

## Minutes for Hull CPC Meeting: 2.5.24

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### Call to Order

A Hull Community Preservation Committee Public Forum was held remotely on Monday, Feb 5, 2024. It was called to order at 6:30 p.m. by CPC Chair Rachel Kelly.

*(This meeting is being held remotely via Zoom as an alternate means of public access pursuant to an order issued by the Governor of Massachusetts dated March 12, 2020 suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hull in accordance with the Open Meeting Law.)*

### Committee Attendees

- |                                     |                 |  |
|-------------------------------------|-----------------|--|
| ➤ Tammy Best, Vice Chair            | ➤ Jim Ianiri    | <b>Unable to Attend</b><br>➤ Greg Grey |
| ➤ Rachel Kelly, Chair               | ➤ Nathan Peyton |  |
| ➤ Carol Costello, CPC Administrator | ➤ Jim Richman   |  |
|                                     | ➤ Dennis Riley  |  |

### AGENDA

- Call meeting to order
- Approval of minutes from CPC Meeting held on 1.8.24
- Approval of CPC Annual Town report
- Board will be voting on the following projects to move forward to ATM24 for final approval

Application	Final Amount
<b>OPEN SPACE/RECREATION CATEGORY:</b>	
1 Dog Park Feasibility Study	\$ 10,000.00
2 Mariners Park Enhancement	\$ 20,000.00
4 Resurface Pickleball Courts	\$ 10,000.00
5 Shade Structures	\$ 20,000.00
<b>HISTORIC CATEGORY:</b>	
6 Carousel Light Bulbs	\$ 25,000.00
7 Veterans Memorial Grave Markers	\$ 7,700.00
8 Hull Lifesaving Museum	\$ 72,130.00
9 St Nicolas UM Church	\$ 27,000.00
10 Fire Station additional funds (less the \$1MM bonding)	\$ 500,000.00
<b>COMMUNITY HOUSING CATEGORY:</b>	
10% reserve	\$ 62,000.00
11 Habitat for Humanity Workforce Homeownership Opportu	withdrew
	<b>\$ 753,830.00</b>

- Project Liaisons updates on prior CPA grants/projects
- Review and approve any outstanding invoices
- Adjourn

### Approval of Minutes:

**Motion:** Jim I. made the motion to approve the 1.8.24 CPC minutes, 2<sup>nd</sup> by Nathan

**Vote:** all in favor – Nathan, Tammy, Jim I, Jim R, Dennis, Rachel

### Approval of Annual CPC Town Report:

Decided to go onto voting before Nathan had to leave.

## VOTE on Projects moving to Annual Town Meeting 2024

### **Dog Park – request: \$10,000**

Proponent: Town, Chris Dilorio

- Jim R and Jim I felt that 10K was a lot to give them without really understanding what the \$ was for. No quotes accompanied the application.
- Nathan: 10K a plan for a community process, do neighbors what this?
- Nathan: going to be a public process, not a lot of 10K for a consultant. Maybe we can talk about a public steering committee. Create a group that can help us get there.
- Rachel: do you have some people that you will reach out to get quotes?
- Chris Dilorio: we would get quotes for this.
- Tammy: I don't think we will get to the next steps without this step. \$10K is not a lot

**VOTE:** approval to recommend \$10K for Dog Park study to be moved forward to town meeting

**Yes:** Nathan, Tammy, Racheal, Dennis, Jim I

**No:** Jim R.

**5/1**

*Nathan Peyton had to leave the meeting for a bit.*

### **Shade Structures – request: \$20,000**

Proponent: Town, Chris Dilorio

Chris: Late summer 2024, spring 2025 this will begin

Rachel: Shared details provided by C.Dilorio via email:

- To go in late summer '24 or spring '25
- Company to install
- Exact locations TBD, focus on areas where people sit
- Parks to be set up at are Dustbowl, pickleball courts at Kenberma, & Menice Field

