

Minutes for Hull CPC Meeting: 2/7/22

Call to Order

A Hull Community Preservation Committee meeting was held remotely on Monday, Feb 7, 2022. It was called to order at 6:30 p.m. by CPC Chair Tammy Best.

(This meeting is being held remotely via GoToMeeting 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, CPC Chair | ➤ Nathan Peyton | <u>Unable to Attend:</u> |
| ➤ Greg Grey | ➤ Jim Richman, Vice Chair | ➤ Jim Ianiri |
| ➤ Rachel Gilroy | ➤ Carol Costello, CPC Administrator | ➤ Fulvia Matteucci, Treasurer |

Others on the call: Chris Krahforst, Susan Short Green, Susan Mann, Mike McGurl, Chris Dilorio, Susan Mann, Kerri Brown

Agenda

- Call meeting to order
- Deliberation on applications and voting on projects moving forward to ATM 2022

	Application	Final Request Amount
1	Hampton Circle Playground	TBD
2	Jones Park Reconstruction	\$ 73,750
3	North Nantasket Beach Signage Project	\$ 4,000
4	Straits Pond Walking Path	\$ 30,000
5	Village Playground	\$ 57,000
6	Green Hill/Gunrock Playgrounds	\$ 62,607
7	Hull Lifesaving Museum	\$ 78,000
8	Village Fire Station Preservation Phase 2	\$ 160,000

- Review any updates on prior CPA grants/projects
- Approval of minutes from CPC Meeting held on 1.10.22
- Review and approve any outstanding invoices
- Adjourn

Meeting Began:

Chair Best called the meeting to order at 6:33 pm. In attendance: Greg Grey, Rachel Gilroy, and Jim Richman (*Nathan Peyton arrived at 7:22pm*) Unable to attend: Jim Ianiri and Fulvia Matteucci

Tonight's meeting is for deliberating on applications presented and voting on which ones will move forward to final approval at Annual Town Meeting (ATM) 2022. Roll call: Greg, Rachel, Jim R and Tammy

Carol: reviewed the budget, explained that the Town received another \$20,953, from State budget surplus. The States total surplus was \$10 million. CPC has always been conservative in spending the Town's revenue. The committee voted at the begin of forming the committee to use the previous year's total revenue plus the state matching amount on the Town's previous year total collected. The committee can also spend, the current FY if need be, for a big project, but at the committee has not needed to do so. I will work with Town Accountant, Mike Buckley to confirm the budget numbers.

NOTE: ATM22 budget correction = \$680,668; with a remaining total of \$149,340 in the General Fund.

Rev 2.3.22

CPC Applications - ATM 2022

FY21 REVENUE:	475,146
STATE MATCH on FY21:	184,569
State Budget Surplus	20,953
TOTAL BUDGET:	659,715

Total Recommended Grants: \$ 531,328
Remaining Budget: \$ 128,386

Tammy: Hampton Circle Playground is on hold; we will not be looking at moving anything forward this year. Tammy reviewed the list of applications and opened to the committee for questions.

	Application	Final Request Amount
1	Hampton Circle Playground	TBD
2	Jones Park Reconstruction	\$ 73,750
3	North Nantasket Beach Signage Project	\$ 4,000
4	Straits Pond Walking Path	\$ 30,000
5	Village Playground	\$ 57,000
6	Green Hill/Gunrock Playgrounds	\$ 62,607
7	Hull Lifesaving Museum	\$ 78,000
8	Village Fire Station Preservation Phase 2	\$ 160,000

Jones Park Reconstruction – Request \$73,750

Tammy: Jones Park, plans are to incorporate benches, etc., so it's not just a playground.

Jim R: is this amount for a study, or work to be done?

Tammy: plans for the play structures and what we would add for park amenities

Chris: planning and design work. Help with securing additional grants from the state as well.

Jim R: \$73K seems like a lot of money just for planning.

Carol: Chris can you clarify the statement that the cost would include administration fee, what is that?

Chris: actually it's not administration, engineering, survey, etc.

VOTE:

Greg makes a motion to approve Jones Park Reconstruction request for funding of \$73,750; 2nd by Rachel.

All in favor: Jim R., Rachel, Greg, Tammy

North Nantasket Beach Signage Project – Request \$4,000

VOTE:

Greg makes a motion to approve North Nantasket Beach Signage Project in the amount of \$4,000; 2nd Jim Richman. All in favor: Rachel, Jim R, Greg, Tammy

Straits Pond Walking Path - \$30K

Jim R: can we go over this again, I'm a bit confused with this one; not clear on where the walking path is going to be.

Chris Krahforst: the path is going to be decided by the surveyor. Funding is for mapping out the area and determine the terrain and storm water report will need to be done, concept map that shows parcel that the town has control of. The Town and Conservation Commission support this project.

Greg: at the BOS Meeting, National Grid requested to do pipe work there, this may benefit the area in cleaning it up.

VOTE:

Jim R. makes a motion to approve Straits Pond Walking Path in the amount of \$30,000; 2nd by Rachel. All in favor: Greg, Rachel, Jim R, Tammy

Village Playground - \$57K

Chris D: this is for work on baseball court, fences and access to the park and play structure... this amount is for planning and design, requesting \$57K.

