

**TOWN COUNCIL WORK SESSION**  
**October 20, 2014**

**I. CALL TO ORDER**

President Trocki called the Town Council work session to order at 7:05 p.m. on Monday, October 20, 2014 in the Rosamond A. Tefft Council Chambers of the Jamestown Town Hall at 93 Narragansett Avenue. The Pledge of Allegiance was led by Col. David Fuquea.

**II. ROLL CALL**

Council Members present:

Kristine S. Trocki, President  
Mary E. Meagher, Vice President  
Thomas P. Tighe  
Eugene B. Mihaly  
Blake A. Dickinson

Also in Attendance:

Andrew E. Nota, Town Administrator  
Christina D. Collins, Finance Director  
Lisa Bryer, Town Planner  
James Bryer, Fire Chief  
Howard Tighe, Deputy Fire Chief  
Michael Gray, Public Works Director  
Justin Jobin, Environmental Scientist/GIS Coordinator  
Cathy Kaiser, School Committee Chair  
Wyatt A. Brochu, Town Solicitor  
Cheryl A. Fernstrom, Town Clerk

**III. TOWN COUNCIL WORK SESSION**

President Trocki outlined the ground rules and procedures for this evening's work session and referenced the printed materials available at the back of the room and online. Town Administrator Nota and Town staff were commended for their efforts on this evening's presentation. The procedure for public comment following the presentation was explained. The Council is not making any decisions and no votes will be taken; this work session is for gathering information from the public through an open discussion.

A) Council Review and Discussion

- 1) Vision relating to the Town's recreation and cultural arts needs involving/including the Jamestown Recreation Center, Jamestown Golf Course Clubhouse, and Portuguese American Citizens Club – current and future uses, public interest, and potential acquisition

A PowerPoint Presentation by Town Administrator Nota proceeded. Mr. Nota thanked the Council for hosting this forum and stated when opportunities present themselves we must avail the public of such information. Mr. Nota announced the new Town website is up with the address [www.jamestownri.gov](http://www.jamestownri.gov) and can be viewed this evening on the small screen; the documents from this session and all other reports associated with this presentation can be found on the new website. Justin Jobin gave an overview of the new website and how to navigate it. Town Administrator Nota stated many other archived documents can be found on the website. The public was urged to inform Town Administration of any obstacles encountered with the website so that adjustments can be made. The new website contains three times the amount of information for public access.

Mr. Nota stated he is here to facilitate the discussion. The services provided by the PAC over the generations and the needs of the community presented at past meetings were noted. Town staff and Council discussions prior to the PAC availability were referenced and an overview of the Agenda was given. The presentation included:

#### Proximity of Centralized Town Services Map

##### Pre-PAC Capital Project Discussion

- Golf Course - \$2.5 million cost estimate – included clubhouse, 2<sup>nd</sup> floor multi-purpose space, equipment storage and site improvements (with Cultural Arts alternate proposal \$3.8 million total project)
- Fire Station Expansion and standardization - \$1.5 million (consolidation with EMS - Rescue Barn property repurpose/sale) - Station expansion (\$1.2 million); new pumper truck (\$300,000)  
Architectural/Engineering services contract awarded October 2014 for \$88,500 (using capital funds)
- Total required Bonding - \$4 million

##### History/Background Information

- Golf Course Building – Pretzer Structural report
- Building Replacement Strategies (Buildings & Facilities Committee Report 2011-2012)
- Schematic Program Analysis (Burgin Lambert Architects 2014)
- Collins Center - Organizational Assessment of Parks and Recreation Department (2014)
- Collins Center Space Needs Survey (2014)

##### Golf Course Building

- Club House on basement level, 1<sup>st</sup> level used as multi-purpose space and storage and deemed unsafe for public use
- Review of usable space, building assessment (\$447,700), total property assessment (\$3.18 million), purchased in 1986 (\$2.1 million)
- Initial Replacement Options and Costs Comparison (\$2.5 million proposal to \$3.8 million proposal)
- Revised Program - \$1.5 million

##### Organizational Assessment of Jamestown Parks and Recreation

- Collins Center Study Overview (opportunity for improvement)
  - Information Systems & Technology
  - Management and Planning
  - Staffing and Organization
  - Programmatic Services
  - Facilities

