

## Hull Board of Selectmen

### Minutes

November 13, 2012

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Tuesday evening, November 13, 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.

### MINUTES

Unanimously approved in a Motion made by Olivieri, seconded by Sestito on the following minutes: October 16, 2012 – Executive Session and October 30, 2012 – Executive Session.

### APPOINTMENTS

#### **7:30 p.m. – John Coggins – re: Veteran’s Monument (originally posted at 7:35 p.m.)**

Coggins presented a certified check in the amount of \$2,507.00 to the BOS for the Veteran’s Monument Repair Project. This was part of the fundraising being done by the War Memorial Commission and others. With Coggins were Paul Dunphy and Harold Allen. Bob Neil was also involved but was not able to attend. The Board thanked the group for their efforts and announced that donations may still be sent in to the Town Hall. Reilly said that he hopes to have this phase completed by the Spring and then the Town will move forward for the other phases.

**Concluded: 7:35 p.m.**

#### **7:35 p.m. – Property Tax Classification Hearing (originally posted at 7:30 p.m.)**

Assistant Assessor Katherine Rebell presented a Property Tax Classification overview to the BOS. The purpose of the hearing is to adopt the Town’s Tax Policy by allocating or classifying the tax levy among the property types. The BOS will vote on how to adopt the Tax Rate Policy (as a single or unified tax rate and as a multiple or split tax rate.)

#### Overview of Key Changes:

Average Single Family Tax Bill - \$4,949.31 (reflects an increase of \$240.51 over FY2012 bill of \$4,708.80)  
Average Commercial Tax Bill - \$6,735.89 (reflects an increase of \$405.58 over FY2012 value of \$6,330.31)  
Average Single Family Value - \$367,408 (reflects an increase of \$7,103.00 over FY2012 value of \$360,305)  
Average Commercial Value - \$484,380 (reflects an increase of \$15,654 over FY2012 value of \$468,726)

Motion - Richardson: To select the residential factor as one and that the residential factor that this Town granted to open space, that there is no residential exception adopted and there was no small commercial exemption being adopted.

Second - Olivieri

Vote - Unanimous in favor

**Concluded: 8:00 p.m.**

**8:05 p.m. – Vincent Buttarro, Jr. – Applicant for Livery License Badge  
Kathryn Kraft – Applicant for Livery Badge**

The BOS has received a livery badge/permit application from Vincent Buttarro, Jr. and Kathryn Kraft. It was discussed that the licenses should be given to the owner of the business. On the form presented, the badge stated that Kraft was the owner and she stated that she owned the vehicle. Buttarro stated that he would be the driver/owner and Kraft stated that she is the owner of the vehicle. The BOS took a five minute recess to amend the application for Kraft as owner of the business.

**AT THIS POINT THERE WAS A FIVE MINUTE RECESS**

The application for the livery license was amended showing Kathryn Kraft as the owner of the business.

Motion - Sestito: To authorize the amended application.

Second - Olivieri

Vote - Unanimous in favor

In a memo from the Police Chief on October 31, 2012, he stated that based on the information provided in the application and presently available, the applicants appear suitable people to receive a livery license badge for the convenience of the public.

Motion - Olivieri: To approve the livery license to Kathryn Kraft of 45 Hull Shore Drive.

Second - Richardson

Vote - Unanimous in favor

Motion - Olivieri: To approve Kathryn Kraft for vehicle livery badge.  
Second - Sestito  
Vote - Unanimous in favor

Motion - Olivieri: To approve Vincent Buttaro for a livery badge.  
Second - Sestito  
Vote - Unanimous in favor

Reilly discussed the reconsideration of a license to amend the motion that the vehicle be inspected by the Police Department.

Motion - Olivieri: To amend the motion that the vehicle to be inspected by the Police Department.  
Second - Richardson  
Vote - Unanimous in favor

**Concluded: 8:12 p.m.**

#### **8:15 p.m. – No Place for Hate Committee**

Gil Peters, Chairman of the No Place for Hate Committee spoke to the BOS regarding an event to take place on November 17, 2012 from 2:00 p.m. to 4:00 p.m. at the Lifesaving Museum that the No Place for Hate Committee will be sponsoring. This third year event is called "Feast of Conversation" and there will be a "menu" of conversations with different topics for discussion and food will also be served.

**Concluded: 8:25 p.m.**

## NEW BUSINESS

### Order of Taking – re: A Street

Lampke described to the BOS the Order of Taking A Street, Bourikas Property (street). The Town resolved an issue regarding the Bourikas property at the corner of A Street and Beach Avenue (a permit was issued in error for the garage and it was substantially constructed by the time the error was discovered) by having the Bourikases acquire a small section of the street layout next to his house and deed over to the Town his beach lot. Part of the deal was that at some point the Town may or would exercise its eminent domain rights to take back the portion of the street that was conveyed to Bourikas. In doing so, it would not create a problem for him lot size wise. It would also not change or affect the fact that he deeded to the Town the beach lot. Lampke spoke with the Bourikas' attorney and drafted the necessary papers. They are in agreement with this, as this was part of their agreement when we resolved the zoning case and did the transfer of property. The suggested motion would be: Move to adopt the Order of Taking as presented by Town Counsel for a portion of A Street at the intersection of A Street and Beach Avenue as reflected in the Order and to authorize the Town Manager to sign same and any other related documents necessary to effectuate the taking.

Motion -       Olivieri:               Move to adopt the Order of Taking as presented by Town Counsel for a portion of A Street at the intersection of A Street and Beach Avenue as reflected in the Order and to authorize the Town Manager to sign same and any other related documents necessary to effectuate the taking.

