

**Town of Hull  
Best Educational Use of School Facilities Committee Meeting  
Wednesday, April 26, 2022**

**Committee Members In attendance:**

Judith Kuehn/Co-Chair  
Phil Lemnios/Co-Chair  
Jennifer Fleming/Committee Member  
Jason Frady/Committee Member  
Ernest Minelli/Committee Member  
John Reilly/Committee Member

**Committee Members Absent:**

Renee Kiley/ Committee Member

**Others Present**

Debbe Bennett/Support Staff

The Best Educational Use of School Facilities Committee meeting was held in the Exhibition room at Hull High School.

**1. Call to Order**

The meeting was called to order by Phil Lemnios at 6:36pm.

**2. Approval of agenda:**

John Reilly made a motion to approve the meeting agenda. Jason Frady seconded the motion. The motion was approved unanimously.

**3. Approval of Minutes**

Jason Frady made a motion to approve the Wednesday, April 6, 2022 meeting minutes. Judy Kuehn seconded the motion. The motion was approved unanimously.

**4. Working Group – Review preliminary survey and focus group trends**

Judy Kuehn reviewed the April 26 draft version of the Preliminary Data Analysis with the Committee and began with the Table of Contents.

Section 1 – Committee gave an okay.

Section 2 – Committee gave an okay.

Section 3 the FAQs – Committee gave their okay.

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Section 4, MSBA historical information – Committee gave an okay.

Section 5, NESDEC enrollment information - Ernest Minelli suggested, like it's done in section 4 for the MSBA, to spell out the NESDEC acronym.

Section 6, Status Quo Financial Predictions – The Committee gave an okay. Judy Kuehn noted this was still a work in progress and would have it for the next meeting.

Section 7, Consolidation Grade Configuration – the Committee gave an okay. Judy Kuehn noted the current floor plan is included today and they are working on the other stuff.

Section 8, Concluding Remarks - Phil Lemnios suggested it read Concluding Remarks, Recommendations and Considerations.

John Reilly made a motion to approve the Table of Contents as amended. Jason Frady seconded the motion. The motion was approved unanimously.

Judy Kuehn continued to page 4, Section 1, and noted she still needs to add background information, e.g. the purpose of the Ad Hoc Committee, information about the MARS Group and how we got there. In Section 2, she noted there have been no changes to pages 6, 7, 8, or 9 since the last meeting, the data did not change.

Section 3, the Frequently Asked Questions, Phil Lemnios noted the FAQs are very thorough and were very beneficial to people. Judy Kuehn thanked him and said there are two town questions that she needs his help to answer. Phil Lemnios stated question #2 will be a little more nuanced. One proposal might be to put town services into Memorial Middle School but another might include elderly housing and/or the housing authority to consider. This is a discussion to expand and for the community to hear and to discuss the options. Jason Frady stated that is outside the scope of this committee but it seems like that will be a similar exercise to what this ad hoc committee is going through now, with some brainstorming sessions. For that reason he recommends leaving it broad and saying it would be up to a similar ad hoc committee to determine and recommend next steps. Phil Lemnios added there has to be a deliberative process put in place to determine the best use of that space.

Judy Kuehn noted the enrollment chart at the bottom of page 11 has been split in half and made easier to follow. Phil Lemnios asked if the MSBA enrollment capacity is different for the building capacity. Judy Kuehn said yes based on fire codes, etc. you can have an auditorium full of people that exceeds the enrollment capacity. Ernest Minelli stated at the bottom page of 11 it says the high school capacity is 450 but he has seen in the MARS report 405 and questioned which is correct. Judy Kuehn said we have confirmed that 450 is the correct number based on MSBA documentation. Phil Lemnios asked where the Memorial Middle School capacity information is, it would be helpful to include that that too.

Judy Kuehn pointed out, under question #10, she had a meeting with the South Shore Collaborative and they talked about the possibility of consolidation and if it happens would they be interested in any space at Memorial Middle School. The SSEC would be interested in the 2<sup>nd</sup> floor and one classroom at each of the other schools so they can provide inclusion opportunities. Phil Lemnios asked that we add an area that includes the revenue we get from

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SSEC. Judy Kuehn said yes they can add that, it's about \$100,000 a year. John Reilly said in addition, could you include any cost avoidance and savings such as transportation. Phil Lemnios asked how many Hull students attend SSEC. Judy Kuehn replied seven Hull students and she thinks they have a total of 60 students in our buildings. Judy Kuehn said they were planning to include the cost avoidance in the section about predictions. John Reilly asked if the SSEC occupied the whole second floor, would that justify increasing their rent? It seems like a better set up for them. Judy Kuehn said they haven't gotten there yet. Phil Lemnios noted we may not be able to provide exclusive entry etc. for them. Judy Kuehn noted they currently lease ten classrooms from us with office space, etc.

Jennifer Fleming asked if some of the current SSEC classrooms are inclusion classes. Judy Kuehn said some are. Some are self-contained but if we can provide one room in each building, they can still provide inclusion.

Jennifer Fleming said a parent asked her, relative to question #14, whether the course offerings would change for grades 6 and 7 if they are moved to the Jacobs School. Will they still have the same classes like technology? Judy Kuehn said they would have the same courses available.

Section 4, Judy Kuehn noted pages 15-20 have been added since the last meeting. Phil Lemnios suggested moving c. and d. to the Addendum since they represent historical information.

