

**TOWN COUNCIL MEETING
March 5, 2018**

I. ROLL CALL

Town Council Members present:

Kristine S. Trocki, President
Michael G. White, Vice President
Blake A. Dickinson
Mary E. Meagher
Eugene B. Mihaly

Also in attendance:

Andrew E. Nota, Town Administrator
Christina D. Collins, Finance Director
Michael C. Gray, Public Works Director
Edward A. Mello, Police Chief
Lisa W. Bryer, Town Planner
Andrew J. Wade, Parks & Recreation Director
Mary Lou Sanborn, Library Board of Trustees Chair
Representative Deborah L. Ruggiero, District 74
Senator Dawn Euer, District 13
Peter D. Ruggiero, Town Solicitor
Cheryl A. Fernstrom, Town Clerk

II. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Council President Trocki called the regular meeting of the Jamestown Town Council to order at 6:37 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue, and Councilor Dickinson led the Pledge of Allegiance.

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

None.

**IV. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS,
RESOLUTIONS AND PROCLAMATIONS**

A) Presentations

- 1) Jamestown Legislative Delegation Report: Representative Deborah Ruggiero of District 74 and Senator Dawn Euer of District 13

President Trocki introduced our Legislative delegation. Representative Ruggiero, a member of House Finance, highlighted the Governor's \$9.3 billion Budget with \$3.7 billion in State revenues, the rest Federal dollars, with 70% for health, human services and education. Of concern is transfer of \$6 million from RI Resource Recovery Corporation,

the estimated \$23 million in revenue from online gambling, and the nine-member School Building Advisory Board that does not have a municipal representative. Discussion ensued of Article 9, the \$250 million Construction Bond to make our schools safe, warm and dry. A maintenance requirement accompanies the Bond.

Senator Euer noted this is her first forum of this type and she serves on the Commerce, Environment and Agriculture, and Rules, Ethics and Oversight Committees. She wants to keep the lines of communication open and looks forward to the opportunity to work on Article 9 of the Budget as it proceeds through Senate Finance.

Councilor Mihaly asked for information on the 3% maintenance allocation no longer required. Deb noted the replacement value was removed and the legislation and now reads *best national practices*. The \$250 million bond will be Question 1 on the November ballot.

Councilor Dickinson asked for clarification of the Budget breakdown, and Deb will email it tomorrow morning. Councilor Dickinson asked if an addition to one of our schools would be considered new construction, and Deb answered yes, and at present Jamestown would be eligible for 35% reimbursement. He asked if the State tracks our aging population and why young people are leaving, and Deb answered yes they are, and it is linked to jobs, the economy, and affordable housing. Discussion ensued of job training initiatives.

Senator Euer is actively following offshore oil drilling on the continental shelf and drafted a Bill to ban it off RI waters. She is working on renewable energy and coastal policies, and RI is a leader in these areas. Deb highlighted green economy, marine trades and protecting those industries. She will forward information on the potential offshore leases and encourages Jamestown to weigh-in on the issue.

Councilor Dickinson noted Jamestown has a solid income, much of it leaves the Island, and we need some of it back in the form of support from the State. Councilor Meagher noted the TIP Program and acceleration of the program and funding would be appreciated. Dawn noted the Bill she filed requiring RIDOT to communicate with local communities and businesses prior to commencement of road construction. Deb referenced the upcoming Veterans Breakfast to keep them informed of legislative issues and hear their needs. Council members note their appreciation for Deb and Dawn and how they keep the lines of communication open. Town Administrator Nota referenced open communications with Representative Ruggiero and Senator Euer and reports from the League of Cities and Towns and Municipal Finance that keep us informed of the issues. Review of the School Construction Bond with Treasurer Magaziner will be held March 22nd.

The session was opened to public comment.

Bob Bowen of Capstan Street asked about gun control legislation and was informed House and Senate Judiciary are holding hearings tomorrow beginning at 4:30 p.m.

Linda Jamison of Ocean Avenue asked about the Legislative calendar and was informed how to look up Committee schedules on the website and the process to testify at hearings.

Mary Lou Sanborn of Bay View Drive asked about Bills that continue to be introduced. Representative Ruggiero explained that Bills are introduced repeatedly when not adopted in the first round, and how obscure laws are reviewed for potential removal.

