

## Hull Board of Selectmen

### Minutes

September 1, 2015

The meeting of the Hull Board of Selectmen was called to order at 7:30 p.m. on Tuesday evening, September 1, 2015, at the Hull Municipal Building, 253 Atlantic Ave., Hull, Massachusetts.

Present: John C. Brannan, Chair; Domenico Sestito, Vice-Chair; Christopher Mitchell, Clerk; John D. Reilly, Jr., Member; and Kevin Richardson, Member. Also present were Philip E. Lemnios, Town Manager; and James Lampke, Town Counsel.

.....

### APPOINTMENTS

#### 7:30 p.m. Fire Department / Emergency Management

Fire Chief Chris Russo was present at the meeting to update the selectmen on the activities of the Fire Department and the Emergency Management Committee. Deputy Fire Chief Andrew Thomas was also present.

Summary of presentation:

- The fire department maintains three stations: A St., Town Hall, and Village (in storms)
- The staff consists of the Fire Chief and Deputy Chief, four shift captains, one fire prevention captain, twenty-five firefighters (23 of which are paramedics), and an administrative assistant.
- Shifts are staffed with one captain and five firefighters, one each on Engine 1, Engine 2, and Ladder 1, and two on Rescue 1 (ambulance). When Rescue 1 is not in town, the shift is down to three firefighters until it returns. Studies have shown that five firefighters per piece of equipment is 100% percent effective. At three firefighters per piece of equipment, effectiveness goes down to 38%.
- House fire response follows a specific protocol and often relies on mutual aid from other community fire departments. Hull likewise responds to mutual aid calls from other towns. At a recent fire on Newport Road, four towns responded with mutual aid.
- There are about 1,000 medical transports a year, with a two-hour average transport time. Transports bring in about \$500,000 a year, which goes into the general fund.
- Russo estimated that 80% of calls are medical aids and 20% are fires, wires, lost persons, and other matters.
- In the summer the DCR pays for operating and staffing a second ambulance.
- The department also attends to water emergencies, with three boats and a wave runner, as well as a dune buggy/sled. An amphibious vehicle may be in place by this winter.
- The department interfaces with many other agencies and departments, including MassPort Fire, Boston Fire, DCR, Environmental Police, the local harbor masters, and the Coast Guard.
- The department has obtained about \$2.5 million in grants for equipment, training, and personnel.
- The Emergency Management Center manages all responses to emergency situations, maintains a communications center in the Memorial Middle School, utilizes social media and the Code Red system for notifications, documents emergency events, and files for reimbursements.
- The EOC also maintains a warming center in the Memorial School and Red Cross maintains regional shelters in nearby towns to which local residents can be transported if necessary.
- Goals include increased staffing, a second ambulance in service, and increased fire protection abilities.
- Fire hydrant replacement is on schedule and a flushing system should be implemented next spring.

Regarding the warming center and shelter distinction, Russo stated that because the warming center is in the Memorial School, which is in a flood zone, obtaining grants or other aid for a shelter there is problematic. He also noted that the legal requirements for maintaining a shelter are much more comprehensive than those for operating a warming center. Staffing, location, and funding are currently not available.

### 8:30 p.m. Canine Control Committee appointment interviews

The selectmen interviewed the following individuals for appointment to the Canine Control Committee:

- Jeffrey Strong is a resident of Precinct 2 and a dog owner. He is concerned with responsible dog owners, dogs on the beach, and a dog park.
- Megan Saucier is cofounder and codirector of Survivor Tails, a foster-based dog shelter. She lives in Precinct 3. She pointed out that there are many models for dogs on beaches and said that it could work if it could be enforced.
- Jill C. Orpen is owner of Dog Peace and lives in Precinct 1. She stated that there needs to be an Animal Control Officer in town before they even consider dogs on the beach. She also mentioned waste management, control of unruly dogs, registration, and a dog park.
- Alisa Lowenstam-Ball lives in Precinct 2 and is the owner of We Walk and Play. She is interested in investigating the idea of a dog park.
- Robert DeCoste, Precinct 2, is one of the proponents of the recent Town Meeting article regarding dogs on the beach.
- Mary Ann Calcagno lives in Precinct 1. She advocates the hiring of an ACO, is not necessarily in favor of dogs on the beach, and is interested in owner education and a social media presence for the group.