#### Plan Limitations

- Doesn't address recreational indoor space needs, public/private event space needs, performing arts needs
- Leaves programs decentralized
- Creates pressure on staffing, and cost to manage multiple facilities on golf course lease to fund larger percentage of project
- Plan does replicate former recreational space

#### Opportunity – PAC Acquisition

- Built in 1931 and served town for 83 years, building for sale, and main room former gymnasium, similar vintage as Recreation Center

#### What the PAC has offered the Community

- Gathering place for residents, hall for family events, a sense of community, recreational space for passive and active programs

#### PAC Club Building

- 9,769 sq. ft. of usable space, 41,054 sq. ft. lot, legal non-conforming use in R-20 zone, ADA compliant
- Land and building assessed at \$785,600 (pictures of upper and lower level of facility shown and explained)

#### PAC – The New Recreation Center

- Consolidates Recreation Department in one centralized facility and provides similar indoor square footage in an improved configuration in a centralized location in proximity to schools, outdoor recreational facilities, Senior Center, Library, Arts Programming and Town Hall

#### Existing Recreation Center/New Community Center

- Built in 1942 (pictures shown and explained, 1942-present)
- 8,116 sq. ft. usable space (first floor)
- Former USO Building, acquired in 1947
- 23,000 sq. ft. lot with water view; land and building assessed at \$1,282,500

#### Proposed Recreation Center Renovations

- Buildings and Facilities Committee Recommendations referenced and pictures shown and explained

#### Jamestown Ambulance Barn, 11 Knowles Court

- 2,560 sq. ft. concrete block building with 3 garage bays; 13,309 sq. ft. lot with water views
- Located between Narragansett Ave. and Shoreby Hill, one block from East Ferry beach
- Land and building assessed at \$477,000

#### Benefits of this Plan:

- Improves utility and functionality of Town’s inventory of properties
- Preserves the PAC historic use for the community
- Restores PAC and USO facility as community spaces targeting their original purpose
- Provides needed space to expand and diversify recreational programs
- Provides sufficient parking with ADA access at PAC
- Addresses need for indoor space for public/private events and cultural/performing arts programming
- Creates opportunity to develop a public/private partnership at to assist with programming, funding of facility improvements, and long-term operating costs
- Maintains projected debt service request at \$4 million (possibly lower with sale of EMA Barn)

Financial Plan of PAC Vision

Golf Course	\$1.5 million
PAC	\$1 million
Fire Department	\$1.5 million
Total required bonding	\$4 million

Existing Debt Service (2014-2033 Debt Program) not including new debt:

Average Annual debt service	\$ 628,048
Maximum Annual debt service	\$1,072,107
Callable Par (\$)	\$4,450,000
Callable Par (%)	45.65%
Average life	8.18 years
Bond rating	Aa2

Proposed New Projects/Debt Assumptions

\$1,200,000	current market interest rates + 0.2%
Fire Station	2.5% - 7 year
20 Year financing	3.25% - 20 year
\$300,000	issued in July 2015
Fire equipment	
Financed over 7 years	payments begin in FY 2016
\$1,500,000	
Golf Course renovations – financed over 20 years; supported by revenues	
\$1,000,000	
Purchase of PAC Building – financed over 20 years	

Projected Debt Service – Level Principal – 2016-2036 Debt Program

If delayed, bond principal on Fire Department and Golf Course projects 1.5 years the following schedule applies:

\$767,505 – average debt service
\$1,315,432 – maximum debt service in year 2020

Action: increases average debt service from \$767,137 and reduces maximum debt service from \$1,388,987

Proposal:

- Acquire PAC Club

- Move Recreation Dept. to PAC Building
- Renovate Recreation Building to accommodate indoor public/private events and performing arts
- Reduce scope of Golf Course Building renovation
- Consolidate Fire/EMS Programs in expansion plan, leave EMS Barn vacant for eventual sale (by next Council) to help offset debt service costs or up-grades to various building projects