The Council thanked our Legislators for their informative reports.

2) Solarize Rhode Island Program – Jamestown Participation:
Presentation by Shauna Beland and Chris Kearns of the RI Office of
Energy Resources (OER)

Shauna Beland thanked our Legislators for their assistance with renewable energy legislation. An overview of the program established in 2014 proceeded. Their agency performs the bid process for municipalities to save time and provide a service for residents who are interested in solar energy. The more people who sign on to the program, the lower the costs per household. The program has been successful, with sixteen municipalities on board, and participating homeowners become proponents for the program. Jamestown and Narragansett are the two communities proposed for 2018. Discussion ensued.

The OER Community Letter Agreement was referenced and it can be tailored for Jamestown homeowners and small businesses. The program metrics were also referenced. To date over 600 contracts have been signed for solar installations. The Jamestown Sustainability Fair was noted and Solarize Rhode Island will be a participant.

Councilor Mihaly asked what the Town's role would be, and was informed to provide support and information.

Ray Ianetta of Maple Avenue asked if there is a coop and was informed not at this time. Chris Kearns explained the legislation introduced for community solar projects that could include coops. Discussion continued.

The Council thanked Shauna and Chris for their presentation.

B) Acknowledgements

1) Reappointment of Chief Edward A. Mello to the Police Officers'
Commission on Standards and Training by Governor Raimondo

Town Administrator Nota highlighted the level of engagement of members of our Town staff. Chief Mello was thanked, congratulated and commended for his efforts.

V. PUBLIC HEARINGS, LICENSES AND PERMITS

None.

VI. OPEN FORUM

A) Scheduled request to address. None.

B) Non-scheduled request to address.

Katherine Maxwell of Narragansett Avenue asked the Council to have a discussion of Water and Sewer rates in Jamestown and referenced the upcoming rate study. We have a small customer base and needed improvements that must be funded. We have to move forward

and take a substantive look at all aspects of how to pay for water and sewer. Ms. Maxwell was advised to confer with Town Administration regarding an appropriate Water and Sewer meeting to conduct such a conversation (March 19th).

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

None.

VIII. UNFINISHED BUSINESS

- A) Jamestown Golf Course Club House Replacement Project
 - 1) Approval of the Design for replacement of the Golf Course Club House; review, discussion and/or potential action and/or vote
 - 2) Approval for the Placement of a resolution or question on a future Financial Town Meeting Warrant, Special Election Ballot or General Election Ballot for the Golf Course Club House Replacement; review, discussion and/or potential action and/or vote

President Trocki referenced the Golf Course Work Session held Monday, February 26th and the presentation. This topic is on the agenda this evening for a potential vote to proceed to prepare for an FTM vote in June.

Linda Jamison of Ocean Avenue asked why the Council will vote to put the Golf Course on an FTM and the School Bond will be on the November ballot, as it would make more sense to have them both on the same ballot so that voters can see all the proposed debt.

Councilor Dickinson commented the decision has not been made, but there may be a vote to move forward. Councilor Meagher explained the School Bond must be on the ballot by legislation, and the Council would determine if the Golf Course would be on an election ballot, referendum, or FTM.

Mary Lou Sanborn of Bay View Drive suggested Town Administrator Nota present all projects and outstanding debt in one document to reflect all costs so the voters can make an informed decision. It was noted the Capital Budget will be presented tomorrow evening.

Priscilla Blackman of Lincoln Street commented there are concerns for use of the golf course building, course conditions, and impact on revenue. She asked the Council to create a third option that removes the second floor to provide what is needed using the existing building first floor. If community space is needed it could be done later by adding a second floor to the existing building. She referenced Bob Sutton's plan presented several months ago. Councilor Meagher noted the Building and Facilities Committee report of six years ago that determined the building unsafe for public assembly. President Trocki noted the report declared repairs were not possible, there has been extensive review, and we are here to vote on a plan to replace the current building. Ms. Blackman would like to keep the building where it is for the view and hopes the Council can work this out.

Councilor Dickinson read Alma Davenport's letter as she is unable to be here this evening.

Ms. Davenport noted the golf course conditions that need to be rectified, stated the option suggested by Bob Sutton would be a better alternative, and a simpler facility would better serve the course and our residents.