**VOTE:** approval to recommend \$20k for shade structures to be moved forward to town meeting

**Yes:** Dennis, Tammy, Jim R., Jim I, Rachel

**All in favor**

**5/0 - All in favor - unanimously**

### **Mariners Park Enhancement – request: \$20,000**

Proponent: Town, Chris Dilorio

- Nathan: looking for benches, the town stated that people were interested in donating benches. Is there an update
- Chris: the town is moving forward with donated benches for the town. This is a different project.
- Rachel: feel we need to know more information on this. Where is \$20K going to?
- Jim R: this is another I feel they are asking for \$\$ but not much detail.
- Nathan: I have to agree with Jim R on this. There is no project, we want to work on this. I have a tough time spending taxpayers \$\$.
- Rachel: if it was more specific; example 10 chairs, how much? What is making up the \$20K ? It's not specific enough. I would like to see you come back next year on this one.
- Jim I: agree with your comment
- Chris agrees and withdraws this application.

### **Pickleball Courts – request: \$10,000**

Proponent: Town, Chris Dilorio

- Jim R: it was done, the original application, we are not supposed to give \$\$ to do maintenance on this. What has DPW done to maintain or fix these courts. Maintenance should be done by DPW.
- Rachel: they ran out of \$\$, they didn't finish it correctly.
- Jim R: who is "lesson learned" the taxpayers?
- Chris: did for \$160K during COVID
- Dave Irwin: 3 Town Way - Lesson learned by not having engineer on the job.
- Jim I: I don't want to see this fail, people like them. Hard lesson to learn, we should do them right the first time. I don't want to see the town suffer; these do need help.
- Rachel: agree with Tammy, I want to make sure this is completed and that it will be maintained by the town.

**VOTE:** approval to recommend \$10K be used for completion of Pickleball Courts to be moved forward to Town Meeting

**Yes:** Dennis, Tammy, Jim I, Rachel

**No:** Jim R

**4/1**

#### **Paragon Carousel Light Bulbs – request: \$25,000**

Proponent: Tim Reynolds

- Dave Irwin: 3 Town Way. are they going to buy through light plant to get a better deal. Ask light plant if they can help pay.
- I was on light board, and they are happy to get involved – called Panos Tokadjian Operations Manager or Mike Schmitt, Assistant Operations Manager #781 925-0051
- Rachel: Historic Preservation Restriction should be placed on the carousel. On the deed restriction. We will talk to town council, to clarify procedures.
- Tim Reynolds: our board meets tomorrow night, and I will advise them.

**VOTE:** approval to recommend \$25K be used for Paragon Carousel Light Bulbs to be moved forward to Town Meeting

**Yes:** Dennis, Tammy, Jim R., Jim I., Rachel

**All in favor**

**5/0**

**All in favor - unanimously**

#### **Veteran's Memorial Grave Markers – request: \$7,700 (Actual amount was \$7,687.60 – should we amend?)**

Proponent: David Irwin

David: we received 3 different prices: \$15K, \$13K and we decided to go with a veteran-owned company and saved \$

**VOTE:** approval to recommend \$7,700 be used for Veteran's Memorial Grave Markers to be moved forward to Town Meeting

**Yes:** Dennis, Tamy, Jim R., Jim I., Rachel

**5/0**

**All in favor - unanimously**

#### **Hull Lifesaving Museum – request: 72,130 – Revised to \$85K**

Mike McGurl: We have \$50K in our hands, we need to match it, and CPC funds can match it.

- Jim R: I did sit with Mike and explained what was allowed through CPC money. They were looking at ADA ramp,
- Tammy placed a call to the Coalition today and spoke with Stuart. Bathrooms have been included in some projects.
- Rachel: this is town-owned property.
- Mike McGurl: the Mass Travel and Tourism grant will pay for the bathroom if CPC can't.
- Rachel: your project is historic. Can't use recreational funds for a building, only for outdoor recreation space.
- Rachel: Dennis is the property on the historic registry.
- Mike: Required to meet National Park Service Preservation requirements
- Dennis: yes, deems it historic.

- Mike: it's an exciting project and where we are going with it.
- Dave Irwin recommended Mike speak to the IBEW union for a charitable donation of the labor that is needed on the electrical upgrade.

