

**TOWN OF JAMESTOWN  
TOWN COUNCIL MEETING  
for  
TOWN, WATER AND SEWER MATTERS**

Tuesday, January 16, 2007

A regular meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners was called to order at the Jamestown Philomenian Library, Conference Room, 26 North Road at 6:05 PM by Vice-President, Julio DiGiando.

The following members were present:

William Kelly  
Barbara A. Szepatowski

Commission President David J. Long and Commissioner Michael F. Schnack arrived at 6:06 PM

Also present were:

Bruce Keiser, Town Administrator  
Steven J. Goslee, Public Works Director  
Denise Jennings, Water and Sewer Clerk

**AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS**

(None scheduled)

**READING AND APPROVAL OF MINUTES**

1) 12/21/06 (regular meeting):

Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to accept the 12/21/06 minutes. So unanimously voted.

**OPEN FORUM**

1) Scheduled requests to address:

(None scheduled)

2) Non-Scheduled requests to address:

(None)

**REPORT OF TOWN OFFICIALS**

1) **Pumping Report:**

- Pumping was down for the month (December)-Coming into lowest three months.
- Rainfall for the month (December) was below average.
- Color level is up slightly and is due to rain and lack of sun.
- North Reservoir is @ capacity, usable storage-60MG
- South Pond is @ capacity, usable storage-7MG.

2) **Town project reports:** (See Project Update Report dated December 2006)

The Commission asked for clarification on a few items as reported by the Public Works Director.

## LETTERS AND COMMUNICATIONS

(None)

Commission consensus: To discuss item number 2 under “**NEW BUSINESS**” prior to “**UNFINISHED BUSINESS**”.

### NEW BUSINESS

2) Application of Gail Sheahan et Charles Sheahan (Plat 8, Lot 442; 49 North Road) for **utility (water and sewer) service expansion/change of use**

The Public Works Director reported the following:

- The applicant is requesting a change of use from a duplex to mixed use (adult daycare/apartment).
- The average used for the last 3 years of use was 85,000 gallons per year.
- If one assumes that the apartment will use the average of a single unit of the duplex (28,000 gallons), then the adult daycare would need to maintain a consumption of the 3 year average minus the apartment. 85,000 gallons minus 28,000 gallons or 57,000 gallons per year.
- The applicant has indicated that their estimate of usage for the adult daycare would be 10,000-15,000 gallons per year.
- If the applicants estimate doubled to be conservative, it would still be within the allowable usage.

Following brief discussion and clarification of a few items, motion was made by Commissioner Szepatowski, seconded by Commissioner DiGiando to approve the application of Gail Sheahan et Charles Sheahan (Plat 8, Lot 442; 49 North Road) for utility (water and sewer) service expansion/change of use from a duplex to mixed use (adult daycare and one apartment). So unanimously voted.

### UNFINISHED BUSINESS

1) Application of Stephen Masso (Plat 7, Lot 99; 15 Weeden Lane) for **utility (water) service connection** (cont. from 12/21/06)

Commission consensus: To continue the application of Stephen Masso (Plat 7, Lot 99; 15 Weeden Lane) for utility (water) service connection to the next Water and Sewer meeting on 02/20/07, as requested by Attorney John Murphy.

2) Review of **Town Office site (44 Southwest Avenue)** for future disposition. (*per Councilor Kelly*) (cont. from 12/21/06)

Commissioner Szepatowski stated the following:

- The proposed animal shelter will be temporary.
- The proposed shelter will house cats only and dogs during the day.
- The office building should be used for affordable housing and the temporary shelter will not hold up plans for this building.

Commissioner Kelly stated that the property would be ideal for affordable housing and the day that the employees move from Southwest Avenue to the new Town Hall he would hope to have a plan in place to move forward. Discussion followed regarding getting the highest price for the property vs. fair price.

Commissioner DiGiando stated that there will be an affordable housing plan and that he does not want this matter to become a budget issue or a staffing issue for the Town Administrator and his staff. Commissioner DiGiando further stated that there is only so much that the staff can do.

Commissioner Schnack stated that any benefit that comes back, should go back to the users and that we are accumulating a lot of debt and need to get the best price to relieve the debt.

Administrator Keiser stated the following:

- It is not too early to ask for an appraisal and that funds are available to get this in motion.
- Steve Ostiguy from Church Community Housing has just begun to get things rolling for his input on affordable housing and is currently working with the Town Planner.
- Money should come back to relieve the users.

Discussion ensued regarding federal funding restrictions and the ability to assist island people vs. all people in need. Administrator Keiser stated that he would investigate this matter. Discussion followed regarding the temporary animal shelter and the teen center. Commissioner Szepatowski asked for clarification regarding storage of tractors in the garage and the possibility of moving these tractors. The Public Works Director stated that the tractors belong to the Recreation Department and that they can be moved outside at 44 Southwest Avenue and placed under tarps.

### **NEW BUSINESS cont.**

1) Application of Frank Henderson (Plat 8, Lot 322; 27 Luther Street) for **utility (water and sewer) service expansion/change of use**

Commission consensus: To continue the application of Frank Henderson (Plat 8, Lot 322; 27 Luther Street) for utility (water and sewer) service expansion/change of use to the next Water and Sewer meeting on 02/20/07, as requested by Attorney Quentin Anthony.

2) Application of Gail Sheahan et Charles Sheahan (Plat 8, Lot 442; 49 North Road) **for utility (water and sewer) service expansion/change of use**

Previously discussed.

3) Set date for public hearing for **environmental assessment** of new **Water Treatment Plant**  
Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to set Monday, 02/05/07 at 7:00 PM as the date and time for the public hearing for the environmental assessment of new Water Treatment Plant. So unanimously voted.

### **BILLS AND PAYROLL**

Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to approve the Water Bills and Payroll. So unanimously voted. Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to approve the Sewer Bills and Payroll. So unanimously voted.

### **TOWN BUSINESS**

1) **Executive Session:**

- a) Executive Session Announcement
  - i) Pursuant to RIGL 42-46-5(a)(2)(*litigation*)
  - ii) Pursuant to RIGL 42-46-5 (a)(5) (*lease of real property*)

Motion was made by Commissioner Szepatowski, seconded by Commissioner DiGiando to move into Executive Session at 6:55 PM pursuant to RIGL 42-46-5(a)(2)(*litigation*) and pursuant to RIGL 42-46-5 (a)(5) (*lease of real property*).

The vote was, Commissioner DiGiando, aye; Commissioner Kelly, aye; Commissioner Schnack, aye; Commissioner Szepatowski, aye. Motion so unanimously voted.

The Commission returned to regular session at 7:45 PM.

Motion was made by Commissioner Szepatowski , seconded by Commissioner Schnack to seal the minutes of the Executive Session. The vote was, Commissioner DiGiando, aye; Commissioner Kelly, aye; Commissioner Schnack, aye; Commissioner Szepatowski, aye. Motion so unanimously voted.

Motion was made by Commissioner Szepatowski , seconded by Commissioner Schnack to schedule an open meeting on 01/19/07 at 3:30 PM (Police Station) to discuss Town Solicitor RFP's, followed by an executive session, pursuant to RIGL 42-46-5 (a)(5) (*lease of real property*). So unanimously voted.

### **ADJOURNMENT**

There being no further business before the Commission, motion was made by Commissioner Szepatowski, seconded by Commissioner Kelly to adjourn the meeting at 7:47 PM. So unanimously voted.

Attest:

Denise Jennings  
Water and Sewer Clerk

xc: Commission Members (5)  
Town Administrator  
Town Solicitor  
Public Works Director  
Town Clerk