

Hull Board of Selectmen

Minutes

October 16, 2012

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Tuesday evening, October 16, 2012 at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts.

Present: John D. Reilly, Jr., Chairman, Kevin Richardson, Vice-Chair, Domenico Sestito, Clerk, Dr. Christopher Olivieri, and, John C. Brannan, Members. Also present were: Philip E. Lemnios, Town Manager, James Lampke, Town Counsel and Karen Morgan, Recording Secretary.

Reilly thanked Richardson for assisting with the Board of Selectmen meeting during his absence on October 2, 2012.

Correspondence

Read aloud by Sestito correspondence from Julie Carpenter – re: Restricted Parking.

Carpenter, 4 Lincoln Ave., wrote to the BOS in support of extending the restricted parking policy for Sagamore Hill. This had made a difference this summer in her ability to visit her elderly mother and can have access to park in front of her house without the impediment of beach traffic.

Read aloud by Sestito correspondence from Chief Billings – re: Halloween Hours.

Safety Officer Neil Reilly requests the hours to be set between 4:00 p.m. and no later than 8:00 p.m. Billings and Reilly appeal to all parents, homeowners and motorists to remain vigilant and cautious on Wednesday, October 31st for children participating in trick-or-treating and to adhere to the safety tips, some of which are: children should travel in groups, keep a headcount, and keep pets away from costumed children and for children to carry a flashlight.

Motion - Olivieri: To approve the hours as stated by Chief Billings on October 31st from 4:00 p.m. to 8:00 p.m.

Second - Richardson

Vote - Unanimous in favor

LICENSES

*Unanimously approved the license for the Temple Beth Sholom, 600 Nantasket Ave. – One day Beer and Wine for October 20, 2012 from 8 p.m. to 11 p.m. on a Motion made by **Richardson**, seconded by **Sestito**.*

*Unanimously approved the license for the Knights of Columbus, 440 Nantasket Ave. – One day all alcohol on October 27, 2012 from 7 p.m. to 12 midnight on a Motion made by **Olivieri**, seconded by **Sestito**.*

*Unanimously approved the license for the Knights of Columbus, 440 Nantasket Ave. – One day all alcohol on November 24, 2012 from 7 p.m. to 12 midnight on a Motion made by **Sestito**, seconded by **Olivieri**.*

*Unanimously approved the license for the Boosters Club function to be held at Fascination, 189 Nantasket Ave. - One day all alcohol on December 7, 2012 from 6 p.m. to 12 midnight on a Motion made by **Olivieri**, seconded by **Sestito**.*

FY14 BUDGET AND TOWN MEETING SCHEDULE

Lemnios discussed the FY14 Budget. He would like to provide a budget briefing to the BOS on 11/13/12. He would also like to submit to the BOS/Advisory Board the FY14 Budget Schedule by 1/29/13. In regards to the FY14 Town Meeting and Election Schedule, to advertise the warrant closing on 1/14/13. He stated that the Town Meeting is scheduled for 5/6/13 and the Town Election on 5/20/13. Lemnios needed a vote from the BOS for the 1/4/13 to advise the warrant closing and the date of 2/17/13 for the warrant to close at 3:00 p.m.

Motion - Olivieri: To approve the 1/4/13 date to advertise the warrant and 2/7/13 for the warrant closing.

Second - Richardson

Vote - Unanimous in favor

Reilly: To find a date somewhere between 2/7 and 3/19 that the Selectmen will review the budget and between 4/15 and 4/29 that the Selectmen will go over the Town Meeting warrant.

TOWN MANAGER UPDATE

Hull Off-Shore Wind Meeting

Lemnios said he and Richard Miller were at a meeting on Saturday morning to discuss the off-shore project. There was a series of Power Point presentations from Chris Adkins who is the consultant who worked on the Dept. of Energy Grant. There was also another presentation entitled "Hull Offshore Financial Analysis Update" from Alvaro E. Pereira of La Capra Associates, Inc. who did an update on the financials on the project. All of these presentations will be on the Town website in which most are there now, there are some that still need to be updated to the final version. Peter Seitz also videotaped the presentation as well. It went over the status of the project; the next step will be that the Light Board is going to take the issue up at their next meeting in January. People can go to the website and see the presentation and view comments. The off-shore wind industry in general is at a real cross roads to the costs of construction with off-shore projects having gone up dramatically over the last 3 or 4 years and the amount of installed generation is stagnated in part because of these cost parameters. This has gone

from \$65M to \$100M price point for the turbines. There is also a photo simulation of what this project would look like. Because of the price point on the project and uncertainties, the Light Board would probably suspend the project until the economics get better. The infrastructure to do a smaller project is not in place.

