

Hull Board of Selectmen

Minutes

September 23, 2014

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Tuesday evening, September 23, 2014 at the Hull Municipal Building, 253 Atlantic Avenue, Hull, Massachusetts.

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

APPOINTMENTS

7:30 p.m. – Fire Chief Hollingshead – re: Life Saving Awards

Chief Hollingshead, along with friends and family of the recipients John Redman and Christopher T. Sturgis and the person they rescued, Arthur “Auggie” Augenstern, presented the Joshua James Civilian Life Saving Award to Redman and Sturgis, who acted above and beyond ordinary conduct with a life saving effort that occurred on April 25, 2014, where they assisted in the rescue of “Auggie”, who was involved in a fire incident. Their actions clearly helped save Auggie’s life.

Chief Hollingshead after the award presentation requested the approval of the BOS for the grant of the LUCAS Chest Compression System.

Motion - Reilly: To concur and authorize the TM to sign on behalf of the Town for the LUCAS Automatic CPR Grant

Second - Richardson

Vote - Unanimous in favor

Chief Hollingshead further stated that as of January 2, 2015, he will be retired after 40 years of service. The Board and Town Manager expressed appreciation to the Chief for his many years of service to the community.

7:45 p.m. – Eileen White and Mike Buckley – re: Bond for Capital Projects

Treasurer-Collector E. White and Town Accountant M. Buckley stated that on Sept. 16th, they solicited bids for a bond in the amount of \$8,250,000. The proceeds of this offering will be used to finance sewer improvements totaling \$6,900,000, the cemetery expansion project for \$500,000 and the purchase of new departmental equipment for \$850,000. The Robert W. Baird & Co. submitted the lowest bid with an effective interest rate of 2.29 %.

Motion - Reilly: That the sale of the \$8,250,000 General Obligation Municipal Purpose Loan of 2014 Bonds of the Town dated September 29, 2014 (the "Bonds"), to Robert W. Baird & Co., Inc. at the price of \$8,607,303.25 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on September 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2015	\$785,000	2.00%	2022	\$575,000	3.00%
2016	770,000	2.00	2023	275,000	3.00
2017	770,000	3.00	2024	275,000	3.00
2018	755,000	3.00	2027	705,000	2.75
2019	755,000	3.00	2030	705,000	3.00
2020	590,000	3.00	2033	705,000	3.25
2021	585,000	3.00			

Further Moved: that the Bonds maturing on September 15, 2027, September 15, 2030 and September 15, 2033 (each a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond Due September 15, 2027	
Year	Amount
2025	\$235,000
2026	\$235,000
2027*	\$235,000
*Final Maturity	

Term Bond Due September 15, 2030	
Year	Amount
2028	\$235,000
2029	\$235,000
2030*	\$235,000
*Final Maturity	

Term Bond Due September 15, 2033	
Year	Amount
2031	\$235,000
2032	\$235,000
2033*	\$235,000
*Final Maturity	

Further Moved: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated September 4, 2014, and a final Official Statement dated September 16, 2014 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Moved: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Moved: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-I 2 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Moved: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

The Chairman also stated: "I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and

a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds were taken in executive session, all in accordance with G.L. C.30A, §§18-25, as amended dated September 23, 2014.”

Seconded - Richardson

Vote - Unanimous in favor

AT THIS POINT, THERE IS A FIVE-MINUTE RECESS FOR SIGNING OF PAPERWORK PRESENTED

CORRESPONDENCE

Read aloud by Olivieri correspondence from Chief Billings – re: Appointment of Special Police Officers

In a letter from the Billings to the BOS dated Sept. 6, 2014, he requested that named applicants be appointed as Special Police Officers without pay. These appointments would expire at 12:00 midnight on Dec. 31, 2014 or sooner. The following individuals are all 1st year Seasonal Officers: John Crisafulli, Mark Randall, Brendan Rix, Christopher Spillane, Brad Stenbeck and Patrick Stewart.

