

**PUBLIC INFORMATION SESSION  
PAC SPECIAL REFERENDUM  
April 7, 2014**

**I. ROLL CALL**

In Attendance:

Andrew E. Nota, Town Administrator  
Fred Brown, Building/Zoning Official  
Lisa Bryer, Town Planner  
Christina Collins, Finance Director  
Kenneth Gray, Tax Assessor  
Michael Gray, Public Works Director  
Justin Jobin, GIS Coordinator/Environmental Scientist  
Fred Pease, Town Sergeant  
William Piva, Parks and Recreation Director  
Kristine Trocki, Town Council President  
Mary Meagher, Town Council Vice President  
Cheryl A. Fernstrom, Town Clerk

**II. CALL TO ORDER**

The Public Information Session for review and discussion of the Special Referendum for purchase of the PAC on April 28, 2015 was called to order at 6:07 p.m. by Town Administrator Andrew Nota in the Rosamond A. Tefft Council Chambers of the Jamestown Town Hall at 93 Narragansett Avenue.

Town Administrator Andy Nota gave an overview of the proposed PAC property purchase/acquisition and vote on the \$1,500,000 Bond on the April 28, 2015 Special Referendum.

A PowerPoint presentation followed outlining:

- Referendum- April 28, 2015, 8:00 a.m. to 8:00 p.m. at the Recreation Center, 41 Conanicus Avenue
- Review of scheduled projects
- Proximity of centralized town services
  - PAC Building on 1 acre of land- purchase price of \$800,000
- Areas of community need
- Pre-PAC Capital Project Discussion
  - Golf Course Building and use, replacement and options
  - Organizational Assessment of Jamestown Parks and Recreation Limitations

- Opportunity- PAC Building
  - What it has meant to the community
  - Facility and uses
- Recreation Center
  - What it has meant to the community
  - Facility and uses
  - PAC -the new Recreation Center
  - Potential improvements
  - Recreation Center- the new Community Center
  - Potential improvements
- Plan Benefits
- Vision
- History/Background information

### **III. QUESTIONS AND ANSWERS**

Would there be kitchen facilities- they would be available in both facilities

What are the building capacities- not known at this time, depending upon uses

What about the Senior Center and current Grange facility- it will take a period of time to relocate the services but they would be part of Recreation

What about potential costs above the purchase price – this is a decision driven by the community, depending on needs and scope of the project

What is the tax revenue lost by purchasing the facility rather than selling it for Commercial use- that is unknown

What is the debt service and how much more can the taxpayers handle – debt service would be .006457% of the tax roll value, which is within our limits (Bond rating Aa2) -depends on how it is managed and restructured

How does this fit in with the current Capital Plan- the capital plan remains constant and stabilized; will work together- were already planning for facilities improvements

What about Fort Getty improvements – drainage, road work, parking, and rest rooms were planned previously and the town will finish the renovation project (\$75,000 annual allocation)

What about upgrades to the old Highway Barn at Fort Wetherill – the facility was emptied, painted, improved and is now used for storage, as well as work space (improvements performed by Town staff)

What do the proposed facilities for community needs require – they need to be managed properly and maintained for public and private use

What about parking issues, especially downtown- they can be managed, including use of a shuttle to activity locations

How will renovations and upgrades be accomplished – could be done through private/public partnerships; events proceeds would be used to help finance improvements/facelift

Where would major events/banquet facilities be located – at the downtown facility (renovated Recreation Center)

Where would recreation activities be located - at the PAC facility (renovated for recreation and activities); public/private run activities; multiple activities and facilities could be planned and operated (presently unavailable due to lack of facilities); all activities and programs cannot be housed in one facility- close to 1,000 active participants; during cultural arts activities at the Recreation Center, recreation activities are curtailed until the event is concluded (1 to 3 weeks at times)

Has the net gain vs. costs been compared- an evaluation is needed- can be estimated for the next public information session

What is the debt capacity as it relates to the tax bill - \$2,000,000 = \$150,000 on the tax bill = 1 cent on the tax rate- the town is very financially stable

What about parking concerns – the town is already working on parking plans to coordinate with expanded activities on a daily basis

The town accumulates properties that will no longer pay taxes; shouldn't they be used for private/business development to expand the tax base – the properties are acquired for various reasons for the benefit of the town as a whole/preservation (town investment/acquisition different than private investment/acquisition)

What about using the town-owned lots in the Shores for affordable housing – the town acquired the lots as they were considered unbuildable and so their owners didn't want them; in turn they remain vacant lots used for groundwater protection as recommended by the Conservation Commission

What about potential noise created by an expanded community center downtown and disturbing neighborhood residents – the town can manage and control noise and disturbances by regulations/ordinances; the center activities and area residents can have a symbiotic relationship

What is the value of the Community Center and would it be better to sell that downtown property and have a replacement facility at an alternate location – this was not investigated; however, a one-time payoff for selling the property would not offset the long-term value and use potential

Are the PAC Purchase/Fire Station Renovation/Consolidation Project being voted on at the same time -they are separate projects with separate voting- April 28 Special Referendum (all day) for the PAC Purchase and June 1 annual FTM for the Fire Station Project; if passed, the Bonds will be bundled at later date for lower rates/economic purposes

Could there be a full explanation of the costs and resulting tax impact in the *Jamestown Press* so that everyone will know the impact – this information will be provided, based on the average/median home in Jamestown

Next Steps- Referendum vote and FTM vote


#### **IV. DATE AND TIME OF NEXT PUBLIC INFORMATION SESSION**

Wednesday, April 22, 2015 at 6:00 p.m., Jamestown Arts Center, 18 Valley Street, is the next PAC Referendum Public Information Session.

**V. ADJOURNMENT**

There being no additional business to discuss, the public information session was adjourned at 8:09 pm.

Attest:

  
Cheryl A. Fernstrom, CMC, Town Clerk

Copies to:   Town Council  
                  Town Administrator  
                  Town Solicitor  
                  Finance Director