

**TOWN OF PROVINCETOWN - BOARD OF SELECTMEN
MEETING MINUTES - SPECIAL MEETING
THURSDAY – DECEMBER 15, 2016 – 10 a.m.
JUDGE WELSH ROOM – 260 COMMERCIAL STREET**

Chairman Raphael Richter convened the open meeting at 10:02 a.m. noting the following attendees:
Board of Selectmen members: Raphael Richter, Tom Donegan, Cheryl Andrews and Robert Anthony.

Late: Erik Yingling (joined the meeting at 10:05 a.m.)

Other attendees: Town Manager David Panagore, Housing Specialist Michelle Jarusiewicz, Town Moderator Mary-Jo Avellar, Town Clerk Doug Johnstone, and Executive Director of PTV Amy Davies.

Recorder: Loretta Dougherty

1. Review and discussion (Round Table) – Civic Engagement & Town Meeting Preparations:

David P. wanted to make sure that we started this process in the fall rather than the spring. The activities and ideas are set out in the packet on a Master Calendar. The FinCom's newsletter can also be incorporated with the Town Meeting times as laid out in the calendar to allow for only one document rather than two. He wants to have a Town Manager's meeting around Monday, December 19th at which time it can be determined how to better do online outreach. He is looking at utilizing the CivicPlus software to create a blog page for questions and a page where Town Meeting information can be found. We want to use our existing software without purchasing new software. He went over the Calendar regarding the January 11th Round Table re: Police Station/Civic Engagement; January 26th & January 30th to draft warrant articles. Staff will start crafting the presentations in early January; the scripts. This is a project in motion.

Mary-Jo heard from people at the Forum that they believe they are not getting the information they need and there is a lack of transparency. She disagrees with this. She spoke to the need of the *Banner* newspaper increasing their coverage of the issues in Town even though she is aware that there are financial constraints. She would like to see more information in the local press which is the best way to get information out in the community. She believes that the Town Meeting is the legislative branch of the government and we need to have conversations during this meeting. Nothing happens unless the people vote for it. The information is there; people just have to look for it.

Raphael has done a state-of-the-town address in the past and he could start doing this again and put it in the *Banner* as well as using social media. We need to deliver information in ways people are using.

Cheryl are two problems; how do we have a dialogue with people so we hear from them and then how do we get the information out which a one way deal. We need to use the new ways of communicating; the way we did it 15 years ago will now work well today. She is learning how to use the social media avenues. She wants to get the dialogue before we go to Town Meeting; the Round Tables and Forums are all about dialogue. People are hungry for a simple way to dialogue with us. She is very curious about using the CivicPlus software.

Erik agrees with everyone. He believes marketing the types of platforms we are using for information to be given to the people needs to be in the forefront. He suggested having sessions at other locations outside of Town Hall and keep them updated as to what is happening throughout the winter.

David P. believes that CivicPlus could be a living Town Meeting "Times". Maybe having a question of the day. It is a bit more work but if start early and continue to do updates then everyone will stay informed in "live" time. We will build it incrementally as we go along.

Robert believes that Town Meeting is issue oriented; those voters need to be educated about the whole Town Meeting Warrant. They need to be educated or they will continue to come only for their specific issues.

Mary-Jo recommended perhaps having the controversial issues spread out throughout the meeting; attendance could be kept up that way.

Raphael believes that the lack of information issue raised at the Forum was ranked very high as a need by the people in attendance. The identified platforms are unique and different and should be utilized. He would like to find consistent channels to use such as Facebook and the town website as well as continuing to respond to the live opportunities when meeting people on the streets or in the grocery store, etc.

David P. believes we are the victim of multiple platforms; there is no center repository. We can reorganize and use one avenue and keep building upon that.

Tom has been to many Town Forums for a number of years. People come to Town Meeting if they have made up their mind on an issue. If they love zoning they come in and they start texting for everyone to come in for that one issue and then they all leave. How do we engage people who do not come to Town Meeting?

Mary-Jo spoke about term limits on Boards and Committees; we lose people and there are no replacements. We need to look at this even though there may be no solution. She believes that people need to be serious about their government process. It is not a party it is a responsibility.

Cheryl knows that if we want to have an engaged population we have need to do things differently. Perhaps some types of entertainment will draw more people. People relate differently than we who are in government. Perhaps a more focused message can be developed letting them know what we are doing on each night.

Tom most people have no clear idea of what we are talking about. We need to make it understandable and accessible.

Amy Davies would like to produce short videos on each item. If short videos can be done to let people know what is happening in simple terms, they might be willing to participate for the entire Town Meeting.

Doug believes that PTV can be a great partner for technical issues. A lot of these issues could be put into a sound bite (2-4 minutes) on an issue. Short segments with major information is watched if done by issues.

Tom wants to see procedures put in place that would help to move the issues quicker.

Raphael reminded everyone that we would need an authorizing 2/3rds vote to do whatever path was decided upon in order to change Town Meeting. It is written in our Charter how Town Meeting is to be run. He wants to look at how we might use the Consent Agenda to help with this process. He wants to have discussions on setting the Articles for Town Meeting.

Erik understands the appeal of just pulling an article out of the hat for discussion, but believes it will be more confusing for the voters. He would like to see more articles put on the Consent Agenda that are already well understood so that the public does not think we are trying to get something by them; there is still a trust issue.

Doug does not recommend frontloading the Consent Agenda at this time. Pulling it out of the hat would lead to some excitement and added attention to the Article being voting on.