This proposal looks for a net gain of zero in terms of assets, will stabilize staffing and operating expenses, and develop a new model for the community for management of the Recreation Center. The Town cannot move forward until we know whether the community is in favor of considering a review of the PAC as an acquisition. Bonding right now is below 3%. Discussion continued. [Applause]

President Trocki gave kudos to Town Administrator Nota and staff for the excellent presentation and asked if the process moves forward, how would it be accomplished? Mr. Nota stated unless there is an offer by the next Council to take the property off the market, we cannot preserve the opportunity. If we are able to come to an agreement, by late November, when the new Council is seated, there could be a proposal before the Council to take it off the market. Negotiating in public is very unusual, but we don't have another option. Public approval could be addressed through an all day referenda or a special FTM in February or March. The Council can choose the option that best serves the need. The property can be sold at any time. Town staff viewed the facility last week. The first step is to secure an offer to take the property off the market and to have FTM or Referenda this winter. All pieces would have to come together, and we can't do this until a decision on acquisition is made. Between now and future decisions, the public is invited to contact the Town Administration, Council members, and staff with questions or concerns.

B) Public Comment

The public was instructed to come to the podium and state their name and address when speaking.

Mary Berthelot of Beacon Avenue commented the Town should make sure the PAC building is structurally sound before moving forward.

President Trocki stated questions would be deferred to Town Administrator Nota. Mr. Nota acknowledged some building deficiencies and stated the building would be thoroughly reviewed and inspected and any offer would be contingent upon a favorable building inspection.

Bill Munger of Cole Street commented this is a wonderful vision and he is very impressed with the thinking and is supportive. However, a community discussion on the original recreation center would be in order. The PAC is a wonderful asset, he agrees with the consolidation, and the vision is spot on.

Bill Hamel of Pemberton Avenue doesn't want to see housing there and likes the proposal presented this evening.

Fritz Attaway of Decatur Avenue commends Town Administrator Nota on a great presentation and agrees with the proposal. Purchasing the PAC makes sense, and maintaining the existing Recreation Center may not make sense. It is prime commercial real estate that could be a tremendous asset if commercially developed, and the Town should consider that.

B. J. Whitehouse of Steamboat Street commented this was a fantastic presentation; it put things in a very clear light. He disagrees with one comment; the Recreation Center as an integral part of the community since 1942. Renovation in recent years of \$250,000 was raised by the community, and he would consider robust fundraising for these projects.

Steve Farrelly of Beach Avenue, Community Theater Board Member, has learned how to run every system in the building, and it would be a shame to sell it, as it is such a special place. Bill Piva and staff have done a great job accommodating the community and scheduling groups. Once the PAC is purchased bills will come in for renovations.

Joe Tiexiera of Howland Avenue stated his father helped build the PAC. The Town Administrator has great ideas. He likes the Rec Center proposal as well.

David Fuquea of Grinnell Street stated he is a member of the Community Theater and believes Andy is doing a great job. This is a valuable vision and the concerns expressed about commercial use of the Rec Center can be done through Andy's vision. He referenced the Westerly facility, what it offers, and that Jamestown could bring performances of a similar scale to this town by using the facility the proper way, and he totally supports the vision.

Lisa Rafferty of Carr Lane stated she has knowledge of the downstairs of the PAC, and it is a very nice building. There is space for offices, meetings, a kitchen, and it is handicapped accessible. Many community groups have used that facility and it has been a benefit to the community. Bridges used that downstairs space with 15-20 people with developmental disabilities on a daily basis. She is willing to help coordinate use of the space.

Mike Swistak of Narragansett Avenue stated when Andy discussed assets to offset expenses, there was no discussion of the old Highway Barn. Perhaps we could hear about it as it fits in with this discussion. President Trocki noted it is on everyone's radar.

Bill Dawson of Southwest Avenue gave kudos for the well-done presentation. Once the Town acquires the property it must be maintained, protected, and defended. We need to take into account the people we will have to maintain moving forward and provide a place for them as well. [Applause]

Peter Carson of Washington Street stated he is totally in support of Andy's plan. He is concerned about other projects not discussed this evening. As a Trustee of the Library, he is working on the redesign plan, an architect has been hired, and they are developing a fundraising program. OLIS would pay for half of the project, but he is concerned about the impact on their project as the Town is looking at purchasing the PAC at the same time as the Library project. Can the Library do a bond with the PAC project as well?

