

TOWN COUNCIL MEETING MINUTES
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Monday, August 18, 2025
5:30 P.M.

I. ROLL CALL

Town Council Members present were as follows: Nancy A. Beye, Mary Meagher, Mary G. Glackin, and Erik Brine. E. Edward Ross was absent.

Also, in attendance: Town Administrator Edward A. Mello, Solicitor Peter Ruggiero, Finance Director Christina Collins, Chief Jamie Campbell, Public Works Director Michael Gray, Harbor Division Executive Director Jim Heagney, Water & Sewer Clerk Denise Jennings, and Town Clerk Roberta Fagan.

II. CALL TO ORDER, PLEDGE OF ALLEGIANCE

A regular meeting of the Jamestown Town Council was held on August 18, 2025. Town Council President Beye called the meeting of the Jamestown Town Council to order at 5:31 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue and led the Pledge of Allegiance.

A motion was made by Councilor Meagher, with a second by Vice President Brine, to convene as the Town Council Sitting as the Board of Water and Sewer. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

See Board of Water and Sewer Commissioners Meeting Minutes.

III. TOWN COUNCIL SITTING AS THE BOARD OF WATER AND SEWER COMMISSIONERS

- A) Acknowledgements, Announcements, Presentations, Resolutions, And Proclamations: No items at this time.

- B) Open Forum – Water & Sewer Matters
 - 1) Scheduled request to address - None
 - 2) Non-scheduled request to address

- C) Report of Town Officials: Review, Discussion, and/or Action and/or Vote:
 - 1) Pumping Report
 - 2) Town Project Reports
 - a) Town Wells
 - b) Water Treatment Plant
 - c) Transfer Pumping/Reservoir
 - d) Distribution System
 - e) Wastewater Treatment Facility

- D) Letters and Communication: No items at this time.
- E) Unfinished Business: No items at this time.
- F) New Business:
 - 1) Review, Discussion, and/or Action and/or Vote: Proposed Water Budget and Rates FY 2025/2026 in the amount of \$1,996,697.00.
 - 2) Review, Discussion, and/or Action and/or Vote Proposed Sewer Budget and Rates FY 2025/2026 in the amount of \$1,020,725.00.
- G) Consent Agenda
 - 1) Adoption of Minutes:
 - a) July 21, 2025 (regular meeting).
 - 2) Finance Director's Report: Comparison of the Water Budget to Actuals as of June 30, 2025.
 - 3) Finance Director's Report: Comparison of the Sewer Budget to Actuals as of June 30, 2025.

A motion was made by Commission Vice President Brine with a second by Commissioner Glackin to adjourn from sitting as the Board of Water And Sewer Commissioners. Vote: Commission President Beye, Aye; Commission Vice President Brine, Aye; Commissioner Meagher, Aye; and Commissioner M. Glackin, Aye.

IV. OPEN FORUM

- A) Scheduled request to address: None at this time.
- B) Non-scheduled request to address.

Charlotte Zarlengo, Seaside Drive, addressed the Town Council with concerns regarding access to water for residents in the Jamestown Shores.

FlaNn Lippincott, N. Main Road and RV seasonal camper, brought three observations to the Town Council regarding Fort Getty: 1) the impact of vehicles driving multiple times a day in route to CISF; 2) liability of dogs using the park; 3) police at the entrance of the park as a speed deterrent; and 4) rumor that two extra police are on the payroll because of RV tenants.

V. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS, RESOLUTIONS, AND PROCLAMATIONS

- A) No items at this time.

A motion was made by Councilor Meagher, with a second by Vice President Brine, to convene as the Town Council sitting as the Alcohol Beverage Licensing Board and to open the public hearing. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

VI. PUBLIC HEARINGS, LICENSES, AND PERMITS

- A) Public Hearings: Town Council Sitting as the Alcohol Beverage Licensing Board
NOTICE: Is hereby given by the Town Council of Jamestown, being the Licensing Board in said Town: Pursuant to RIGL §3-7-14, the following license application (F-25-17) has been received under said Act for a one-day license on September 12, 2025:

CLASS F (NON-PROFIT)

Jamestown Arts Center
18 Valley Street
Jamestown, RI 02835

- 1) Review, Discussion, and/or Action and/or Vote for Approval of the Jamestown Arts Center one-day CLASS F (NON-PROFIT) LIQUOR LICENSE (Number 9 of 12 licenses per calendar year issued per RIGL§3-7-14).

