



Building Committee

Building Committee Meeting Minutes
 Thursday, January 17, 2013 @ 8:00 a.m.
 Caucus Hall Conference Room at the Provincetown Town Hall
 Called to Order: 8:07 am

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 (<i>via conference call</i>) |
| <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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Leif Hamnquist |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sheila McGuinness, Alt. <input type="checkbox"/> Voting |

(arrived @ 8:39am)

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

These minutes are in brief format.

This meeting was filmed by Provincetown TV

| Also Present: | |
|-----------------------------------|-----------------------------------|
| Jeff D. Jaran, Chief of Police | |
| Russ Braun, Building Commissioner | David Gardner, Asst. Town Manager |
| Rich Waldo, DPW Deputy Director | Austin Knight, BOS Chairman |
| Tom Donegan, Finance Com Chair | |

| Order of Business: |
|---|
| 1. Minutes of prior meetings. (Votes will be taken). |
| 2. Possible discussion of updated Kaestle Boos updated plans and estimates. (Votes may be taken). |
| 3. Continued discussion regarding the Committee's report and recommendations to the Board of Selectmen and Town voters. (Votes may be taken). |
| 4. Possible discussion of using social media to communicate with voters. (Votes may be taken). |
| 5. Updates to the Committee's plans, as necessary. (Votes may be taken). |
| 6. Public Statements - five minutes maximum; Committee members may or may not respond to Public Statements. |

7. Other - Other matters that may legally come before the committee not known at the time of posting. (Votes may be taken).

1. Minutes of prior meetings. (Votes will be taken).

The Committee reviewed the minutes of its last meeting.

Motion #1: To approve the minutes of January 3, 2013.

| | | | |
|--------------------------|------------|---------------------|-----------|
| Motion By: Donald Murphy | | Second By: Tom Coen | |
| For: Rick, Tom & Don | Against: 0 | Abstain: Kevin | Recuse: 0 |

2. Possible discussion of updated Kaestle Boos updated plans and estimates. (Votes may be taken).

Item pushed off to next meeting - no new plans received.

3. Continued discussion regarding the Committee’s report and recommendations to the Board of Selectmen and Town voters. (Votes may be taken)

“Position Papers”

Kevin: Thinks the size of the current station is most important drawback and flood zone issue is second.

Sheila: Interprets Kevin’s thinking in that the drawbacks of the current site should be expanded to include several issues instead of focusing on one. She suggested a FAQ section be added for ease in the public relating to current conversations out there now on the street.

All agree that would be a good idea. Sheila will work on that section and will invite people to send her questions. It should be one or two sentences to answer each FAQ and refer people appropriately to where information could be found.

Tom Donegan: Finance Committee is planning to invite Building Committee and architects to meet with them. Public needs to have a tone of respect from Building Committee. Also, suggests the need to get the public on board with the thought of moving the police station out of the “village”. He states the other major issue is cost.

Austin: A lot of major answers need to be addressed between now and March.

Sheila: Questions have been raised as to size of police department and she enlisted the Chief’s help in addressing/answering that question.

Chief: agreed to help Sheila gather responsive information about police force issues and suggested a meeting with Lt. Golden to breakdown amount of officers and scheduling of same. He also requested the BOS make a statement to prove that Duarte, VFW and other property owners were asked about selling to no avail, just to put that issue to rest.

4. Possible discussion of using social media to communicate with voters. (Votes may be taken).

Don compared social media site to a bathroom wall and thinks people will not read it. Thinks it may be part of problem, not solution.

Tom thinks Facebook does have good page (Provincetown Community Page) and may be more visible than town website.

Austin warned of being very mindful of responses and referring to town meeting law if making any comments on such a page.

Sheila would be willing to be a co-administrator.

5. Updates to the Committee’s plans, as necessary. (Votes may be taken).

Tom discussed adding public forum on schedule for February 28th. Tom is concerned about time crunch coming up. Sheila suggests we

should provide opportunities for discussion with public as much as possible.

Kevin feels we have addressed most of issues and that we are ready to present a recommendation to Selectmen.

Sheila wants to assume we will be ready in April and would like to go forward with showing the public we have done our due diligence in all of our hard work.