Town Administrator Nota stated the Library is gearing up for a visit back to the Council. The request has not been directly made as plans for the Library have not been fully vetted out. The Council cannot respond to support for a bond at this time as it is still being discussed at the Trustee level, and that is why it is not part of the discussion this evening. Originally the Trustees said they would raise funds and not use taxpayer dollars. The Council can't react to potential bonding until the Trustees have presented a completed plan to the Council and what the contribution would need to be. It is important for the Trustees to finalize a plan and bring it back to the Council to have a financial discussion.

Tim Yentsch of Gondola Avenue stated assuming the PAC debt service went forward as expected, what would it mean per year per household for a tax increase? Town Administrator Nota stated that depends on how the debt is structured and what the rate is when engaged. The proposal delaying principal payments for the Fire Station and Golf Course would fluctuate from 2016 as low as \$2.99 per \$100,000 valuation, to a maximum of \$16.85 in year 2020, and decreasing back to \$9.26 in year 2036, depending on what the town does with its properties. There are so many questions at this time. These numbers are maximum numbers and depend on how the debt service is scheduled. Mr. Yentsch stated this would be light per taxpayer, and would it make sense to bundle bonds together and do one underwriting. Mr. Nota stated yes it would, and we would want to bundle it to achieve additional savings.

Bill Knapp of Cole Street stated he supports the plan. As a member of the Community Band he thanks the Holy Ghost Society for letting us practice, play and have concerts there for the last 20 years. He hopes the Town can hold onto the PAC.

Melody Drnach of Union Street thanked Andy for an excellent presentation and she is in support of the overall plan. As a neighbor of the Rec Center, Union Street is a residential neighborhood, and neighbors appreciate order and quiet. She asks that the Town keep in mind this is in a neighborhood. Be mindful we are supportive of the Rec Center and to repurpose and renovate the backside to make it as lovely as it is in the front. Thank you.

Ann Zartler of Juniper Circle thanked St. Mathew's for housing the Community Piano Association. She believes it should be in a Community Center making it available to more people, and she hopes to have many more concerts and looks forward to implementation of the vision.

Janet Grant of Pardon Tucker Place stated she totally supports the vision and thanked the Town Administrator for the presentation. We are so lucky to have the Rec Center and she

hopes the town always has the building and that we can talk about the Rec Center before anything else is done as it is vital to the Plan. [Applause]

In the 1980's was the purchase of the golf course, important to open space and maintaining the rural character of our community as stated in the Charter. This acquisition is just as important. What we did to maintain the rural character, we need to do to maintain our recreational facility to meet the needs of our citizens. This fits in marvelously. He thanked the Town Administrator for the presentation, which made the issues clear.

Christine Ariel of Steamboat Street thanked the Council for this opportunity and the Town Administrator for the vision, which she is in full support of it. She reiterates the point that it is vital to keep the Rec Center. We have an opportunity for many uses for that building that will serve many populations of town not currently served. The Town Administrator has great recreational and cultural arts experience, and he differentiated between the operating budget and capital budgets for renovating the Rec Center. She reminded the public how professional groups had been engaged in the past to perform here, and this type of entertainment would give the Rec Center the ability to fund the operating budget, and it will happen, and the interest of community groups to help to get it rolling is there. Keep the Rec Center.

Mary Wright of Highland Drive commented on the amazing job done by the Town Administrator on the presentation. He put this together when the PAC became available in a way that we can all understand. She wants to keep the Rec Center; it is a place where adults and children have a place to do things together. We are lucky to have Andy Nota in this town. [Applause]

C) Next Steps

President Trocki commented that Andy's specialty is recreation and leisure services with multiple years of experience, and we are lucky to have him and appreciate his efforts. [Applause]

#### **IV. ADJOURNMENT**

There being no further business to discuss, the work session was adjourned at 8:40 p.m.

Attest:

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Cheryl A. Fernstrom, CMC, Town Clerk

Copies to:     Town Council (5)  
                  Town Administrator  
                  Finance Director  
                  Town Solicitor