**VOTE:** approval to recommend \$85K to be used for Hull Lifesaving Museum Boathouse repairs to be moved forward to Town Meeting

**Yes:** Dennis, Jim R, Tammy, Jim I, Rachel

**All in favor - unanimously**

#### **St Nicolas UM Church - \$27K**

Proponent: Jim Pitrolo

Rachel: we need to do place a preservation restriction on this building, it would need to go into the deed.

**VOTE:** approval to recommend \$27K to be used for St Nicolas UM Church steeple repairs to be moved forward to Town Meeting

**Yes:** Dennis, Tammy, Jim R, Jim I, Rachel

**All in favor - unanimously**

#### **Fire Station ATM 2023:**

Proponent: Town, Chris Dilorio

- Rachel: proposes to put another \$500K towards the project; bonding only \$500k, not \$1MM.
- Plans should be set sometime soon.
- Anything major structure?
- Chris D: no, I hope we will have these in a month or 2.
- Rachel: yes send those along.
- Jim R: Voiced concerns regarding monies being spent on a project with no plans ready yet
- Rachel: Clarified the monies are already spent. This issue is whether we incur debt at a 7% rate and hold onto savings earning around 3% interest vs reduce the debt balance to save money in the long run.
- Nathan: I agree with what you are saying (responding to Jim R), but the town already voted this, and they credited a funding mechanism which is debt. To use funds that we have on hand, let's not pay over the next 20 years.
- Tammy: what happens at Town Meeting, will this come up for a vote.
- Rachel: Instead of bond \$1MM, we are suggested that we only bond \$500K and put CPC funds on hand of \$500K towards the project. The town will need to vote and approve this change. It won't change the overall funding already approved at ATM 2023.

**VOTE:** to reduce the amount of debt from \$1MM use \$500K available in CPC funds and only bond \$500K.

**Yes:** Dennis, Tammy, Jim I, Jim R, Nathan, Rachel.

**All in favor – unanimously**

**6/0**

Carol explained that at ATM, it is estimated to put aside 10% each year; based on the budget the committee is voting on, it is recommended the 10% be \$77,638. This will be the total amount that go to Community Housing Reserve and a total of \$ 37,638 will be placed in the Open Space/Recreation category, since it is recommended that \$40K move to ATM for Open Space/Recreation category then the difference will stay in that reserve. As for Historic Preservation, the grants requested reached it 10%, there are no funds remaining to put in the Historic reserve.

#### **Review and approve any outstanding invoices**

**Motion:** Jim R. made a motion to approve the invoice for Carol Costello FY24-7 for services rendered Dec 9-Feb 5, 2024, dated Jan 8, 2024, in the amount of \$920. 2<sup>nd</sup> by Jim I

**Vote:** all in favor --Tammy, Dennis, Jim R, Jim I, Nathan, Rachel – Carol will send off to Mike B.

Attendees captured on zoom call screen:

<div>Participants (13)</div> <div>Find a participant</div> <div><div></div><div>Carol CPCAdministrator (Host, me)</div></div> <div><div></div><div>chris diorio</div></div> <div><div></div><div>Rachel Kelly (Co-host)</div></div> <div><div></div><div>Christopher's iPhone</div></div> <div><div></div><div>Jim Ianiri</div></div>	<div><div>JR</div><div>Jim Richman</div></div> <div><div>S</div><div>SS</div></div> <div><div>DR</div><div>Dennis Riley</div></div> <div><div>MM</div><div>Mike McGurl</div></div>	<div><div>I</div><div>IPHONE</div></div> <div><div>L</div><div>Ic</div></div> <div><div></div><div>Tammy Best</div></div> <div><div>TR</div><div>Tim Reynolds - Friends of the Paragon Carousel</div></div>
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Adjourn

Motion: Jim I. made a motion to adjourn at 8:01 pm. all in favor – Nathan, Dennis, Tammy, Jim I, Jim R, Rachel

Respectfully submitted by: Carol Costello, edits by Tammy Best and Rachel Kelly



E N D