A motion was made by Councilor Meagher, with a second by Vice President Brine, to approve the Jamestown Arts Center One-Day Class F Liquor License scheduled for September 12, 2025, taking place at 18 Valley Street. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

- B) Public Hearings: Town Council Sitting as the Alcohol Beverage Licensing Board
NOTICE: Is hereby given by the Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended, that the following **NEW** applications have been received by the Town Council for licenses under said Act, for the year August 18, 2025 to November 30, 2025 duly advertised in the July 24th and July 31st editions of the *Jamestown Press* and notice to abutters as follows:

CLASS BV – VICTUALER

Crudo Jamestown, LLC (BL-29)
dba: Crudo Oyster Bar & Coastal Italian Kitchen
14 Narragansett Avenue
Jamestown, RI 02835

- 1) Copy of Restrictive Covenant dated March 17, 2003.
a) Copy of email from abutter Ray Bazzano, 10 Narragansett Avenue.
- 2) Approval of the CLASS BV-Victualer Liquor License, upon resolution of debts, taxes, State approval, and appropriate signatures for the period of August 18, 2025, to November 30, 2025; Review, Discussion, and/or Action and or Vote.

Atty. Christian Infantolino, representing the applicant Crudo Jamestown, LLC (BL-29), addressed the Town Council and provided additional documents for consideration. (See Exhibit A).

A motion was made by Councilor Meagher with a second by Vice President Brine to approve the Crudo Jamestown, LLC, dba: Crudo Oyster Bar & Coastal Italian Kitchen, 14 Narragansett Avenue, Class BV-Victualer Liquor License, valid August 18, 2025 – November 30, 2025. Vote:

President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

- 3) Set the Class BV-Victualer Liquor License cap at nine (9).

A motion was made by Councilor Meagher, with a second by Vice President Brine, to set the Class BV-Victualer Liquor License cap at nine (9). Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

A motion was made by Councilor Meagher, with a second by Vice President Brine, to adjourn from sitting as the Alcohol Beverage Licensing Board. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

- C) Licenses and Permits: Approval of Application that has been received by the Town Council for a VICTUALING license, upon resolution of debts, taxes, State approval, and appropriate signatures for the year August 18, 2025 – November 30, 2025; Review, Discussion, and/or Action and/or Vote:

- 1) Crudo Jamestown, LLC, dba: Crudo Oyster Bar & Coastal Italian Kitchen, 14 Narragansett Avenue.

A motion was made by Councilor Meagher, with a second by Vice President Brine, to approve the Crudo Jamestown, LLC, dba: Crudo Oyster Bar & Coastal Italian Kitchen, 14 Narragansett Avenue, Victualing License, valid August 18, 2025 – November 30, 2025. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor M. Glackin, Aye.

Councilor Glackin recused from item VI.) D.) and left the meeting at 6:13 p.m.

- D) Review, Discussion, and/or Action and/or Vote: Approval of ~~Renewal~~—New Applications that have been received by the Town Council for Holiday License for the year August 18, 2025 – November 30, 2025, upon resolution of debts, taxes, State approval, and appropriate signatures:

- 1) TPG Marinas Yacht Brokerage LLC, 1 East Ferry Wharf (BL-30).

A motion was made by Councilor Meagher, with a second by Vice President Brine, to approve the TPG Marinas Yacht Brokerage LLC, 1 East Ferry Wharf (BL-30) Holiday License valid August 18, 2025 – November 30, 2025, upon resolution of debts, taxes, State approval, and appropriate signatures. Vote: President Beye, Aye; Vice President Brine, Aye; and Councilor Meagher, Aye.

Councilor Glackin rejoined the meeting at 6:14 p.m. and returned to the dias.

VII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS

- A) Town Administrator's Report: Edward A. Mello
 - 1) RhodeRestore 2026 RIDOT grant application (consent agenda).

Town Administrator Mello is seeking approval to execute a grant application through RIDOT in the amount of \$95,807.18 for municipal road paving prior to October 31, 2028. This grant will require a 67% match from the Town.

- 2) Fort Getty survey project.

Town Administrator Mello has consulted with the RI League of Cities & Towns regarding the survey. They have professional staff willing to assist with this project.

- 3) Water Tower Lease (consent agenda).

Town Administrator Mello is seeking approval to execute Amendment (2) to the Verizon Cell equipment lease at the Water Towers. Lease in the amount of \$3,660/month beginning on June 30, 2028, for a term of five (5) years with an option to extend four (4) additional extensions of five (5) years each.