Public Discussion of Yacht Club Lease

Lemnios discussed that the actual lease documents are in the BOS's packets. One of the questions that keep coming up is if the BOS could lease directly to the yacht club vs. going to bid. Lemnios advised that the the Town is going to have to go to bid. The law has changed that to allow the BOS to lease up to 30 years. The current lease has a 25 year term and it ends in June 2013. The current annual rent is \$3,000.00- it started in a lower amount and is escalated. The Insurance Requirements is Bodily Injury: \$500,000 per occurrence, \$500,000 aggregate; Property Damage: \$500,000 per occurrence, \$500,000 aggregate; Liquor Liability: \$500,000 per occurrence, \$1,000,000 aggregate. These may be updated to a higher amount. It is the lessee's responsibility of the maintenance and utility of the building. There can be no alternation to the building without the written permission of the BOS. The club is responsible for ½ the cost of lawn cutting of Mariner's Park, sailing programs for Hull Youth and available for private or public functions from April 1 – October 31 and the fee cannot exceed 150% of the fee charged to the members of the use of the facility. In his opinion the Hull Yacht Club has been excellent tenants. The question for the BOS will be discussed during Executive Session about what costs and values the BOS would like Lemnios to take in preparation of a bid. Sestito disclosed that he did not renew his membership last year and he is not a member of the Yacht Club. Reilly asked Lampke to review the insurance requirements and there may be some amendments needed. Noel Ripley of the club said that he did some research about what other organizations are paying. Reilly replied said that Ripley needs to submit a bid as to what he feels is appropriate and the Board will review that but cannot discuss the matter anymore at this time. Lemnios explained to Ripley said that this is a public bid process and they do not want to do anything to disqualify him from having an opportunity to bid by engaging in a conversation with an actual bidder.

Public Discussion of Boy Scout Lease

Lemnios spoke about this parcel as being different from the yacht club and mentioned that following town Meeting action, the BOS sought special legislation which ultimately passed applying to the building and that petition was signed by the governor on July 25, 2012. The Town of Hull acting through its BOS may subject to Paragraphs A, B and G of Section 16 of Chapter 30B of the general laws extend the lease of the property located at 435 Nantasket Avenue. The current term is a 10 year lease and it expired several years ago (1999-2008). There is no rent charged by the Town in order to utilize the protections of the Recreational Use Statute. The Insurance Requirements is Bodily Injury: \$100,000 per occurrence, \$100,000 aggregate; Property Damage: \$500,000 per occurrence, \$500,000 aggregate; Fire and Casualty: \$150,000 or such additional amount as Lessor may reasonably require and which shall be reasonably obtainable to Lessee. The Board does require that the premises are kept in good order and condition at the Lessee's expense. The grounds must be kept in a clean and orderly condition. The Lessee is response for the utilities changes and responsible for sewer use. No substantial changes to the building

will be made without the prior written approval of the BOS. No banners, signs, neon signs shall be displayed unless approved by the Lessor.

NEW BUSINESS

Sestito presented a booklet to the BOS that pertains to Ft. Revere. In the booklet, it contains minutes, photos, etc. It shows the work that went into this project.

8:10 p.m. - At this point, there is a five minute recess

Motion - Reilly requested a motion to go into executive session: To discuss strategy with respect to collective bargaining, and that I as Chair declare that an open meeting may have a detrimental effect on the bargaining position of the body, to consider the purchase exchange, lease or value of real property, and that I as Chair declare that an open meeting may have a detrimental effect on the negotiating positioning of the body, to discuss strategy with respect to litigation and that I as Chair declare that an open meeting may have a detrimental effect on the litigating position of the body, to comply with, or act under the authority of the Attorney-Client privilege, to consult with legal counsel and obtain legal advice pursuant to the Attorney-Client privilege. We will not be reconvening into Open Session.

Moved – Olivieri

Second – Richardson

Roll Call Vote: Aye, Olivieri, Aye, Sestito, Aye, Reilly, Aye, Richardson, Aye, Brannan.

Reilly states that the following subjects will be among those discussed in the Executive Session:

- a.) Yacht Club and Scout Building property
- b.) Personnel Matters

Reilly announced that the next Board of Selectmen meeting will take place on October 30, 2012.

The Board moved into executive session at 8:25 p.m. not reconvening to open session and adjourned thereafter.

Respectfully submitted

Karen Morgan

Karen Morgan, Recording Secretary

Approve: December 11, 2012