Derek Blackman of Lincoln Street asked if the proposed building includes community space. He stated it is not practical to have golf course operations and public activities at the same time, as it will exaggerate parking problems. The greens need to be replaced and drainage and watering systems upgraded. The original project centered on the golf course operation, and Mr. Sutton's proposal is a feasible third option to fix the club house and operate the facility. He believes it would be difficult to find a new franchisee for the proposed two-story facility.

Frank Meyer of Southwest Avenue noted Jamestown's lack of imagination in the past. A former plan (Warner Architects) included space for a community theater, weddings and special events. The Town could save money on the club house and invest money in the old Highway Barn to make it into a community center that would satisfy everyone's needs.

James Tobin of Neptune Street stated this facility has too many plans and no one has settled on one. The taxpayers are going to have to decide, and rather than deciding on a plan they will vote no. The lessee stated golf is declining and he will have a hard time making money, and the Town will have difficulty getting an annual lease fee.

Councilor Meagher stated there are two options – one option is a second floor, and the operator (Mistowski) prefers a separation of golf course operations and community space. President Trocki noted the Council is vetting the options and will present the proposal that is best for the Town. Lengthy discussion ensued of past and present projects that worked. She understands the concerns for competing taxpayer dollars and believes we can work together and make the most of this facility for everyone. Mr. Tobin felt the article in the *Press* was confusing and we need clear information on what is proposed so the voters can make a decision.

Bob Bowen of Capstan Street asked for information on the plans. Town Planner Lisa Bryer noted past meetings and the presentation at last week's work session. A PowerPoint presentation proceeded that recapped the project that began in 2012 with a structural assessment, the space needs assessment authorized in 2016, the reason for moving the building to provide better parking, the April 2017 design, and the scaled back design to reflect the golf course operation as the primary need. The Council voted in October 2017 to go to 50% design, and what is proposed provides golf course support and community space. There are two schemes – a one-floor option with limited multi-purpose space (3,579 sq. ft.) and a two-floor option with the 1st floor dedicated to the golf operation and the 2nd floor for community multi-purpose use (5,742 sq. ft.). Lengthy discussion ensued.

Bob Bowen stated he is glad to see this plan come forward and feels a golf course Bond vote would be better on a General Election ballot. Discussion ensued of past Bond votes.

Ray Iannetta of Maple Avenue asked if the proposed building width is less than the present structure. He was informed with the relocated building, there would be less width along Conanicus Avenue creating a greater view shed.

Councilor Meagher explained the two proposed plans. President Trocki noted the separation of the golf and community activities with the multi-level plan and the upstairs could be used during the off season when other outdoor venues are not available. Councilor Mihaly stated there are three objectives – provide the lessee with a building that meets the needs of the golf operation, provide public use space, and the golf course conditions. He was not aware of the greens and fairways conditions, which we need to address. He supports the two-floor option. Vice President White stated a decision on the building does not affect the Council’s willingness to address the course issues, the two-story option is the best one for golfers and non-golfers, and he agrees with the building relocation. The costs for a viable building that will last are really not that much.

Councilor Meagher noted the Golf Course was purchased following a unanimous vote at an FTM. She has faith that what is proposed for a two-story facility is appropriate and is a better solution for the course and the community. It is appropriate to wait until we have more information on costs. This was thoroughly vetted and the design process has been good, and it is time to go forward with a new building and repairs to the course, and we can do both.

Councilor Dickinson stated from his perspective we should adhere first to the lease and protect our investment in the open space. This is a dual use facility where there are ongoing activities that create a great experience. He prefers the smaller version, and supports meeting the needs of the golf course first and provides space for community activities. We have finite dollars and increased demands for them, and we need to meet our obligations to the operator. Though it is not real, he prefers the third option. President Trocki asked for clarification. Councilor Dickinson stated what is proposed far exceeds what our obligation is to the operator and if we move forward with a \$2 million project, we will have to give up something else, and that is difficult.

Town Administrator Nota reviewed the financial picture of the golf course and what is proposed. The base lease is \$175,000 annually, and we won’t know what a new lease will be until there is an RFP process. With a commercial lease there would be a taxable bond (4-5%), which is more than a tax exempt bond (2-3%). This would have to be vetted to determine if the second floor would be tax exempt. Based on a \$2.9 million bond the annual payment for principal and interest would be \$199,000. The estimated tax increase on a \$500,000 home would be approximately \$35 to \$45 per year. Discussion ensued.

