

**TOWN OF HULL
ADVISORY BOARD MINUTES
APPROVED**

Date of Meeting: 11-20-06 Meeting Start: 7:30 PM Meeting Adjourned: 9:05

Attendance:

Member	Present	Absent	Others Attending
Charleen Tyson	x		Chris McCabe, Marcia Bohinc, Bob Hollingshead, Jay Polito,
Joan Senatore	x		
Dennis Zaia	x		
Charlie Ryder	x		
Jim Tobin	x		
Martin Silverman		x-no call	
Joan Cellini	x		
Jim O'Brien	x		
David Clinton	x		

Agenda Items:

- **Approval of Minutes (10/23 & 11/6)**
- **Town Manager update –**
 - Seawall & Special Town Meeting,
 - Status of Governors budget cuts & impact on Hull,
- **Update – School Building Committee – Charlie Ryder & Jim Tobin**
- **General Updates**
 - Meeting with School Superintendent (12/4)
 - Schedule/plan for budget meetings
 - State of Town Meeting/Forum (*letter sent to BOS*)
 - Retirement Board (*date?- do we want to meet with them*)
 - Hull Light Plant (*invite new manager*)
 - Sewer (*when would you like to schedule this?*)
 - implementation of new GASB (post-retirement benefits) – (*implementation in FY09?*)
- **Other business/agenda for next meeting - new Advisory Board members**

Motion: Move to approve minutes of 11-6-06

Vote: Unanimous

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Charleen Tyson			x		
Joan Senatore		x	x		
Dennis Zaia			x		
Charlie Ryder			x		
Jim Tobin			x		
Martin Silverman					
Joan Cellini	x		x		
Jim O'Brien					
David Clinton			x		

Motion: Move to accept minutes of 10-23-06

Vote: Unanimous

Member	Made by	Seconded by	In Favor	In Opposition	Abstained
Charleen Tyson			x		
Joan Senatore			x		
Dennis Zaia			x		
Charlie Ryder	x		x		
Jim Tobin			x		
Martin Silverman					
Joan Cellini		x	x		
Jim O'Brien			x		
David Clinton			x		

Still working on the roof issue. We have conducted an analysis of the roof to determine the lack of insulation and heat loss.

When we first talked to Keyspan they were going to install the gas by December 1st but that seems to be a slow down. Chris says that they are ready to go by the second week of December.

Mold remediation for the new classrooms was supposed to be a transfer from the original work order. This may be an issue.

Presently we have \$33K of change orders and we are not even inside the building yet. We are about 9% into the project plan. We have a contingency budget of \$1.5M of which we have already spent 25% of the total contingency. The project does appear to be moving along well.

Portable Classrooms- will the installer be held accountable for not installing them properly. Will this have any impact upon the town budget? If the module classrooms are sold the proceeds will go into the general fund and not directly back to the school department. The HRA had donated approximately \$250K to purchase the portable classrooms and the impression is that the HRA donated this as a gift.

Marcia indicated that we have received \$2M from the state on the “pay as you go program” for reimbursement.

Special Town Meeting:

Scheduled for January 4th. The warrant must be posted by November 30th. Selectmen must approve warrant by November 28th. November 27 this the deadline for submission of articles. November 15th the STM will be published. November 7th the Selectmen called for a STM.

The warrant needs to be in the hands of the voters the week of Christmas. We will find out when the warrant needs to be in the hands of the voters.

This will replace old crumbling sea wall with stone revetments. About 12 properties along this bluff area. We are not doing work along all of these properties. More likely 4-6 homes will be affected. We are determining the property lines since it appears that all the properties all end at different locations on the bluff, and beach. We will be working on private property and will need construction easements. We may have to consider betterment assessments in this area—this will be decided by Town Meeting. The betterment done at Allerton Hill were not traditional ones and this Summit Avenue project will be an official betterment. We should be sure the homeowners are informed about this possibility. Chris will investigate the official language regarding betterments and how much we can expect the homeowners to pay.

Total project cost is \$918k

Town's share is \$505k (including engineering which is not picked up by the state)

State share is \$340k

Since the Cadish Ave seawall is done, and we only had to borrow \$123k for the project. So, we can rescind the authorized but not used money (\$168k) for the Cadish Ave project.

The Town's share of \$505k will be borrowed over 10 years.

The Town's inventory of seawalls, bluffs, breakwaters and shore line protections should be made available to the citizens so that they will be better informed as to the status of future work. Jim O'Brien is looking for a capital plan and/or policy that will identify the portions of the community that might be impacted in the future due to these projects.

Cadish Avenue project was a public access issue. Summit Avenue does not include a public access component. Jim Tobin asked if there was a determination of who owns the seawalls completed by the state.

The issue of the assessment and betterments should be part of the article and many members of the Advisory Board have asked Chris McCabe to be sure this issue becomes part of the article.

Selectmen's Meeting to discuss the requirements for the Town Manager search. This meeting will be held on November 28th.

Charleen has been getting questions from citizens about "where did all the money go?" It was suggested that we clarify these questions and encourage citizens to not get fixated on the numbers that were published in the Hull Times. We may want to direct citizens to the worksheet that is on line following the meeting.

Jim O'Brien pointed out that the city of Springfield has established a way to move away from the expensive health insurance benefits and move into the state funded health insurance that will be more affordable to the town.

There have also been rumors about layoffs that emerged from the Budget Workshop and Chris should be aware of these rumors to quell any negative impact of these rumors for the town employees.

The purpose of the Budget Workshop was to present the information and to not promote a particular position.

The FREE CASH numbers will be finalized in the next 2-3 weeks according to Marcia.

Respectfully submitted;
Dennis Zaia
Secretary/Clerk

Next meetings for the Advisory Board will be December 4th, 11th and 18th.