Motion - Richardson: To approve of the appointment of the special police officers

Second - Reilly

Vote - Unanimous in favor

Read aloud by Olivieri correspondence from Anne Herbst, Conservation Administrator – re: Community Rating System Program

In a letter from A. Herbst to the BOS dated Sept. 18, 2014 she wrote of Town of Hull’s participation in FEMA’s Community Rating System Program. In recognition of the Town’s efforts to take proactive steps to reduce flood losses. All property owners in Town are eligible for a 10% reduction in their flood insurance premiums. The Board expressed appreciation to Herbst for her efforts in this program, which benefits the Town and its residents.

LICENSES

Unanimously approved the license for Booster’s Fascination Night, - One night all alcohol for October 2, 2014 from 7 p.m. to 11 p.m. on a Motion made by **Reilly**, seconded by **Sestito**.

APPOINTMENTS CONT.

8:15 p.m. – Sandpiper Reality LLC, 165 Nantasket Ave., Steve Austin, Manager – Lodging House License - NEW

S. Austin and E. Chin of Sandpiper Reality LLC introduced themselves to the BOS and spoke of their experiences with regard to obtaining a new Lodging House License.

Motion - Reilly: To approve of the Lodging House License subject to all inspectional services

Second - Sestito

Vote - Unanimous in favor

NEW BUSINESS

Thanksgiving Bonfire

Lemnios requested an approval from the BOS for the Fire Chief to issue a permit for the Thanksgiving Bonfire for Thanksgiving night.

Motion - Reilly: To issue a permit for the Thanksgiving Bonfire

Second - Sestito

Vote - Unanimous in favor

APPOINTMENTS CONT.

8:30 p.m. – Porta Bella Beverages, Inc. dba West Corner Liquors, George Duncan, Mgr., 14 Nantasket Ave. – Change of Manager

Robert Hebert of Porta Bella Beverages requested petitions the BOS to approve of the change of manager to be George Duncan.

Motion - Reilly: To approve the change of manager to George Duncan for the Porta Bella Beverages, Inc., dba West Corner Liquors

Second - Sestito

Vote - Unanimous in favor

TOWN MANAGER

Lemnios discussed the Mass. Water Pollution Abatement Fund. He is asking the BOS for the approval to submit an application for the 2015 distribution to the MWPAF. This trust fund is for assisting the towns in monitoring the rate increases in water and sewer with the departments. Every year an application is put out for \$1M statewide for this particular fund. We have a series of bond articles that may qualify for some relief.

Motion - Richardson: To apply for the grant to the Mass Water Pollution Abatement Fund

Second - Sestito

Vote - Unanimous in favor

Lemnios also discussed the meeting that took place on September 22, 2014 regarding the Nantasket Beach Reservation Master Plan. The meeting for the Master Plan included recommendations aimed at creating a more attractive greener environment, offering better access to the Beach and Reservation and more amenities for the visitors. A follow-up meeting will take place in January 2015.

OLD BUSINESS

Pemberton Parking Discussion

Lemnios spoke of the parking meeting held in late Aug. with commuters and other concerned parties. We laid out a series of proposed solutions, including shorter term parking. The BOS understands the issue of designating the main lot for the commuter lot, M-F, from 5:00 a.m. to 2:00 p.m., Sept. – June. The high school reassured us that they have adequate parking on site for employees and student drivers. We also discussed bus schedule options as well but there is no guarantee the bus will meet the ferry schedules. Changing the bus schedule is a lengthy process. We did this once before when the Greenbush Station opened up. Sestito is discussing this issue with the MBTA. Lemnios recommendation for tonight is to establish short-term parking. Some recommendations would be to have signs for 2 hour parking from different points, 10 cars length. Sestito said that we should move forward with better service and that the ridership will increase and does not know how far he can get with the MBTA. He also recommended looking into a car pool program.

Motion -	Sestito:	To propose adding 10 spots that starts at the snail (observation device) southward, compliment the lost spaces, have signage on Elm St. pointing to the municipal lot in the back, signage for children being in the area
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Second -	Reilly	W/Discussion
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Resident John Meschino agrees that there has to be some give and take. He does not feel that the limit should be 10 and there should be policing in the area. He is satisfied with everything else in the motion.