VIII. UNFINISHED BUSINESS

- A) No items at this time.

IX. NEW BUSINESS

- A) Review, Discussion, and/or Action and/or Vote: At the request of Councilor Meagher, discussion of on-street parking in general; as well as specifically in areas close to seasonal amenities. This includes locations such as Fox Run/near the beach; Douglas Street and Valley Street near the Arts Center and Knowles Court.

Councilor Meagher stated she believes all the Town Council received the email about parking concerns on Fox Run, particularly during beach season. Many have raised issues about narrow roads, especially around Knowles Court, which is only 40 feet wide in some areas, affecting accessibility. Mr. Waterman highlighted that parking on both sides of Fox Run makes it difficult for fire trucks to pass and has led to instances of cars blocking driveways. To resolve these concerns, Councilor Meagher suggests the Town limit parking to one side of the street in areas with rights-of-way less than 50 feet. The Town Council might also want to review parking regulations on a street-by-street basis.

Town Administrator Mello stated that Knowles Court, the area around the Arts Center, and the impact on Fox Run have been topics of discussion over the years. He would suggest, if the council agrees, that the matter be referred to the staff traffic committee. They can review these areas and provide the Town Council with a recommendation or report.

X. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

XI. CONSENT AGENDA

- A) Town Council Minutes:
 - 1) June 16, 2025 (regular meeting).
- B) Minutes of Boards/Commissions/Committees
 - 1) Jamestown 250th Commission Community Workshop, May 7, 2025.
 - 2) Jamestown 250th Commission, May 14, 2025.
 - 3) Jamestown 250th Commission, May 28, 2025.
 - 4) Jamestown 250th Commission, June 11, 2025.
 - 5) Jamestown 250th Commission, June 25, 2025.

- C) Finance Director's Report: Comparison Budget to Actuals as of June 30, 2025.
- D) Authorization for Town Administrator Mello to execute a RhodeRestore 2026/Rhode Island Department of Transportation grant application for municipal road paving prior to October 31, 2028, in an amount not to exceed \$95,807.18.
- E) Authorization for Town Administrator Mello to execute Amendment (2) to the Verizon cell equipment lease at the Water Towers; a lease in the amount of \$3,660 per month, starting on June 30, 2028; for a term of five (5) years, with an option to extend for four (4) additional terms, each lasting five (5) years.
- F) Approval of Pole Placement Request by The Narragansett Electric & Verizon New England, Inc. Respectfully asks permission to locate and maintain poles, wires, and fixtures, including the necessary sustain and protecting fixtures to be owned and used in common by you petitioner along and across the following public ways: Pemberton Avenue installing new pole and permission to erect and maintain poles and wires together with such sustaining and protecting fixtures as they may find necessary, said poles erected or to erected substantially in accordance with the plan filed herewith marked WR#13910208, dated June 16, 2025.
- G) Ratification of the Administratively approved Annual Mobile Food Establishment (MFE) license for Splash Dogz LLC, 31 Lawn Avenue.
- H) Ratification of the Administratively approved One Day Event/Entertainment license application(s):
 - 1) Applicant: Jamestown Parks & Recreation (ENT-25-49)
Event: Jamestown Striper Club Kids Fishing
Date: August 9, 2025
Location: 650 North Road
- I) All One-Day Event/ Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event:
 - 1) Applicant: Friends of the Jamestown Seniors (ENT-25-48)
Event: 250th Jamestown Photo
Date: May 9, 2026 (rain date May 10, 2026)
Location: Fort Getty
 - 2) Applicant: Jamestown Parks and Recreation (ENT-25-50)
Event: Movie Night at Fort Getty
Date: September 19, 2025
Location: Fort Getty
 - 3) Applicant: Jamestown Arts Center (JAC) (ENT-25-51)
Event: Opening Reception and Artist Talk
Date: September 12, 2025
Location: JAC, 18 Valley Street.
- J) Ratification of the Administratively approved Short-Term Rental application(s) for the period of January 1, 2025, through December 31, 2025, duly advertised in

the July 31st and August 7th editions(s) of the Jamestown Press; upon resolution of debts, taxes, State approval(s) and appropriate signature(s):

- 1) STR-166 Robert Braisted 68 Narragansett Avenue
- 2) STR-137 Mackenzie Richards 30 Arnold Avenue

Councilor Meagher read aloud the names and addresses of each Short-Term Rental host application, asking those in attendance to raise any objections or comments.