Cheryl does not like the Consent Agenda. She believes the people will not want to have numerous issues put forth without having conversations on issues.

Raphael asked for a short break at 11:01 a.m.

Meeting resumed at 11:05 a.m.

Raphael gave a brief overview of the calendar: January drafting of presentations and the Board will be looking at how they are going to present their message; CivicPlus will come on board in early January; in February we will get the polished message out by getting the pieces put together. We want to make sure that the opinion pieces are balanced (positive/negative). Staff will provide the information and facts and the opinions and advocacy process on the articles rests with the Board of Selectmen.

Tom recommended looking at the state government process that puts forth the issue and then there is the pros and cons listed on the side of the issue. He wanted to know who would write the con side.

David P. noted that the Secretary of State has neutrality when putting forth issues. We do not have a neutral arbiter. We can have it done by staff keeping it really short by just stating the facts.

Doug believes that anything we do as staff is perceived as biased.

A brief discussion was held concerning what the Round Table on January 11th should consist of. Cheryl wants to get the public involved now to get their feedback. Raphael wants to have just the Board and staff discuss what was discussed at the Forum concerning the Police Station. Tom wants to get together, come up with a plan and then inform the public. He worries that the "what" is less than important than the "why." The Town is less interested in a police station; we need to address the why.

David P. believes that as staff we have not had an opportunity to discuss with the Board what was done at the Forum. Staff wants to let the Board know what has been digested before going out to the public.

Tom would like to have a non-binding question on the Ballot to find out what the majority of the public would say regarding changing the Town Meeting dates.

Doug stated that if you change the date of Town Meeting then you have to look at when the election schedule happens. Look at changing the date of the election which can be any time; you would make it 35 days after the Town Meeting so a ballot question can be changed on the warrant for it to be voted on. For elections, you have to be physically present, but in June people can vote absentee ballots. Local elections do not allow early voting.

Erik wants to keep it in early April; people who work in service industries will not be able to attend if they are working during season. We will make it hard for working class people to come to Town Meeting. You will boast the attendance of certain classes. Cheryl agrees with Erik.

(See Addendum 1 – Email from Doug Cliggott)

No action was taken.

2. Approval of Affordable Housing Restriction and Consent Assumption Agreement for property located at 26 Alden Street, Provincetown, MA 02657:

Michelle gave a brief presentation stating that the original proposal had the developer partnered with the Community Development Partnership (CDP) that allowed them to acquire three one bedroom units for up to 80% AMI but priced at 65% AMI. After the construction, the title had some issues and the CDP was no longer interested in acquiring them. The Housing Authority was always interested: they were \$15,000/unit negotiated down to \$13,000/unit. However, a \$30,000 fee is being charged. Before the Board signs these agreements two changes will happen; one is an attachment which lists the rents will be filled in and a paragraph added to reflect the 80% AMI priced at 65% AMI.

David P. stated that the Town cleared the title by eminent domain.

Cheryl congratulated the Housing Authority and Michelle for all of their hard work.

Erik will support this even though it does not honor our original agreement. We gave them a discounted price for the units and now they want to be paid an additional fee for it.

MOTION: Move that the Board of Selectmen vote pursuant to the authority granted by the vote taken under Article 4 of the April 4, 2011 Special Town Meeting, to consent to the sale of the three (3) units of affordable housing in the Grace Gouveia building to the Provincetown Housing Authority, and to accept from the Authority an affordable housing restriction on said property, ensuring the permanent affordability of the units, as presented for property located at 26 Alden Street, Provincetown, MA 02657.

Motion: Erik Yingling

Seconded: Robert Anthony

Tom stated that this is bitter pill and we will learn our lesson from this and make sure that our documents are being read by our experts, in the future. Tom will vote no but if it does not pass he will ask for another vote to be taken. He wants to stick with the first deal.

David P. stated that we left a loop-hole and this will not happen in the future.

4/1/0 (Nay: Tom Donegan) Motion passed.

- 3. Others:** David P. wanted to introduce Josee Young to the Board before going into Executive Session. He could not have hoped for a better candidate as Josee Young who has been the town's auditor in the past. She also is familiar with MUNIS and is very well qualified. He wants to discuss

contract/employment in Executive Session. Erik and Robert are happy she is here. Raphael is looking forward to working with her.

The Board voted to go into Executive Session at approximately 10:58 a.m.

MOTION: Move that the Board of Selectmen vote to go into Executive Session pursuant to MGL c30A, Section 21(a), Clauses 1, 2, 3, 4, 5, 6, 7, & 8 for the purposes of:

Clause 2 – To conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel. (Finance Director) Votes may be taken.

Clause 6 – To consider the purchase, exchange, lease or value of real estate, if the chair declares (chair declared) that an open meeting may have a detrimental effect on the negotiating position of the public body. (Harbor Hill's Condominium and Timeshare Resort) Votes may be taken.

and not to convene in open session thereafter.

**Motion: Tom Donegan
(Roll Call Vote)**

Seconded: Erik Yingling

Raphael Richter: Yes

Erik Yingling: Yes

Tom Donegan: Yes

Cheryl Andrews: Yes

Robert Anthony: Yes

Yea: 5 Nay: 0 Motion passed

Without objection the meeting was adjourned at 10:59 a.m.

The Board went into Executive Session in the Town Manager's office at 12 p.m.

Minutes transcribed by: Loretta Dougherty