

Hull Board of Selectmen  
Minutes  
October 5, 2010

The meeting of the Hull Board of Selectmen was called to order at 7:30pm on Tuesday evening, October 5, 2010, at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts.

Present: Domenico Sestito, Chairman; Dennis Blackall, Vice Chairman; John Reilly and Christopher Olivieri, Members. Also present: Philip Lemnios, Town Manager, and James Lampke, Town Counsel.

Not Present: John Brannen, Clerk

**Miscellaneous**

7:30 pm:

Moved-Reilly To send a note to Hildred (Parent) thanking her for all of her hard work and time in taking notes for these Board meetings.

Second-Blackall Vote - Passed unanimous

**Agenda**

Discuss the process in establishing goals and objectives for the Board of Selectmen and the Town Manager.

7:35 pm:

A number of suggestions were made in ways to reach these goals. Sestito proposed a public forum to openly discuss ideas and goals, incorporating everyone into the process. Reilly suggested beginning to set the town goals, focusing on each area where a goal is to be set - bring them together and then create a complete document. Blackall sees the goals for both the Board and the Town Manager as the same, the goals are set and then the Town Manager is set to achieve those goals. Olivieri explained, addressing questions from Sestito, that the late former Selectman Ron Davy went through a similar process but it was more of asking department heads for a wish list over the next 3, 5, or 7 years if the budget wasn't an obstacle - really more of a big picture scenario.

After Reilly asked about the FPC and if they worked with the information received from that process, Blackall explained when the FPC did this last year, they looked at what revenue would provide over the next three years. For example:

1<sup>st</sup> year: Services provided

2<sup>nd</sup> year: \$1.2m short in being able to provide those services, financially

3<sup>rd</sup> year: \$1.9m short in being able to provide those services, financially

it will give a better picture of what revenue will provide over the next three years.

Lemnios spoke about departments being centered on a functional approach – what is the 21<sup>st</sup> Century approach? Similar approaches in different departments, what their goals are,

what their function is. He said that there is a need to constantly be tweaking plans, one step might be looking at committees and what their role is, is it a regulatory role or a functional role? He commented that once that has been set and have set objectives, look ahead 5 years, and set objectives to that outcome. Reilly suggested that once the Board establishes goals, another column should be added to the list. That column should be "Budget Income: Pro or Con." There is no point in setting unrealistic goals over the next few years if it's not going to be a drastic turn around impacting the stability of our revenue. Blackall suggested that we are going to be short in revenue over the next 3 years. One benefit gained in a strategic plan is what is needed for revenue. For example, the Board might look at the DCR property and what would the Board want to define for a developer that a defined revenue stream come from a development so the Town can get services that are provided from that revenue. There are new methodologies and technologies out there now, which need to be considered. Lemnios said once goals are defined, there might be crossovers. Drilling down into the goalenables one to really figure out the finances needed and that will help to define the goals. Olivieri spoke about our biggest drive being the way the town is moving. Hull has a vision statement that was done in 1992 or '93. One of the big questions needed to be asked is: Does the Town want to continue to be a destination community, where people want to come here for the beach, or a bedroom community like Cohasset? Or a mixture. Once that question has been answered it will help give the Board a better idea of where it wants the town to go.

Discussion continued, primarily focusing on a vision statement, what people want Hull to be. Feedback from audience members was relatively consistent with regard to better communication with the public, looking more to the public for input and feedback. The idea of not needing to reinvent the wheel, but to look back at what there is already and use that as a starting point. It was also mentioned to look at other communities similar to Hull and see what problems they may be facing and what actions they might be taking to correct or improve them. Concern about not addressing issues that need to be addressed was also brought to the forefront, Olivieri suggested that maybe for those members of the public who come to the meetings with a specific item in mind to discuss could email a member of the Board and that in turn could be added to the agenda - again, reiterating the importance of communication. Sestito addressed these concerns by assuring that the items brought up would be on future agendas for discussion and/or resolution, that the Board is not leaving anything out.