Councilor Meagher stated we need a breakdown of the costs, benefits, and debt that is out there before making a decision. President Trocki stated the deadline for a decision on this is April and we need to make it at the next meeting. If fellow Councilors agree she would be willing to continue this item. Discussion ensued.

Linda Jamison of Ocean Avenue stated taxpayers need to see what the actual cost will be.

A motion was made by Councilor Meagher with second by Vice President White to continue VIII. Unfinished Business Item A) both 1) and 2) to the March 19th meeting. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.

- B) Upcoming Meetings and Sessions – dates and times
 - 1) Schedule for budget sessions/hearings; review and discussion
 - 2) Town Council/School Department budget/public work sessions; review and discussion

President Trocki referenced upcoming Town Council meetings and work sessions, a total of 13 sessions between now and April 16th, that address the Town and School budget. Tomorrow's session will address Capital Improvements and Thursday will address the School Operating Budget; both sessions at 6:00 pm. The March 15th session with the School Department will be at Lawn School at 7:00 p.m.

IX. NEW BUSINESS

- A) Town Council Support for House Bill 7385 and Senate Bill 2270 and drafting a Resolution of Support for the Removal of the Sunset Provision from the Residential Mortgage Foreclosure Mediation Act – placement on a future agenda; review, discussion and/or potential action and/or vote

Solicitor Ruggiero explained the provision for people in foreclosure, which some communities have addressed in an ordinance. The Statute has a sunset clause and RI Housing is asking for its removal as there is a need for this program. A Resolution will be drafted and this item will appear on the March 19th meeting agenda.

- B) Submission of the Town Administrator's FY 2019 Budget (July 1, 2018 to June 30, 2019)

Town Administrator Nota stated this is an evolving document and highlighted new sections added this year including a municipal organizational chart, community profile and map, and Goals and Objectives summary. The budget document will be posted on the Town website tomorrow morning. The Total General Fund is \$24,428,764, an increase of \$711,511 or 3%. The Tax Levy is \$19,960,014, an increase of \$734,406, or 3.82%, reflecting a tax rate impact of 29 cents (5 cents municipal/24 cents school). The estimated property tax increase for a home valued at \$500,000 is \$145.

Discussion ensued of Capital Improvement projects not included in this year's budget. We just received notification from RIDEM that the Town will receive funding from the last Green Economy Bond and up to \$400,000 for the shared Bike Path/Pedestrian Path.

The Council thanked the Town Administrator for his thorough overview. Town staff and Finance Director Collins were thanked for their efforts in the budget preparation process.

X. ORDINANCES, APPOINTMENTS, VACANCIES AND EXPIRING TERMS
None.

XI. CONSENT AGENDA

A motion was made by Councilor Mihaly with second by Councilor Meagher to approve and accept the Consent Agenda. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.

The Consent Agenda approved consists of the following:

- A) Adoption of Town Council Minutes
 - 1) February 20, 2018 (regular meeting)
 - 2) February 20, 2018 (executive session)
 - 3) February 26, 2018 (public work session)
- B) Minutes of Town Boards/Commissions/Committees
 - 1) Jamestown Zoning Board of Review (01/23/2018)
- C) Abatements/Addenda of Taxes
 - Total Abatements: \$23,569.64 Total Addenda: \$22,633.98
 - 1) Real Property/Motor Vehicle/Tangible Abatements to 2015 Tax Roll
 - Account/Abatement Amount**
 - a) 07-0365-50M \$ 29.15
 - 2) Real Property/Motor Vehicle/Tangible Abatements to 2017 Tax Roll
 - a) 03-1001-00 \$ 2,508.02
 - b) 08-0972-00 \$ 3,178.62
 - c) 10-0048-80 \$ 269.32
 - d) 12-0405-50 \$ 4,246.32
 - e) 13-2060-00 \$ 898.04
 - f) 22-0309-77 \$12,440.17
 - 3) Real Property/Motor Vehicle/Tangible Addenda to 2017 Tax Roll
 - Account/Addenda Amount**
 - a) 03-1001-10 \$ 2,508.02
 - b) 13-0910-00 \$ 3,328.62
 - c) 14-0045-90 \$ 4,246.32
 - d) 19-0003-13 \$12,440.17
 - e) 19-0380-00 \$ 110.85
- D) CRMC Notices
 - 1) Public Hearing Notice for proposed adoption of Chapters 3, 4 and 5 to the Shoreline Change Special Area Management Plan (SAMP), April 10, 2018, 6:00 p.m., Conference Room A, One Capitol Hill, Providence, with written comments due by March 23, 2018
 - 2) Letter of CRMC Director Jeffrey M. Willis announcing the revised Jamestown Harbor Management Plan submitted September 17, 2017 addressed all stipulations and five-year approval is granted to February 26, 2023
- E) Victualing and Holiday License Renewal Application