Lemnios announced that William Trexler had withdrawn his application prior to the meeting. He also said that Hull, Cohasset, and Norwell are in the process of drafting a regional agreement for a joint ACO, who would be in Hull 24 hours a week. Cohasset and Norwell would provide the vehicle.

DeCoste said that there is a movement afoot to bring up some dog-related issues at the upcoming Special Town Meeting. He said that this was not sponsored by him, but involved the sale of tags that identified dogs whose owners had paid for a permit to be on the beach, and the possibility of creating a revolving fund with the proceeds to go to the ACO related expenses. He also said that the Canine Control Committee that is currently sanctioned by town bylaw has a specific charge, which may be different than the charge initially proposed for the currently proposed committee.

Richardson made a motion to appoint the six applicants to the Canine Control Committee as specified in the town bylaws. Reilly made a substitute motion to make it a selectmen's committee as follows.

<b>Motion</b>	Reilly	To form a selectmen's committee of seven members to study the canine bylaw and Chapter 90, and other matters as requested by the Board of Selectmen, and report back to the selectmen no later than March 15, 2016.
<b>Second</b>	Mitchell	
<b>Vote</b>	Unanimous	

Reilly also made the following subsequent motions regarding the committee:

<b>Motion</b>	Reilly	Motion to establish membership on the committee as special municipal employees under the conflict of interest law
<b>Second</b>	Richardson	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	Motion to appoint Jeffrey Strong, Megan Saucier, Jill C. Orpen, Alisa Lowenstam-Ball, Robert DeCoste, and Mary Ann Calcagno to the Canine Control Committee [One member still to be established.]
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

<b>Motion</b>	Reilly	Motion to appoint Kevin Richardson as the selectmen’s representative to the Canine Control Committee [non-voting member]
<b>Second</b>	Sestito	
<b>Vote</b>	Unanimous	

In addition, Reilly recommended that the committee work closely with the Beach Management Committee and any other relevant town boards or departments. Lampke noted that the members would need to take the state’s conflict of interest test online.

**OTHER AGENDA ITEMS**

**Special Town Meeting Petition**

Members of the Fort Revere Preservation Society were at the meeting to present their petition asking the town to hold a Special Town Meeting this fall to vote on a warrant article to transfer ownership of the Fort Revere Park water tower and other town owned parcels within Fort Revere Park into the DCR’s ownership, and to petition the state legislature to create Fort Revere/Fort Independence State Park as part of the DCR Nantasket Beach Reservation.

Theresa Cook and other members of the society pointed out that efforts to obtain grants for the preservation of the fort and the rehabilitation and maintenance of its structures was very difficult due to the dual ownership of the property. They stated that this was the only way to take steps towards saving the site and making it a vital part of

the state park system. They said that they had had conversations with Susan Kane of the DCR, but did not elaborate on whether they had any hard commitments from the DCR regarding what they would plan to do with the property.

The Board of Selectmen created a committee in 2013 to explore the issues surrounding the fort. Members of the Society stated that its members were denied seats on that committee

Lemnios pointed out that there is already a vote on the books regarding a land swap involving a DCR parking lot in the HRA property for the properties at Fort Revere. It was approved and enacted by the state legislature in 1998 and compels the transfer of the properties. The DCR has failed to honor the land swap. Lemnios said that the petitioners' motion, if passed, would let the DCR off the hook for transferring to the Town the parking area.

He also pointed out that the article was not an "if/then" article and that it left the town and the Society vulnerable to the DCR's willingness to do what it requested of them. If they did make a park of the fort, Lemnios further pointed out, there were no provisions in the article that would give the town or the Society any say in how the property would be run or its responsibilities to the town. He said that there needed to be some kind of document or agreement for an advisory board with power that could control what happened there. Otherwise, once they give it to the state, they lose control of it.

Lampke pointed out that the article is the one they need to go by at the Special Town Meeting, unless the motion made under the article at Town Meeting does not substantially deviate from the language of the article. Lampke said that a two-thirds vote of the meeting would be needed for the article to pass. He said that the vote can authorize the town to make the transfer of land, but may not be able to compel that action. The decision will be made locally as to what is binding. Lampke further stated that the reason the members of the Society were not appointed to the selectmen's Fort Revere Committee was that their fiduciary responsibility to the Society would create a conflict of interest if they were also appointed to a town committee that had a fiduciary responsibility to the town.

