

TOWN COUNCIL MEETING

January 14, 2008

Prior to the regularly scheduled meeting the Council met at 6:30 p.m. to conduct committee interviews.

A regular meeting of the Jamestown Town Council was called to order at the Jamestown Town Hall, 93 Narragansett Avenue at 7:00 p.m. by Council President Julio J. DiGiando. The following members were present:

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

also present:

Bruce R. Keiser, Town Administrator
Peter D. Ruggiero, Town Solicitor
Arlene D. Petit, Town Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

- 1) Certificates of Appreciation
 - a) David J. Long, Jamestown Town Council member
 - b) Michael Schnack, Jamestown Town Council member
 - c) David E. Dolce, School Committee member

It was moved by Councilor Kelly, seconded by Councilor White to approve the presentation of Certificates of Appreciation to David J. Long, Michael Schnack and David E. Dolce for their service to the community. So unanimously voted.

In order to accommodate Representative Long, Council President DiGiando asked that Representative Long be allowed to speak. There being no objections, the Council moved open forum up on the agenda.

Open Forum

Representative Bruce Long provided the Council with a verbal legislative update.

Council President DiGiando informed the audience that open forum would be continued to the original placement on the agenda.

COUNCIL SITTING AS ALCOHOLIC BEVERAGE LICENSING BOARD

All approvals for licenses and permits are subject to the resolution of debts, taxes and appropriate signatures as well as, when applicable, proof of insurance.

Sitting as the Alcoholic Beverage Licensing Board, Council President DiGiando opened the hearing at 7:18 p.m. and announced that the transfer of a Class B-Victualer license from Alexander Enterprises, Inc. dba: Narragansett Café to Jamestown Restaurant Group, LLC has been requested.

The Council discussed the need for all debts and taxes to be paid prior to any transfer of license. It was noted that although the Council could approve the request for transfer, the license would only be transferred upon the resolution of debts, taxes, RI Division of Taxation approval and appropriate signatures.

- 1) It is hereby given by the Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended that the following application has been received by the Town Council for license TRANSFER under said Act, for the year of December 1, 2007 to November 30, 2008:
 - a) Objections:
 - i) Memorandum from the Tax Collector
 - ii) Letter from McLaughlin & Moran, Inc.
 - b) **TRANSFER:** Class B-Victualer
Alexander Enterprises, Inc.
dba: Narragansett Café
25 Narragansett Avenue
Jamestown, RI 02835
TO:
Jamestown Restaurant Group, LLC
dba: Narragansett Café
25 Narragansett Avenue
Jamestown, RI 02835
 - c) **NEW LICENSE:**
Jamestown Restaurant Group, LLC
dba: Narragansett Café
25 Narragansett Avenue
Jamestown, RI 02835

It was moved by Councilor Sutton, seconded by Councilor Szepatowski to approve the transfer of licenses for the above advertised establishment, upon the resolution of debts, taxes, and appropriate documentation. So unanimously voted.

CONSENT AGENDA

An item on the Consent Agenda need not be removed for simple clarification or correction of typographical errors. Approval of the Consent Agenda shall be equivalent to approval of each item as if it had been acted upon separately.

It was requested that item #2 be removed from the consent agenda. It was moved by Councilor White, seconded by Councilor Szepatowski to adopt the consent agenda as amended. So unanimously voted. The consent agenda consisted of the following:

- 1) Adoption of Council minutes:
 - a) December 10, 2007 (regular session)
 - b) December 12, 2007 (interviews)
 - c) December 19, 2007 (interviews)
 - d) December 24, 2007 (special session)
 - e) November 7, 2007 (executive session)
 - f) November 13, 2007 Phase I and Phase II (executive session)