Section 5, NESDEC report, Judy Kuehn noted at the last meeting, a committee member asked about getting more updated projections so the 2021-2022 NESDEC enrollment projections have been included. The Committee compared these projections to the actual enrollment to determine how accurate they are and determined they are in the same ballpark.

Judy Kuehn said on page 33, it includes the enrollment projections for grades 6-8. She said there is a large drop in enrollment (26-27) so if we're going to make a change, it should be done before we get there. Phil Lemnios suggested adding to the document that this is a Hull Public Schools document.

Judy Kuehn continued onto the next page (34) where she said Dave DeGennaro compared the older 18-19 NESDEC enrollment report to the current one. Note 1 at the bottom explains the changes that occur between projections and in the first year there is a difference of 18 students. Phil Lemnios said a projection is a prediction but there is nothing alarming here, they are in the range.

Phil Lemnios said regarding section 6, his comment would be that sometimes if a number gets out there it can take on a life of its own. Then if you change it due to new information, it begins to undermine the validity of what you're doing. He asked why we are spending time on this as a committee, since this is something that should be done later. If the School Committee accepts a recommendation, they'll hire a firm to determine what the costs and cost savings are and any other considerations. They will have the resources to tease that out before a final decision is made. Jason Frady said if you hypothetically choose option 4 or option 3, and now decide to

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retain ownership of Memorial School, you can rent out a floor and make \$100,000 renting out that floor. That will limit what else can be done with the building and they'll have to consider what this building will look like.

Judy Kuehn said what she and Dave DeGennaro have been looking at is how long the School Department can continue with a base 2% increase. How many years can we go with the current expenses before we are at a point where you have to cut staff or reduce FTEs. They are not really putting a number on it just determining how many years it will take. Phil Lemnios suggested they continue to include it in the next report and we'll take a look at it next meeting. Jason Frady added there are a lot of moving pieces and you can get tripped up. Judy Kuehn said they are trying to include as much information as possible for this committee. She will bring it to the next meeting for the committee to decide.

Judy Kuehn continued to Section 7, which includes the Jacobs School floorplan. She noted the six circles on first floor are spaces that are currently being used but would be available if needed. The first floor has 21 rooms so could house grades PreK through grade 4, with three classes in each grade level, that would use 18 classrooms and they would still have room for TBL and other specialists. Judy Kuehn said the circles represent spaces that can be vacated and there are a total of 17 circles for both floors. On the second floor, the SSEC occupies a wing so that is all space they would move out of. There are 20 rooms on the second floor which could house grade 5 through grade 7. They would use 11 classrooms which would leave space for Special Education, foreign language, technology, etc. Judy Kuehn said there is ample room for those grades.

Phil Lemnios asked for high school floor plans. Judy Kuehn said they were not planning to include that since grade 8 would occupy only four classrooms. Phil Lemnios said the purpose is to demonstrate there is room for migration, so it would be helpful to have both the high school and Memorial School floor plans. That way if under scenario 2, 3, or 4 we could say here is the space to accommodate the population. Jason Frady said it would also be helpful to have floor plans that show what you envision it is going to be. Jennifer Fleming asked where someone like Ms. Moran would be moved to. Judy Kuehn explained some staff have been spread out due to COVID but can be moved back to their original spaces. Ms. Moran would go into the reading room where they have a reading suite. Jennifer Fleming asked if the same applies to TBL. Judy Kuehn said yes there is room for them and it is important for our program. Jason Frady asked if she had any thoughts about the room off the library upstairs. Judy Kuehn said they are using it now as a meeting room and plan to keep it that way. Judy Kuehn added there are also other offices in main office area.

Ernest Minelli asked if her vision takes into account that the ESSER funds will not be available any longer and class sizes will need to increase. Judy Kuehn said it depends on the grade level. If a grade has 53 students, that is three classes of 17-18 students. If a grade level has 60 students, it will be three classes of 20 students but the contract says class sizes will not be more than 22, when possible. Ernest Minelli asked if paraprofessionals factor into that ratio. Judy Kuehn said no. Phil Lemnios said you did a great job. The Committee will need to work on the

concluding remarks. Ernest Minelli said he thinks the walk thru will be key to getting a more focused dialog. Phil Lemnios asked if everyone is okay with the current report, no objections noted.

**5. Site Visit Dates**

Phil Lemnios said the committee previously tried to schedule these but had to cancel. The committee agreed to Monday, May 9 beginning at the Memorial School at 8:30am. Phil Lemnios noted this will only be a site visit. The Conservation Commission holds site visits without having to post them so he'll check with Town Counsel so this committee can do it as a group. He noted the committee would not be allowed to deliberate or to come to a conclusion. Ernest Minelli asked if the school principals will be escorting the group. Judy Kuehn said she would do it since they are very busy this time of year. Ernest Minelli asked if any AP exams will be underway that day. He added if so, as long as the principals are aware, the committee can be sensitive to avoiding those rooms. Phil Lemnios suggested members plan for at least two hours, meeting at Memorial at 8:30am, going to Jacobs at 9:15am and the high school at 10:00am until 10:30am-11:00am.

The Committee discussed a target deliverables date for meeting with the School Committee in June and decided to aim for a June 21 meeting date.

Anne Murray noted she sent an email to committee members regarding public comment and asked them to consider it.

**6. Adjournment**

John Reilly made a motion to adjourn the meeting. Jason Frady seconded the motion. The motion was approved unanimously and the meeting adjourned at 7:24pm.

Respectfully submitted,

Debbe Bennett  
Recording Secretary