Brannan suggested that the members of the Society work with Lemnios and Lampke on the article. Sestito suggested having a conversation with the DCR as to what their plan for the property would be. Lemnios said that he would reach out to Susan Kane and ask her officially what the DCR would bring to the table.

State law requires that a Special Town Meeting must occur within 45 days of receipt of the requesting citizens' petition. However, Town bylaw requires that the warrant be posted at least 30 days before the meeting and at least 10 days notice before the warrant closes for citizen petition articles. Thus, there is a very tight time line. Sestito read a memo from Town Clerk Janet Bennett giving a timeline as follows:

- September 3: Advertise warrant closing
- September 14: Warrant closes at 3 p.m.
- September 15: Selectmen sign warrant
- September 15: Warrant is posted
- October 15: Special Town Meeting is held

The selectmen voted to approve the schedule.

<b>Motion</b>	Sestito	To approve the schedule as presented.
<b>Second</b>	Reilly	
<b>Vote</b>	Unanimous	

## **Town Building Discussion**

Lemnios said that he was in the process of putting together an RFP for a town building study. He stated that the study would be completed in two phases. The first phase would include a study conducted by an architectural or engineering firm that would examine all town buildings as follows:

“The firm shall provide a complete and thorough visual non-destructive assessment of each facility (The firm shall determine the remaining useful life of each building component and approximate replacement costs. The firm shall provide a preventive maintenance schedule and associated costs estimates (labor and materials) to extend the useful life of assets. The firm should also identify building components or systems which are past their useful life or where the costs of continued operation of those components would not be cost effective compared to replacement when looking at the life cycle costs. The Contractor shall identify and categorize each major component for predictive maintenance, preventative maintenance, emergency maintenance and/or routine maintenance needs. The Contractor shall prioritize necessary repair, renovation and or replacement actions with the estimated costs by the projected year in a consistent format by facility.”

The buildings would include Town Hall and police station, Fire Stations (3), Veterans/Senior Center, DPW buildings, the library, and the three schools. The components to be assessed include substructure, core and shell, interiors, building equipment and systems, site improvements, and accessibility. Lemnios noted that the schools have recently had studies done on some of their systems and properties, which could be utilized for the study. He estimated that the first phase of the study would run about \$60,000, and that he would have a clearer estimate by next week.

The second phase of the study would be separate and would involve the cost/benefit questions regarding converting one of the schools into a municipal building. It would closely involve the school committee, and would explore the programmatic needs of different grades, for example, and factor those into the financials.

Reilly suggested that there might be an article on the Special Town Meeting Warrant to use money bonded for the restoration of the DPW barn roof as a source for the study.

## **NEW BUSINESS**

Mitchell asked about meeting minutes and said that he hadn't seen any in a while. He also said that he wanted to explore more regarding the Emergency Management Center, shelters, and Red Cross. He also wanted to discuss the solicitation of members for the Beautification Committee.

Sestito asked if there was going to be a forum at the High School to talk about Pemberton Parking. Lemnios said that one was scheduled for September 17, but that needed to be verified. Sestito asked if Lemnios could look into the cost of reinstating the recycling center. He noted that the Hull Hero Award nomination deadline had been extended to September 2. He also said that he had received information from a resident that Aquarion Water had said they might turn their water off if they weren't available for a meter replacement.

Reilly noted that there will be three more concerts on the bandstand this summer. He also said that the 9/11 observance will be at the bandstand at 6 p.m. on Friday, September 11.

Brannan asked that the War Memorial Commission vacancy be advertised. He asked for an update on the Weston Street issue with bus parking. Lemnios said that various town agencies were involved in the issue. Brannan thanked Lampke for information regarding the process of changing the town's ballot election day to the fall.

The meeting was adjourned at 11:02 p.m. The board will meet again on September 8, 2015.

*Recorded by Catherine Goldhammer*

Approved - September 24, 2015

## **Documents**

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:

- Board of Selectmen agenda and amended agenda for September 1, 2015
- Hull Fire Department presentation handout
- Memo from Janet Bennett regarding Special Town Meeting schedule
- Petition and warrant article for Special Town Meeting