



# Building Committee

Building Committee Meeting Minutes  
 Wednesday, June 12, 2013 @ 5:00 pm  
 Judge Welsh Room at the Provincetown Town Hall  
 Called to Order: 5:02 pm

**Membership:**

P	E	U	Name	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tom Coen, Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rick Murray, Vice Chair	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Murphy	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kevin Shea	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leif Hamnquist	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheila McGuinness, Alt.	<input checked="" type="checkbox"/> Voting (on minutes)

(Note: **P** = Present **E** = Excused **U** = Unexcused)

*These minutes are in brief format.*

*This meeting was filmed by Provincetown TV*

<b>Also Present:</b>	
David Guertin, DPW Director	Jeff Jaran, Chief of Police
Rich Waldo, Deputy DPW Director	Sharon Lynn, Town Manager
Sherry Prada, DPW Operations Dir.	David Gardner, Asst. Town Mgr.

- Order of Business:**
1. Discussion with the DPW Director and staff regarding Jerome Smith Road as a potential site for the police station, and issues related to its current use as a leaching field for the sewer system. (Votes may be taken).
  2. Discussion with the DPW Director and staff regarding a revised approach to rebuilding the DPW Highway Maintenance Facility on Race Point Road. (Votes may be taken).
  3. Recap and discussion of joint visits to police stations with the Board of Selectmen. (Votes may be taken).
  4. Discussion of the Committee's meeting plans going forward. (Votes may be taken).

taken).

5. Public Statements - five minutes maximum. Committee members may or may not respond to Public Statements.
6. Minutes of prior meetings. (Votes will be taken).
7. Other - Other matters that may legally come before the committee not known at the time of posting. (Votes may be taken).

## **1. Jerome Smith Road Site.**

*This discussion pertains to the potential use of the Jerome Smith parking lot and adjacent parcels as a possible site for a police station. These sites sit on top of leaching fields for the sewer system.*

Mr. Guertin explained that the site being referred to included the Jerome Smith Parking, plus the adjacent grassy site under which there are effluent beds. Mr. Coen noted that this suggestion was made by former Selectmen Santos.

Rick pointed out that it would possibly cost \$20,000 or so to determine whether or not this site is feasible and suggested it would be a good expenditure to determine whether this is a feasible option.

Mr. Guertin pointed out that there are buffer zones included in that area that may make it difficult to build on. Also, in order to build on the site, the DEP would have to approve an increased dowsing rate during the peak season. There are likely no other sites available to relocate the leaching fields.

The Board of Selectmen would have to approve the study. Rick suggested that we recommend to the BoS that they authorize the study.

Leif expressed concern about whether the site is even feasible as an option. Kevin believes that we need to know whether the building would even fit on the site before moving forward with a study.

Don expressed concern that the Board of Selectmen need to settle on the requirements for the building before we invest in any study. Rick pointed out the public is crying out for another option.

Tom pointed out that the site has other current uses such as the skate park and parking for camper vans.

Mr. Guertin pointed out that there are competing uses for the site that related to economic development. It could create a conflict between building a police station on the site vs. expansion of the sewer system.

Sheila agrees that we need multiple options for the police station site, but that the Board of Selectmen needs to provide leadership on the issue. Don pointed out that Eastham is providing multiple options to the public relating to their water system.

Rick pointed out that the Committee is treading water pending the selectmen taking action. Don made a motion. Rick supported the motion, and Leif pointed out that we've been asking for this for some time.

**Motion # 1:** To request that the Board of Selectmen set dates for the joint Chatham/Provincetown police stations visits and for the joint police station requirements workshop(s).

Motion By: Don Murphy

Second By: Rick Murray

For: 5

Against: 0

Abstain: 0

Recuse:

## 2. Revised DPW Highway Maintenance Facility Proposal.

The DPW Director on his staff presented a revised proposal (attached) for the DPW facility that would include both staff and management in the same facility. It would involve remodeling the existing facility and expanding it, including: leaving the fueling station and salt shed where they are and demolishing ancillary buildings.

The initial estimate is \$3.5M, plus site preparation and other costs. These may be partially offset by grants. There will also be discussion with the National Park Service to include joint facilities.

The next step is to hire a designer to formulate a concept for a new facility at a cost of \$4K - \$6K. The proposal is to include only what is

necessary to protect equipment from the elements. Funding would come from existing budgets.

Rick applauded the initiative. Mr. Guertin explained to Kevin that existing bays would be renovated and that new bays would be added. Covered vehicle storage would also be included.

Mr. Guertin confirmed that the proposed plan would not preclude sharing the site with a police station.

Sheila asked several questions regarding the size of the facility and the cost. The DPW Director explained that facilities could be shared with the National Park Service but that would require further conversation and negotiation.

**Motion # 2:** To recommend the DPW’s revised DPW/Highway Maintenance Facility proposal to the Board of Selectmen for consideration.

Motion By: Rick Murray		Second By: Kevin Shea	
For: 5	Against: 0	Abstain: 0	Recuse:

**3. Recap of police station site visits.**

*This discussion was postponed until after the visits to the Chatham & Provincetown police stations.*

**4. Committee meeting plans.**

Going forward, the Committee will hold its regular meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of each month at 5:00 pm in the Judge Welsh Room. One exception will be during Carnival Week. That meeting will be held a week later on August 28<sup>th</sup>, instead of the 21<sup>st</sup>.

**5. Public Statements.**

*None.*

## 6. Minutes.

The Committee reviewed outstanding meeting minutes.

<b>Motion # 3:</b> To approve the minutes of April 1, 2013.			
Motion By: Leif Hamnquist		Second By: Don Murphy	
For: 5	Against: 0	Abstain: 1 (RM)	Recuse:

<b>Motion # 4:</b> To approve the minutes of April 2, 2013.			
Motion By: Leif Hamnquist		Second By: Don Murphy	
For: 5	Against: 0	Abstain: 1 (RM)	Recuse:

<b>Motion # 5:</b> To approve the minutes of April 3, 2013.			
Motion By: Leif Hamnquist		Second By: Don Murphy	
For: 5	Against: 0	Abstain: 1 (RM)	Recuse:

<b>Motion # 6:</b> To Approve the minutes of March 25, 2013.			
Motion By: Rick Murray		Second By: Sheila McGuinness	
For: 5	Against: 0	Abstain: 1 (LH)	Recuse:

<b>Motion # 7:</b> To approve the minutes of the April 22, 2013 5:00 pm meeting.			
Motion By: Rick Murray		Second By: Kevin Shea	
For: 5	Against: 0	Abstain: 1 (LH)	Recuse:

<b>Motion # 8:</b> To approve the minutes of the April 22, 2013 6:00 pm meeting.			
Motion By: Rick Murray		Second By: Kevin Shea	
For: 4	Against: 0	Abstain: 2 (TC, LH)	Recuse:

**7. Other.**

Sheila asked about the funding for PTV to film the Committee meetings. Tom explained that the FinCom transferred money from its reserve fund to cover filming this year. In FY14 the Committee has its own budget. Tom will get back to the Committee with the details.

**List of documents reviewed:**

1. *DPW / Highway Maintenance Facility proposal*
2. *Draft meeting minutes*

Next Meeting:	Wednesday, June 26 <sup>th</sup> @ 5:00 pm
Adjourn:	6:00 pm
Minutes by:	Tom Coen

Approved by  on September 11, 2013  
 Thomas Coen, Chair