Second -       Richardson

Vote -         Unanimous in favor

- ❖ Reilly announced that there will be a ceremonial Town Bon Fire on Thanksgiving at 7:00 p.m. sponsored by the HRA.
- ❖ Lemnios spoke of the Town receiving a grant from the MassWorks Program. The amount rewarded was \$1,955,486 to rebuild Nantasket Avenue at Surfside. They will provide the remake of sidewalks, lighting, landscaping, etc. This grant is a milestone in the creation of a development framework.

## APPOINTMENTS CONTINUED

### 8:30 p.m. – FY14 Budget Hearing

Lemnios presented to the BOS a Preliminary FY14 Budget Overview. The key challenges are: maintaining budget discipline, preserving and building reserves and beginning to fund Capital Projects in a meaningful manner. The key revenue assumptions are: Increase Tax Levy as allowed under Proposition 2.5, State Aid Level Funded, local receipts increase by 15% (includes meals/room tax), free cash usage increases (includes Memorial School debt payment), and no usage of stabilization account (need to rebuild). The key expenditure assumptions are: operational budget increases by 3%, health

insurance increases by 8%, capital projects increase by 66% = \$140,000, place-holder for snow deficit - \$175,000, and state assessments held level. The FY14 Budget Schedule is as follows: 11/13/12 – FY14 Budget Briefing to Selectmen; 11/15/12 – FY14 Budget Instructions Circulated; 12/17/12 – Budget Proposals returned from all Departments; 1/29/13 – Submit to Selectmen/Advisory Board; 2/12/13 – Selectmen’s Budget Discussion.

**Concluded: 8:55 p.m.**

**AT THIS POINT THERE WAS A FIVE MINUTE RECESS**

**TOWN MANAGER**

Lemnios proposed select ½ days and hours for the Town Hall to be opened for holiday hours.

Motion - Richardson: To approve the schedule of ½ day working 8:00 a.m. to 12:00 p.m. the day before Thanksgiving, ½ day working 8:00 a.m. to 12:00 p.m. on Christmas Eve and ½ day working 8:00 a.m. to 12:00 p.m. on New Year’s Eve.

Second - Sestito

Vote - Unanimous in favor

**NEW BUSINESS CONTINUED**

**Reilly** announced that the Red Cross Blood Drive at the Knights of Columbus on November 24, 2012, it needs to be rescheduled due to a scheduling conflict and will be rescheduled at a later date.

**Richardson** spoke of the approval in a previous BOS meeting of a road race for the Friends of Hull Scouting in March on 23<sup>rd</sup> and the Friends of Hull would like to move it to the 24<sup>th</sup>, subject to police and fire approval

Motion - Sestito: To approve the change of dates subject the police and fire approval.

Second - Olivieri

Vote - Unanimous in favor

**Brannan** discussed ZBA appointments. There will be member of the Zoning Board moving to California in about 2-3 months and the Board is down a person. The appointment of individuals as soon as possible for interviews is necessary. Reilly stated that it is on the top of the list with priorities and he is working with Janet Bennett on the matter.

**Brannan** also commented how he wanted to schedule the future meetings up until the end of January as he will be traveling. Reilly asked for Brannan to give him a list of dates that he will not be present for the meetings.

**Brannan** would like to wish everyone a Happy Thanksgiving.

**Brannan** asked the BOS about appointing the people do not have a potential conflict of interest issue who have interviewed or sent in resumes and appoint them to the Fort Revere Committee so the project can get started. Those members to be considered are: Cecilia Dahl, Norbert J. Cebula, Town Manager Lemnios, Matt Tobin, Susan Kane, Marianne Glavin, Gary Bloch, and Joyce McFadden. He would ask the Board to appoint those individuals.

Sestito asked Brannan about appointing people without interviewing and Brannan agreed with the statement and he wants to get going with the project. Sestito said that he does not feel comfortable with appointing people without interviewing them. Richardson also agrees with Sestito’s statement and this topic should have been on the agenda to discuss first. There is a process for individuals to come in and interview with the Board first.

Motion -       Olivieri:               To appoint Cecilia Dahl, Norbert J. Cebula, Town Manager Lemnios, Matt Tobin, Susan Kane, and Gary Bloch to the Fort Revere Restoration Committee project with a June 30, 2014 expiration term.

Second -       Brannan

Vote -           Unanimous in favor

Substantive   Sestito:               To appoint Cebula, Dahl, Kane, Tobin and Lemnios at the Town  
Motion -                               Manager for the Fort Revere Restoration Committee project.

Second -       Richardson

Vote -           Unanimous in favor

Reilly said that he will schedule a time to interview Glavin and McFadden at a later date.

**Reilly** wanted to thank Janet Bennett and all the co-workers for their hard work during the elections.

**Richardson** wanted to thank the public for coming out and voting.

**Reilly** wanted to congratulate Congressmen Lynch, Representative Bradley and Senator Hedlund and thanked them for their past service and looks forward to working with them in the future.

**Reilly** would like to thank all the veterans that served our country in the past and serving for us now. If anyone would like to send donations for the war memorial to send that to Janet Bennett.

**Reilly** acknowledged the new reporter in the audience from the *Hull Times*.

**At this point the Board makes a Motion to Executive Session**

Motion: Reilly requested a Motion to move to Executive Session to discuss strategy with respect to litigation 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 on the authority of Attorney-Client Privilege, to consult with legal counsel or obtain legal advice pursuant to the Attorney-Client Privilege and not be reconvening into open session.

Motion- Olivieri, so moved

Second: Richardson

Vote: Unanimous in favor.

The following subjects will be discussed during Executive Session:

1. Personnel Matters
2. Claims

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

Reilly stated that the next Selectmen's meeting will be held November 27, 2012.

**The Selectmen moved to Executive Session at 9:30 p.m. and not reconvening into open session.**

*Recorded by Karen Morgan*

Approved by

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