indeed viable with some design and layout adjustments including design circulation for vehicles and equipment. An initial and preliminary geotechnical-boring sample did not readily identify any environmental hazards on the site that could not be mitigated.

On April 4, 2011 Annual Town Meeting Warrant Article #22 requested the town voters amend the action taken at April 2010 Annual Town Meeting and to authorize the expenditure of this remaining \$150,000 appropriation for the securing of design and project management services in connection with the demolition of the existing highway garage and the construction of a new highway maintenance facility and a new police station to be located at the existing highway garage site. In unanimous votes in favor of this action by both the Board of Selectmen and by the Finance Committee, this Article was moved forward to Town Meeting. Town Meeting unanimously passed a motion made by Selectmen Chair Anderson on April 4, 2011.

In October 2011 a RFQ for design and architectural services was advertised soliciting responses due by November 9, 2011. On November 14, 2011 the Committee (Sharon Lynn, Jeff Jaran, David Guertin and Russ Braun) appointed by the Town Manager met to select five of the twelve firms responding to the RFQ. This task was accomplished utilizing review criteria and a ranking method. Representatives from five firms were selected and include the following:

Architects Design Group
Winter Park, FL

Brown Lindquist Fenuccio & Raber Architects, Inc.
Yarmouthport, MA

DiMarinisi & Wolfe Architects
Boston, MA

Kaestle Boos Associates, Inc.
Foxborough, MA

HKT Architects, Inc.
Somerville, MA

The Office of Allen M. Lieb Architects, P.C., Ltd.
Danvers, MA

Present: David Morais and Michael McKeon from the firm Kaestle Boos Associates, Inc. Architects, Foxborough, MA.

Mr. Morais and Mr. McKeon gave a slide presentation outlining the different sites and the constraints of each. Next steps:

- Finalize Proposed Design Solution
- Update Website
- Public Outreach Campaign
- Town Meeting Approval
- Complete Design
- Bid Projects
- Return to Town Meeting for Funding Approval

Chairman Anderson recognized the following town employees:

Ray Duarte - DPW Foreman – Explained his reasoning for supporting the project. (See Attachment #1)

Tony Lemme – Foreman Building & Grounds - Also supports the project 100%. (See Attachment #2)

Chief Jaran – We've been at this since 2009 and have demonstrated the great need for this project.

Detective Meredith Lobur - Gave scenarios of a police case and the need for this project.

Domenic Rosati - Parking Administrator - 100% behind this project.

Public Statements

Paul Mendes – Since hearing tonight’s report, I support this project completely.

Michael Rogovsky - Read statement into the record. (See attachment #3)

Jane McDonald - 60 Race Point Road – has several questions. Will this information be on the website? We should be able to post questions and get answers. You’re not giving us enough time to ask questions. Ten minutes is not enough.

Town Manager Sharon Lynn – The website is available, and will be available, and updated for people to ask questions.

MOTION: *Move that the Board of Selectmen vote to have an Open Forum on Monday, March 19, 2012 at 6 PM in the Town Hall Auditorium to discuss Police Station/Highway Garage Project Update.*

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

Motion to adjourn by Austin Knight at 6:02 PM

Minutes transcribed by: Vernon Porter, Secretary to Board of Selectmen
March 13, 2012

Bos 3/12/12
attach #1

Ray Duarte, DPW

March 6, 2012

I am Ray Duarte and have been employed by the Town of Provincetown since June 22, 1988. I have held the position of Hyway Foreman since June of 2000.

Some history; the highway garage was built in the 1950's by the highway dept itself. It's an old block building and is too small for our operations today. Back in the 1950's, the department did not have the equipment or vehicles that we have now. We own some very expensive equipment, like street sweepers, frontend loaders, backhoes and such that we need to be housed inside during the winter. All the vehicles we have should be kept out of the weather for corrosion reasons. It is safe to say that we have to replace vehicles sooner than we would if they were kept under cover and out of the weather.

Our Equipment; when you are talking about \$100,000.00 worth of equipment, it only makes sense to preserve them and get them to last as long as possible. The trucks now are rotting to pieces long before the engines are tired.

A new facility that can house all of our vehicles just makes sense. It would save the town money in both the long and short run. In the long run, replacement costs are deferred longer and in the short term, we could better maintain the vehicles and equipment.

And we should note, we do a lot more projects now than we did in the 1950's and 1960's.

Our mechanic; our mechanic needs more space to work out of. He is limited to what he can do at what time. He has over 40 vehicles to take care of and only 1 bay to work out of. If he has to order parts for that vehicle, and wait a day or two that bay is tied up. On any given day, if reasonable weather, you see him working outside. He is outside because there is no area inside which adds time and expense to the repair.

During the winter, the plows are in the garage so we need to have to move stuff all around to free up another bay for him. This is a waste of time.

We made our own break room out of my office and bathroom, so we can have a microwave and stove to use when we spend 2 or 3 days at work during a storm and can't go home.

It is not ideal conditions when you are trying to heat things up in the microwave when someone is in the bathroom.

Bos mtg 2/12/12
Spnd attachment # 2

I would like to state the reasons I feel B&G needs a new facility.

It's simply because we've outgrown the Cemetery Garage in the past 11 years.

We've taken on many more responsibilities and have acquired many more tools and vehicles with very little or no room to house them.

Our tools and equipment are piled into a 16 x 25 foot garage which includes my 6 x 8 ft. office, lockers, chairs, refrigerator, microwave and cleaning supplies.

Every time we do inside work we have to rearrange the shop, and then put everything back after we've finished in order to get at any other equipment.

We have two small sheds which house all our landscaping tools and three tractors.

We have four trucks, two are brand new, and they all sit outside year round and take a beating.

The garage is heated with a 220 electric heater. When the overhead door is opened, the Garage immediately loses the heat and as a result the heater is constantly running.

And finally, we have no bathroom facilities. We've been using a porta pot in the back yard for both men and women.
Thank you,

Tony Lenore

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Attach #3
BoS 3-12-12

When I heard about this article, I wanted to learn more, so I called the Police Chiefs in Harwich, Chatham, Dennis and Sandwich. I've also spoken with the Town Managers of Harwich and Sandwich. I also visited the new police station in Harwich today and took a tour and ~~was~~

~~was~~ I saw a building ^{costing} millions of Dollars. It was strictly a functional building with no luxurious flourishes.

These Police chiefs and town managers told me that a police station is not just any building. A police station has needs and requirements which aren't necessary in other municipal buildings. I just came

from visiting the Harwich police station

There are 4 crucial areas that are required. The first is an adequate communications center that has a complete backup system.

The second is the detention center that must follow the guidelines mandated by the Federal bureau of prison standards as well as the department of health.

The third is properly maintaining the chain of evidence. It must be secured and protected.

Fourth is the records room. There are laws dictated by the attorney general that determine how long some records must be kept and some records must to be kept forever.

The police chiefs also told me about morale. One chief would give the men a pep talk about going out and doing their best for the people in the town, and then they would have to return to police headquarters and

retrieve flash lights and wipe the toilet paper off of them and rinse off their boots because sewage had backed up into the building.

Yet once they knew that they were getting a new building there was an incredible difference in morale and their morale only grew and when they just walked through the building while it was under construction; the officers felt valued by the people in the town in a whole new way.

I urge you to embrace this article before you so we may continue on the road to providing our officers with the safe and secure environment they require to do their jobs.

Cast your vote to provide our officers with a safe, adequate, and comfortable police headquarters as a sign of respect to them and to the work we charge them to do.

Michael Kovogsky