Brannan asked about the numbers regarding the busses going from town up to Pemberton, from Pemberton down south, during times of days. Sestito said he will send him the memo regarding the bus patterns, the conclusion was based on the whole ridership for the course of the year. The memo does not break down the peak vs. non-peak and can use a follow-up. Brannan said that before anything gets decided tonight, if there is a change in what we are doing, we owe it to the commuters (300-400), to look at the site, have a drawing is done, how many spaces we will get or lose, we need to start with X and monitor it for six months and see how many of those spaces are taken in the public area.

Resident Randy Gould said that all the spaces in Pemberton are basically taken up with commuters. When school is in session, all those people (boaters, kayakers, etc.) cannot use any area in that point. That back parking lot on is not being used, only when the teachers have their meeting, there is no signage. That lot can hold about 20-22 cars. Since there is no lines, it depends how people park. You have to find a place to put all those cars; they already have migrated into the neighborhood.

Olivieri would like to designate 120 ft for 10 spots and take a lot and see how it works for 3-4 months, if we need more spaces and what we need to do. We can have the Town Manager and Chief of Police look into that.

Brannan suggested to have no students allowed to park in the parking lot, it should be strictly for commuters and they can get a sticker and for them to have 30-60 days to get a bright red sticker that goes someplace easy visible and you get a ticket if you do not have one. The lot behind the school should be sectioned off with Jersey barriers for students and for commuters with a commuter passes. This is a seasonal program that we should look at for implementation for next summer.

Richardson said that we should say in the motion for a minimum of 10 spots with a 20 ft. Also to get a sandwich board type to mention of the additional parking options.

Motion - Sestito: To have 10 cars per minimum, 120 ft from snail southward, to make it
visually for people to identify, no more than 2 hours, no commuter
parker, signage to parking and signage indicating there are children n
the area and to follow-up in 3-4 months

Second - Reilly

Vote - Unanimous in favor

NEW BUSINESS

Reilly would like to have a report of highway bonds for an upcoming meeting. Also to talk about the capital plan referendum for the Town Ballot.

Reilly would also like to wish everyone a Happy Rosh Hashanah.

Richardson thanked the Chamber for another successful Endless Summer event.

Olivieri announced that the next Board of Selectmen meeting will take place on October 7, 2014.

At this point the Board makes a Move into Executive Session

Olivieri requested a Motion to move to Executive Session 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 move to go into Executive Session to comply with, or act under the authority of the Attorney-Client privilege, and also to move into Executive Session to consult with legal counsel or obtain legal advice pursuant to the Attorney-Client Privilege and not be reconvening into open session.

Motion- Reilly, so moved

Second: Sestito

Vote: Unanimous in favor.

The following subject will be discussed during Executive Session:

Property Damage Claim against Town.

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

The Selectmen moved to Executive Session at 9:31 p.m. and not reconvening into open session.

Recorded by Karen Morgan

Approved by: October 7, 2013

The following documents were included in the Board of Selectmen's packets or were presented during the meeting and are available in the Board of Selectmen's Office upon request:

1. Agenda for the September 23, 2014 Meeting
2. Memo from E. White to BOS dated Sept. 16, 2014 re: Bond Awards and Bids
3. Memo from Billings to BOS dated Sept. 6, 2014 re: Appt of Special Police Officers
4. Letter from Herbst to BOS dated Sept. 18, 2014 re: Community Rating System Program
5. Lodging House License – Sandpiper Realty LLC.
6. Petition for Change of License – Porta Bella Beverages, Inc.
7. Certificate of Corporate Vote – Porta Bella Beverages, Inc.
8. Manager Application – Porta Bella Beverages, Inc.
9. Personal Information Form – Porta Bella Beverages, Inc.
10. Nantasket Beach Reservation Master Plan Memo
11. Annual Update of the Town of Hull Hazard Mitigation Plan, 2014