

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

Monday, December 17, 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 Town Hall, Council Chambers, 93 Narragansett Avenue at 7:03 PM by Commission President Julio DiGiando.

The following members were present:

Vice-President, Michael White
William Kelly
Robert W. Sutton, Jr.
Barbara A. Szepatowski

Also present were:

Bruce Keiser, Town Administrator
Steven J. Goslee, Public Works Director
Michael Gray, Town Engineer/Deputy Public Works Director
Peter D. Ruggiero, Town Solicitor
Denise Jennings, Water and Sewer Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

1) 11/20/07 (**regular meeting**)

Motion was made by Commissioner White, seconded by Commissioner Szepatowski to accept the 11/20/07 (regular) meeting minutes. So unanimously voted.

2) 11/20/07 (**executive session**)

Commission President DiGiando noted that there was no executive session on 11/20/07 and that this item was placed on the agenda in error.

OPEN FORUM

1) Scheduled requests to address:

(None)

2) Non-Scheduled requests to address:

Valorie Malloy of 7 Columbia Avenue expressed her concerns regarding placement of a painted marker to identify the drain near the corner of her property. Commission President DiGiando stated that the Public Works Department would assist Ms. Malloy with this matter.

REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

- Pumping was up slightly for the month of November, compared to last year.
- Rainfall was below average for the month of November.
- North Reservoir is down 47 inches and is @ 28MG, usable storage-60MG. The next stage for a regulatory change is four feet. Currently remain in a moderate draught.
- South Pond is @ 6MG, usable storage-7MG.

2) **Town project reports:** (See Project Update Report dated November 2007)

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

Commissioner Sutton expressed his concerns regarding the geese problem at the North Reservoir. Commission consensus: To ask the Public Works Director to provide a report on a possible solution to this problem at the next Water and Sewer meeting on 01/22/08.

3) Preliminary presentation by the Town Administrator and the Deputy Public Works Director/Town Engineer re: **Water and Sewer Hookups for the new Highway Barn @ Taylor's Point**

The Town Engineer distributed a copy of a plan to the Commission, the Administrator, the Solicitor and the public and briefly outlined the plan as follows:

- The utilities are on Bayview Drive
- Newport Overlook is the last building with sewer services
- The water service is a 1inch service
- The property in question is in the Rural Water District and would be considered a hook-up, not an extension of water service
- Mt. Hope Avenue is the dividing line between the urban and rural district

Additionally, The Town Administrator outlined the plan as follows:

- Since the property is in the Rural Water District, one would need to apply by application to the Board for approval of utilities and would need to prove the following:
 - The application for service connection is consistent with the Comprehensive Community Guide
 - The application for service connection will not impair the available resources of the Urban Water District
 - The application for service connection will not reduce the level of fire protection of the community
 - The premise shall not be part of a subdivision except and Administrative Subdivision
 - The land will not provide a sufficient quantity of potable water by drilling private well

The Town Administrator reported that the formal application for utility service connections will be submitted in time for the January Water and Sewer meeting and at that time the applicant (Town) will address the 5 items as stated for approval. The Town Engineer asked for guidance regarding the need to drill a well for this project and stated that two wells have already been drilled on a neighboring property (Munger) and asked if it would be possible to submit reports for these wells.

Commissioner DiGiando asked the Solicitor for clarification on this request. Solicitor Ruggiero stated that if there is another source, the applicant needs to try this source.

The Town Engineer reported the following:

- The existing highway garage does not use a lot of water. They use 3,000 gallons per a quarter.

- He spoke to Mr. Munger regarding the wells that he had drilled. The pressure and supply were low and were not enough for fire protection.

Commissioners Sutton, Szepatowski agreed that the Town must follow the same rules as other applicants.

Brief discussion ensued regarding the current usage at the highway barn and the cost to drill a well. The Public Works Director stated that it is usually required that one must drill a 300 foot well, which is approximately \$12.00 per a foot.

The Town Engineer stated that he would provide as much information as he could for the Water and Sewer meeting in January.

Following continued discussion and clarification, it was the consensus of the Commission to continue this matter to the next Water and Sewer meeting on 01/22/08.

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

- 1) Review of **Town Office site (44 Southwest Avenue)** for future disposition. (*per Commissioner Kelly*) (cont. from 11/20/07)

The Town Administrator stated that he did not have anything new to report although he briefly outlined the status of the matter to the new Commission members as follows:

- Church Community Housing would like to build a 12 unit building for affordable housing.
- Two appraisals have been done on the property.
- Church Community Housing will provide a written proposal for their use of the property.
- Church Community Housing has applications before the State Housing Resources Board for funding.

