

**Town of Hull  
Building Committee Meeting  
Thursday, October 29, 2009**

In attendance:

Cathy Bowes/Committee Member  
Paul Dunphy/Committee Member  
Bill Dwyer/Committee Member  
Patrick Finn/Committee Member  
Phil Lemnios/Committee Member  
John Reilly/Committee Member  
Charlie Ryder/Committee Member  
Dr. John Silva/Committee Member

Dave Walsh/Committee Member  
Debbe Bennett/Support Staff  
David Twombly/Support Staff  
Jim Lampke/Support Staff  
Peter Lombardo/Support Staff

Absent:

Jay Meschino/Committee Member  
Kevin Richardson/Committee Member  
Jim Tobin/Committee Member  
Kathleen Tyrell/Committee Member

The Building Committee meeting was held in the Selectmen's Meeting Room at Town Hall and the meeting was called to order by Phil Lemnios at 7:10pm.

1. **Approval of Today's Agenda:** *Charlie Ryder made a motion to approve the agenda. Paul Dunphy seconded the motion. All approved.*

2. **Approval of Minutes:**

- **Thursday, March 26, 2009:** *Dr. Silva made a motion to approve the Thursday, March 26, 2009 minutes. Pat Finn seconded the motion. All approved.*

3. **Fiscal Report:**

- Warrant #580 was presented to the Committee containing one invoice in the amount of \$2,426.50 from Architecture Involution for additional services provided by JGCA relating to the concrete work performed during April. This warrant was originally presented in June and was put on hold pending answers to some questions.

*Pat Finn made a motion to not pay this invoice. No second was heard. Dr. Silva made a motion to approve Warrant #580 in the amount of \$2,426.50. Cathy Bowes seconded the motion. Warrant #580 was approved 8 to 1 in the amount of \$2,426.50. (Pat Finn opposed).*

- Warrant #583 was presented to the Committee containing three invoices totaling \$1,180.69 for the Jacobs School.
- Two invoices from PMA Consultants in the amounts of \$654.92 and \$166.23 for professional services performed between August 1 and September 30, 2009. These invoices will be charged to the OPM account.
- One invoice from Hull Police Department in the amount of \$349.54 for a police detail during FF&E deliveries. This invoice was not previously paid.

*Paul Dunphy made a motion to approve Warrant #583 in the amount of \$1,180.69. Charlie Ryder seconded the motion. All approved payment of Warrant #583 in the amount of \$1,180.69.*

#### 4. Old Business:

- **Jacobs School Playground:** David Twombly informed the Committee that the Jacobs playground has been temporarily shut down. The School Department hired a consultant who performed a review and recommended several steps to make improvements. Childscapes should be on site next week and they expect to open at least part of the playground at that time. Pat Finn asked if the School Department is looking for the School Building Committee to pay for this. David Twombly said they would welcome that.

#### 5. New Business/Submission of Agenda Items:

Paul Dunphy said we are all due for a financial update on the Jacobs project. Phil Lemnios said Debbie Bennett will prepare an updated financial report and this will be included as an agenda item for the next meeting.

David Walsh said four months ago we talked about what was not finished and he asked for an update on this. David Twombly said he would have to talk to Ai3 about the status of the sidewalks but TLT has been on site addressing some outstanding issues such as HVAC, doors, grass fertilization, etc., although there are still some outstanding issues left. Phil Lemnios said tonight we will schedule the next meeting to figure out where we are with the Jacobs -- where it stands and when we expect to be done with the Jacobs project. Charlie Ryder noted we could use the minutes we just approved to refer to.

Phil Lemnios suggested that any specific questions be sent to Debbie Bennett prior to the meeting so Ai3 can address them. Phil Lemnios said we need to define what is wanted for the next meeting -- we have the Jacobs School and any remaining punch list items and financial picture as of October 31. Any other outstanding items that need to be addressed and any questions should be sent to Debbie Bennett to be read in open session.

Paul Dunphy said one subject we talked about a lot was going to advertise for the Maintenance Position. Phil Lemnios said there was a meeting in July and it was determined that the project funds could not be used to fund the position so the responsibility shifts to the School Department. Phil Lemnios said it could be added as an agenda item and could include the current configuration of the maintenance department and qualifications of these individuals.

Dr. Silva stated pending an agreement on the high school closeout, should we talk about discontinuing the committee as well. Phil Lemnios said that might be a December discussion. The Committee could meet in November to talk about the Jacobs School. Dr. Silva added, we talked about submitting this report for the next town meeting for the School Building Committee to cease to function. John Reilly said the Committee was formed by Town Meeting so we would have to do a report and recommend the School Building Committee be dissolved.

The Committee was unable to find a suitable November meeting date so decided to meet on December 10 and tackle all agenda items that night. The financial information should be through November 30 and any other regular business should be addressed.

#### 6. Town Manager's Report:

- **High School Closeout:** Phil Lemnios said the high school project went along well except for the roof portion that forced the town into action relative to the bonding company and potential litigation. He said because there is potential legal action involved, he requested the School Building Committee go into Executive Session to discuss strategy relative to litigation and reopen in Open Session if necessary to do so.

- John Reilly said the project has been a long convoluted process -- dealing with Jackson Construction, the bonding company and Dumas. The Committee needs to make decisions about what action to take and make sure the rights of the Town are protected and vote in open session. Pat Finn asked if there is going to be a report or just a discussion because he is not comfortable taking a vote before reviewing any material. Bob Garrity indicated he will have a written report to show how we arrived at our position. Phil Lemnios added this has occurred in the last three days. John Reilly told Pat that once the Committee is presented with the information he has the right to vote for it or not. Pat Finn said this just came up three days ago but has been going on for three years so he hopes all the committee members would feel the same way.

*Paul Dunphy made a motion to go into Executive Session to discuss strategy relative to possible litigation and reopen in Open Session. David Walsh seconded the motion. All approved by roll call vote.*

The Committee reconvened in Open Session at 8:30pm Paul Dunphy *made a motion to adjourn the meeting. Dr. Silva seconded the motion. All approved.* The meeting adjourned at 8:31pm.

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Respectfully submitted,

Debbe Bennett  
Recording Secretary