- 1) The Island Scoop dba: **Island Scoop**
Address: 79 North Road
- F) Trash Collector License Renewal Application
 - 1) Republic Services, Inc. dba: **Republic Services of MA**
Address: 1080 Airport Road, Fall River, MA 0220
- G) Peddler and Holiday License Transfer Application
 - 1) Transferor: A. B. Monroe Dairy, Inc. dba: **Monroe Dairy**
Transferee: Monroe Dairy, LLC dba: **Monroe Dairy**
Address: 151 Brow Street, East Providence, RI 02914
- H) Marine Vessel Beverage License – **Class G** – Renewal
 - 1) Conanicut Marine Services
dba: MV The Jamestown
Location: East Ferry Wharf
 - 2) Conanicut Marine Services, Inc.
dba: MV The Katherine
Location: East Ferry Wharf

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

Communication 2) announcing the Sustainability Fair on March 21st was highlighted.

A motion was made by Councilor Meagher with second by Councilor Mihaly to receive the Communications. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.

The Communications and Resolutions from other RI cities and towns received consists of the following:

- A) Communications
 - 1) News Release of the US Army Corps of Engineers announcing establishment of a local Restoration Advisory Board to support the Army Corps of Engineers environmental investigation activities at the former defense site at Gould Island
 - 2) Announcement of Open House and Sustainability Fair on Wednesday, March 21, 2018, 5:00 to 7:00 p.m., Town Hall (hosted by the Jamestown Planning Department)
 - 3) News Release of RI Turnpike and Bridge Authority for Route 138 Resurfacing and Roadway Improvement Project from the Jamestown Verrazano Bridge to the Newport Pell Bridge Toll Plaza March 5th to June 15th
 - 4) Letter of the Armenian National Committee of Rhode Island Proclaiming April 24th as Armenian Genocide Remembrance Day in memory of the Armenian Genocide of 1915 to 1923

Town Administrator Nota referenced Dennis Webster's letter re: Veterans Benefits (received after this agenda deadline). This will be placed on the March 19th agenda. Any

amendments to the present Veterans Exemptions would require enabling legislation.

XIII. AGENDA ITEMS FOR THE NEXT MEETING AND FUTURE MEETINGS

- A) Planning Department/Planning Commission/Affordable Housing Committee Reports (March 19) – moved to April
- B) Ambulance Barn (March 19)
- C) Final report on the Fire Station Rehabilitation Project (March) – moved to April
- D) Coyote Activity update (March 19)
- E) Fort Getty Landscape Project/Tree Committee Report (April)
- F) Friends of the Jamestown Rights-of-Way (April)
- G) Friends of the Jamestown Seniors

The following items were added for future meetings:

- Executive Session to review property acquisitions for affordable housing (March 19th)
- Review of the Open Meetings Act (April)
- Solarize Rhode Island (March 19th)
- Friends of the Jamestown Seniors (Special Meeting March 26th at 5:00 p.m.)
- Library Trustees Presentation for Revised Scope of the Library Design (March 19th)
- Veterans Exemptions (March 19th)

XIV. EXECUTIVE SESSION

None.

XV. ADJOURNMENT

A motion was made by Vice President White with second by Councilor Meagher to adjourn. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.

The Jamestown Town Council adjourned the regular meeting at 9:35 p.m.

Attest:


Cheryl/A. Fernstrom, CMC, Town Clerk

Copies to: Town Council
 Town Administrator
 Finance Director
 Town Solicitor