Sestito pointed out the time being 9pm and asked the Board if they would want to table the process item for the future, the consensus was to table it for a future discussion.

Reilly mentioned that budgets and PILOTs are going to be discussed at the end of the month, asking if the Board wants to discuss PILOTs and what is needed to be done, or have the Town Manager assume the Board is going to approve the statutory 2 ½ increase. There needs to be a look at how the Town can live within its means. There is some great framework in the vision statement Reilly said he looked at it as a rudder as the Board navigates through the different issues. Now it is time to reassert the principles and set new goals. Blackall sees them as a major policy issue and would like to see the Town Manager present a process addressing these issues along with other fundamental items

and include time frames for taking care of them. Lemnios, stated that the Board needs to think about what the Town wants to do, and whether the Board wants to raise taxes? He asked if the Board wants to increase Prop 2 ½. The Board needs to make a decision on these issues, along with some other issues.

Sestito said that would conclude the process at this meeting and thanked the public.

### **Correspondence**

Sestito read a letter from Anne Herbst, Conservation Commission Administrator, then deferred Olivieri to read the last paragraph where Herbst asked that the Board consider adopting the resolution in the following motion.

Moved-Olivieri        The Board adopt this resolution designating a representative of the Building, Planning, Emergency Management, Police, Fire, DPW, Conservation and Health Departments as jointly responsible for developing a revised Pre-Disaster Mitigation plan and for soliciting public input into the revised plan. This revised plan should be presented to the Board of Selectmen by June 1, 2011.

Second-Reilly

Discussion: Blackall expressed a concern about taking this action this evening as it was not on the agenda. He asked if it could be postponed. Sestito said that it could.

### **New Business**

Olivieri would like to see local option tax and residential exemptions as a discussion item over the next two to three weeks. Also he would like to have a conversation with the School Committee about the budget for education and the continuing erosion in the budget, what the stopping point is. He felt that there has to be a proper budget in order to maintain quality education for the students who attend schools in Hull.

Blackall mentioned that the Board really needed to look at where everyone is, what the state of the town is, and that the Board needs to step forward whether the decision is popular or unpopular.

Reilly asked how the meeting with HRA seeking funding went and what the outcome was from that. He also asked Lemnios about the status of the VFW and Port Side Wines licenses. He also wanted to know if inspectional fees and a possible increase to those fees could be included in the planning direction.

Sestito has no objection on any of these items for future discussion points.

Lemnios suggested that the four major services (police, fire, etc.) be at that meeting with the School Committee. He also addressed Reilly's question explaining that it was the HRA's second meeting, offering a bit more detail. They requested a better collaboration process between the town and DCR. Planning Director Bob Fultz had about 10-12 bullet

points of services that could be offered. The HRA voted 2-1-1 (2-yes, 1-no, 1-abstained) vote of No to fund the \$31K sought. In response to Blackall's question as to what their reasoning was, Lemnios stated they did not want to set a precedent, another reason was that there is a developer in place and they expect it to go forward, it isn't necessary at this time because a developer is in place. A letter was sent by the HRA to the current developer explaining that there is a contract in place. If the developer wants to continue to have the development opportunity, he needs pay out to the HRA \$125K every 3 months.

Sestito mentioned to Lemnios that the land committee for the DCR needs to be staffed.

Lemnios they also need to staff the planning piece. The Town needs to find a solution to the planning department time. There is 14 hours of time for them. They are looking at alternatives. Lemnios continued in addressing the question about housing inspections and working toward having a centralized database that would allow connectivity between departments allowing them to see what has been done to a property and what still needs to be done. All departments should be able to get into the estimated 1,000 legal rental units, but staffing is currently an issue.

#### **Miscellaneous**

Rhoda Kanet announced the upcoming event on Thursday October 14<sup>th</sup> at 7pm at the Temple for the Candidates Forum for the upcoming state election. She extended an invitation to anyone who would care to come. All are welcome.

There being no further business, the meeting adjourned at 9:15 pm.

April 3, 2012  
Approved