VOTE:

Greg makes a motion to approve Village Playground in the amount of \$57,000; 2nd by Rachel. All in favor: Greg, Rachel, Jim R, Tammy

Greenhill/Gunrock Playground - \$62,607

Chris D: additional funding to do the final work to get Gunrock opened and accessible again. This is in addition to the previous CPC grant of \$221K.

Jim R: will this complete the project?

Chris D: should be.

VOTE:

Rachel makes a motion to approve Gunrock Playground in the amount of \$62,607; 2nd by Greg. All in favor: Jim R, Rachel, Greg, Tammy

Hull Lifesaving Museum - \$78K

Mike McGurl: this request includes the amount if we need to use prevailing wage and procurement laws.

Mike: we are prepared to move forward to use the additional funding. It might make sense, to try and get this committee to see if you can get an answer [from the AG's office]. I talked to several people they stated it shouldn't apply, but they wouldn't put it in writing. It makes it difficult for an applicant to apply if we don't have a solid answer.

Using commercial standards, we can get it done it cheaper. Procurement the bids are stricter, and most costly.

Tammy: we should identify other projects that may come up with these questions in the future. Boathouse is one, the carousel they own the building. Public property, public funds, public building but being leased long-term by non-profit?

Mike: we raised private funds that the town was not involved with. As for this year's grant request, we need to increase to cover the procurement laws.

VOTE:

Jim R. makes a motion to approve Hull Lifesaving Museum project in the amount of \$78,000; 2nd by Greg. All in favor: Rachel, Jim R, Greg, Tammy

Village Fire Station Phase 2 - \$160K

Chris: the \$160K will get us to construction plans.

VOTE:

Greg makes a motion to approve Village Fire Station Phase 2 project in the amount of \$160,000; 2nd by Jim R. All in favor: Rachel, Jim R, Greg, Tammy

Remaining Budget - \$128,386

Discussion of where remaining funds would be allocated.

VOTE:

Rachel made a motion to bring the **Community Housing Reserve up to an event \$100,000**; 2nd by Jim I. The amount allocated to CH Reserve is \$65,971; adding \$34,029 would bring the amount to \$100K. All in favor: Jim R, Rachel, Greg, Tammy

VOTE:

Greg made the motion that the remaining amount in the CPC budget of **\$94,358 be left in the General Funds** for future projects, 2nd by Rachel. All in favor: Jim R, Rachel, Greg, Tammy

7:22pm Nathan arrived at meeting

Review/Approve Outstanding Invoice

VOTE: Invoice for Carol Costello's services; Invoice FY2022-7, dated Feb 7th.

Jim R makes the motion to approve and pay Carol Costello's invoice dated 2.7.22 in the amount of \$560.00, 2nd by Greg - approved. no discussion (*Rachel, Nathan, Greg, Jim R., Tammy*)

Review/Approve Meeting Minutes

VOTE: Greg makes the motion to accept January 10th, minutes, 2nd by Jim R. no additional discussion/unanimously passed (*Nathan, Rachel, Jim R, Greg, Tammy*)

Review Prior CPC Grants:

Tammy: **Fort Revere Storyboards/Signage \$10K ATM21** -- I heard from Bill Smyth, the signs were ready to be fabricated, we will have acknowledgement of the CPA grant on the sign. Should be ready to go up in the next month or two.

Tammy: I would like to ask the liaison for the **Town Hall Entrance Rehabilitation \$45K ATM21** and **Rehabilitation of Historic Town Records \$50K ATM20** to follow up to see where these projects stand.

Greg: I'll ask about them and report back.

Nathan: are the liaisons supposed to encourage these folks to get support to show up at ATM? And I will get in touch with the Beach Committee to get update on the **Beach Mobi Mats \$10,100 ATM21** deployment plan for 2022.

Greg: The grants this year are pretty straight forward, and this committee has done a great job moving forward worthy projects. Fulvia is not here, however, I believe if there is a push for warrant, it will be the tower. If there is a chance to get residents there to get big push for tower, this would be the time.

Tammy: there was an ad hoc committee on this, I believe Jason McCann is spearheading it.

Miscellaneous Topics:

Newspaper Article

Tammy: I have been asked to assist with an article in the paper with an overview of all the CPC projects since the beginning.

Carol: I will send you a list and amounts.

Next Steps:

- Tammy – to get on Advisory (Chair David Clinton) /BOS (Jenn Constable) get on agendas for CPC to present
- Carol – complete warrant and annual Town Report

Greg: I wanted to thank you all for your hard work in vetting these projects.

➤ **Next meeting:** March 7, 2022

Adjournment

VOTE: Greg moved that the meeting be adjourned at 7:48 pm, 2nd by Jim R and approved unanimously. (*Rachel, Nathan, Greg, Jim R, Tammy*)

Respectfully submitted by: Carol Costello with edits by Tammy Best

E N D

CPC meeting minutes present only a summary of what was discussed.
There is also an audio recording of this meeting.