Commissioner Kelly expressed his concerns regarding keeping this project moving forward. Administrator Keiser stated that he would get a status report from the Town Planner and will report back to the Commission at the next meeting on 01/22/08.

Brief discussion ensued regarding the grant funding cycle, the possibility of checking into other affordable housing development corporations and the Commissions responsibility to rate payers.

Commissioner Sutton stated that he believes that the Town owns the Water Department, not the rate payers. The Public Works Director stated that the rate payers are the ones that paid on the note. Commissioner Sutton suggested that the Town Solicitor review the ownership of the Water Department.

Commission consensus: To ask the Town Solicitor to review this matter and to report back to the Commission at the next Water and Sewer meeting on 01/22/08.

- 2) Report from Town Administrator
 - a) **Water consumption and rates** (cont. from 11/20/07)

Administrator Keiser stated that he currently reviewing raw data compiled by town staff and suggested that this matter be continued to the next Water and Sewer meeting.

Commission consensus: To continue this matter to the next meeting on 01/22/08,

- b) **Public community value** of being on water and sewer(cont. from 11/20/07)

Following brief discussion, it was the consensus of the Commission to continue this matter to the next Water and Sewer meeting on 01/22/08.

NEW BUSINESS

- 1) Parking and **public access at the Water Treatment Plant** on North Road (*per Commissioner Sutton*)
 - a) During construction
 - b) After completion

Commissioner Sutton expressed his concerns regarding public access through and near the Water Treatment Plant property located on North Road and stated that he understands the need for security especially during construction, but the Town should also consider the public value of the property. Commissioner Sutton suggested that the Town create general schematic plan of the site to include an area where a few people can view the osprey and walk the trails and at the same time keep the Water Treatment Plant area safe. Brief discussion ensued regarding Commissioner Sutton's suggestions.

Public Works Director Goslee expressed his concerns regarding security and public access and stated that the trail runs to South Pond, a neighboring property and may go to a beach. Commissioner Sutton stated that he appreciates the Public Works Directors responsibility to keep the areas safe.

Commission consensus: To continue discussion on this matter at the next Water and Sewer meeting on 01/22/08.

- 2) Review **Rules and Regulations** of Board of Water and Sewer Commissioners as amended July 17, 2006
Commission President DiGiando referred to a memo submitted by the Water and Sewer Clerk identifying specific items of concern. Solicitor Ruggiero stated that if the Commission would like to move forward, he could draft amendments to advertise for a public hearing.

Commission President DiGiando and Administrator Keiser briefly outlined the history of the items of concern. Commission President DiGiando asked the Solicitor Ruggiero to review the changes. Commission consensus: To continue this matter to the next Water and Sewer meeting on 01/22/08.

Commissioner Sutton referred to the Hazen Report. The Public Works Director stated that the Hazen Report is a good historical record and that he would supply a copy of the report and also a copy of Water Study Committee Report to the Commission at the next Water and Sewer meeting.

- 3) Copy of article submitted by Kevin Carty to Commissioner Robert Sutton re: **desalination**
Commission President DiGiando stated that there will be space in the new treatment plant for one cell of desalination. The Public Works Director briefly described the treatment process for desalination. No further action was taken.

BILLS AND PAYROLL

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

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

TOWN BUSINESS

1) Planning Commission (three (3) vacancies; four-year term ending December 31, 2011) duly advertised and interviews complete; if favorable, appoint

- a) Request for Reappointment
 - i) Richard Ventrone

Motion was made by Councilor Kelly, seconded by Councilor White to reappoint Richard Ventrone to the Planning Commission for a two-year term. So unanimously voted.

- b) Letters of Interest
 - i) Michael Schnack
 - ii) David Cain
 - iii) Nancy Bennett
 - iv) Patrick Bolger
 - v) Susan Little
 - vi) Robert Ullrich
 - vii) Deborah Ruggiero
 - viii) Abigail Campbell-King
 - ix) Alexandra Nickol
 - x) Michael Swistak
 - xi) Ellen Winsor

Each Councilor identified whom they were in favor of for appointment to the Planning Commission.

Motion was made by Councilor Kelly, seconded by Councilor Sutton to appoint Michael Schnack, Alexandra Nickol and Michael Swistak to the Planning Commission for a four-year term. So unanimously voted. The Council noted that this four-year term is subject to confirmation by the Town Clerk.

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner White, seconded by Commissioner Kelly to adjourn the meeting at 9:01 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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