A motion was made by Councilor Meagher, with a second by Vice President Brine, to approve the Short-Term Rental applications for licensing as listed on the Consent Agenda. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; Councilor M. Glackin, Aye; and Councilor E. Ross, Aye.

A motion was made by Vice President Brine with a second by Councilor E. Ross to accept the Consent Agenda. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor E. Ross, Aye; Councilor M. Glackin, Aye; and Councilor Meagher, Aye.

Communications were acknowledged.

XII. COMMUNICATIONS, PETITIONS, AND PROCLAMATIONS AND RESOLUTIONS FROM OTHER RHODE ISLAND CITIES AND TOWNS

The Council may acknowledge any of the listed Communications and Proclamations and Resolutions. Should any member wish to have a conversation on any of the matters, the item will be placed on a future agenda for review, discussion, and/or potential action and/or vote.

A) Communications Received:

- 1) Copy of letter to: Town Council
From: Jeffrey Boal
Date: August 1, 2025
RE: Ft. Getty Park Committee Appointment

B) Proclamations and Resolutions from other Rhode Island Cities and Towns

- 1) Town of Middletown, Resolution of the Council, No. 2025-61, Advocating for the Continued Operation of the Noreen Stonor Drexel Birthing Center at Newport Hospital.

XIII. OPEN FORUM

A) Continued (If necessary)

Paul Sprague, 11 Mast Street, stated he wanted to clarify something Charlotte Zarlengo asked about the reservoir. The bubbling we see is just from the aerators, not water being pumped from the aquifer. It's meant to keep the water circulating and prevent stagnation, so there's no need for concern about water depletion along the shores. Mr. Sprague doesn't think the Town is drawing from the aquifer; there may be other sources, and asked if Public Works Director Michael Gray could provide further details.

Public Works Director Michael Gray explained that two studies have been conducted on the reservoir, focusing on water quality improvement. When his predecessor was in charge, he implemented several measures to enhance raw water quality. There is a shed by the street with a blower that pumps air into hoses extending into the reservoir. A buoyant skid with diffusers helps mix the water and provide oxygen, preventing stratification in the reservoir. Additionally, the Town has a well on the eastern side, currently pumping less than 40 gallons per minute, influenced by

surface water. This water is directed into the transmission main connecting the reservoir to the treatment plant. The reservoir itself is primarily fed by rainfall, collected by the dam.

Tony Pinheiro, 161 Beacon Avenue, stated that if you have a fish tank and turn on the bubbles, it keeps the water from becoming stagnant. He asked a question about the Fort Getty survey that the Town will receive for free. Also, there has been discussion about an architect and the landscape architect, but he is wondering about the electrical bonding. Is the Town working on that, or will it wait until the survey is completed? There hasn't been any new information for weeks.

Councilor Meagher stated that the Fort Getty committee will hold its first meeting on the twenty-seventh at 6:00 PM. They will determine if and how to involve a design architect for the park's layout, including RV placements. The Town should wait for its direction before installing any pedestals. Additionally, part of the bond included a staff-created plan for improvements at Fort Getty. The intention is to have a landscape architect review this plan for safety and access. A solid plan is essential before any construction begins.

Councilor Glackin recused from Executive Session item A) and left the meeting at 6:29 p.m.

A motion was made by Councilor Meagher, with a second by Vice President Brine, to move into Executive Session. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor E. Ross, Aye.

XIV. EXECUTIVE SESSION

The Town Council may seek to enter into Executive Session and/or Open Session for review, discussion, and/or potential action and/or vote on the following:

- A) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL §42-46-5(a) Subsection (5) the acquisition and/or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public. (Potential lease of publicly held property Plat 9 Lot 355 & 356).

XV. ADJOURNMENT

A motion was made by Councilor Meagher, with a second by Vice President Brine, to seal the minutes and adjourn from Executive Session. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor E. Ross, Aye.

It was announced that no votes were taken.

The Town Council reconvenes the regular meeting.

A motion was made by Councilor Meagher, with a second by Vice President Brine, to adjourn at 6:58 p.m. Vote: President Beye, Aye; Vice President Brine, Aye; Councilor Meagher, Aye; and Councilor E. Ross, Aye.

Attest:

/s/ Roberta J. Fagan

Roberta J. Fagan, CMC, Town Clerk.