6. Public Statements - five minutes maximum; Committee members may or may not respond to Public Statements.

None.

7. Other - Other matters that may legally come before the committee not known at the time of posting. (Votes may be taken).

Current Petition

Discussion ensued regarding current petition by Susan Mitchell and Barbara Rushmore. Actually wording asks the BOS to conduct an analysis of reconstructing police station where it is now. Public should be made aware of cost to relocate police to trailers and additional money needed to purchase adjacent property, if available, etc.

Don discussed his conversation with Susan Mitchell. He gave her his book and reviewed it with her. He felt that the meeting went well and gets the feeling that cost is the biggest issue with her.

Intersection of Rt. 6/Conwell St

Don: Wants to know relationship with and intersection and placement of police station on Race Point Road.

Austin: Concerns seem to be that it is increasing traffic flow. It is a pre-existing problem and people don't want to add to the situation which was already unsafe. People want to be reassured that this

problem will be rectified. He thinks this problem needs clarity before further discussion of project could move forward.

Tom: Police station is a problem of regional impact so it is related to intersection.

Kevin: There will be as much traffic as there is on Shankpainter Road and doesn't seem enormous. The problem is perception. The Cape Cod Commission will have to look at this project.

Rick: Over the last 7-8 years we have had 4 big additions in that area...was there a traffic study done then? He does not remember any outcry from public then. He agrees that coordination with NPS should be done to help safety in that area. Pedestrian being hit by officer on Shankpainter Road is perfect example of it being too congested where it currently is as opposed to Route 6 area with a lot more visibility.

Chief: Thinks that intersection should be updated regardless of whether or not police station ends up there.

Rich Waldo: Suggested talking to Daniel Alexander @ NPS.

David Gardner: Rt. 6 has been listed as carrying capacity of grade B. All Provincetown roads are inherently unsafe to some degree because of congestion. But from a traffic engineer's standpoint, Rt. 6 is fine. Problem that we have is design for this particular intersection. Traffic engineers will look at all this and David says they will specifically ask them to do that. One request would be to get a conceptual design of how the intersection could be improved including pedestrian and bicycle traffic as well. There was a traffic count done recently. Town owns Rt. 6 but Conwell and Race Point Road are owned by State. Town owns the problem. Cape Cod Commission was asked and they are unable to do traffic study. There needs to be a project in order to have a study. This would be an additional benefit and opportunity to have intersection fixed by having station built there. Otherwise, it would be more costly to do it separately.

Kevin: Thinks site is good because there is no other economic use for that site. He was initially skeptical of site and station situation when he first started this project. He wants to make sure to take the time to solve all problems. Traffic is a very critical issue that must be addressed before Town Mtg.

Consensus is that we want to see traffic study before town meeting and needs to be done in a very short scope of time. Discussion of whose responsibility it is and consensus is that one affects the other, but Town staff “owns” the traffic study.

Sewer connections have already been factored in for that area. It is already going through Sandy Hill Lane. David does not think it will affect the intersection. Sheila inquired if money estimated include sewer. Rich Waldo stated it did and Tom asked him to confirm that.

Temporary Office Space/Jail Cells if Current Station Renovated

Russ Braun: Shared estimating costs of temporary trailers on Jerome Smith Road. When Town Hall used it the cost was about \$600,000 without any specialized space that would be needed by police. Telephone and electric would have to be brought in for additional cost. William Scottsman under bid and didn't realize the scope of work they had to complete so he thinks this time it would be significantly higher. Russ believes it would be around the \$1,000,000 range for temporary site for police, if current site were to be rehabbed.

Chief: Estimated cost of temporary portable cells: \$217,000, not including installation, plumbing, electric, pads, etc. He will also get estimate for relocating dispatch.

List of documents reviewed:

1. *January 3rd draft minutes.*
2. *Updated project plan.*
3. *Draft position paper on current police station site.*

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|---------------|------------------------------|
| Next Meeting: | January 31, 2013 @ 8:00 a.m. |
| Adjourn: | 10:37 am |
| Minutes by: | Paige Perry |

Approved by  on February 1, 2013
Thomas Coen, Chair