- g) November 20, 2007 (executive session)
- h) December 10, 2007 (executive session)
- 2)
- 3) Minutes from Boards, Commissions and Committees:
 - a) Harbor Commission (09/12/2007, 10/10/2007, 11/21/2007)
 - i) Technology Committee (5/9/2007, 6/27/2007)
 - ii) Harbor Ordinance Committee (6/27/2007, 10/23/2007)
 - b) Planning Commission (05/16/2007, 06/20/2007, 07/18/2007, 08/01/2007, 08/15/2007, 09/05/2007, 09/19/2007, 10/03/2007)
 - c) Affordable Housing Committee (06/18/2007, 04/23/2007)
 - d) Jamestown Buildings and Facilities Committee (06/24/2007)
 - e) Fort Getty Master Plan Committee (06/28/2007)
 - f) Jamestown Substance Abuse Prevention (11/15/2007)
 - g) Jamestown Philomenian Library Board of Trustees (11/14/2007)
 - h) Planning Commission (11/07/2007, 12/19/2007)
 - i) Tax Assessment Board of Review (12/05/2007)
- 4) CRMC Notices: Notices 1 through 3 specifics are filed in the Town Clerk's Office
 - a) Notice #1 of the intention of the Coastal Resources Management Council to change the management plans, policies, procedures and regulations of the agency; written comments due to CRMC by January 16, 2008
 - b) Notice #2 of the intention of the Coastal Resources Management Council to change the management plans, policies, procedures and regulations of the agency; written comments due to CRMC by January 21, 2008; public hearing scheduled for February 12, 2008
 - c) Notice #3 of the intention of the Coastal Resources Management Council to change the management plans, policies, procedures and regulations of the agency; written comments due to CRMC by January 8, 2008 (rescheduled to January 15); public hearing scheduled for January 22, 2008
 - d) Schedule of monthly meetings for 2008
 - e) January 2008 calendar
 - f) Agenda, January 15, 2008
- 5) Rhode Island Turnpike & Bridge Authority "Maintaining the Financial and Operational Health of the Rhode Island Turnpike and Bridge Authority: A Study in Options"
- 6) Fair Housing RI Technical Assistance Guide
- 7) Abatements/Addenda of Taxes

2) Bills and Payroll

Councilor Kelly requested additional information on the following:

<u>Account #</u>	<u>Vendor</u>	<u>Amount</u>
70100.302	First Southwest Co.	\$1,500.00

The Town Administrator explained that this bill was for financial services for the bonding for the purchase of development rights on the Neale and the Dutra farms. This cost is built into the bonding.

70310.312 Jurek Brothers Inc. \$2,774.00
The Town Administrator answered that this expense is for the annual range testing for the Jamestown Police Department. There are fifteen (15) police officers at \$200.00 per officer.

70430.315 Ronnies Professional Services, Inc. \$ 500.00
The Town Administrator informed the Council that this billing was for waste removal at Fort Wetherill.

70490.344 SMS Oil Burner Service \$2,852.70
Councilor Kelly noted that a portion of this bill was for services at the highway facility and would hope that a decision can be made in the near future as to the best use of that building once the new highway facility is built.

70600.454 RI Department of Health \$9,600.00
The Town Administrator noted that this cost was for the annual certification for the Emergency Medical Technicians.

70800.343 Jamestown Water Division \$9,526.63
The Town Administrator noted that this payment to the Jamestown Water Division is for the water usage at Fort Getty and is paid from the revenue received from the campers.

Golf Course Petro Commercial Services \$1,263.03
The Town Administrator noted that this was for the heating and maintenance of the second floor of the golf course building.

It was moved by Councilor Kelly, seconded by Councilor Szepatowski to approve the bills and payroll. So unanimously voted.

EXECUTIVE SESSION ANNOUNCEMENT

The Town Council may seek to go in Executive Session to discuss the following items:

None

**COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE
COMMENTS & REPORTS**

- 1) Town Administrator Report
 - a) Sole Source Aquifer

The Town Administrator informed the Council that the Environmental Protection Agency (EPA) will hold a meeting on February 6 to answer questions pertaining to the petition submitted by the Conanicut Island Concerned Citizens requesting that Jamestown be designated as a sole source aquifer. In addition, it was noted that the Concerned Citizen are looking for a letter of support from the Town Council.

The Town Administrator noted that the Council has not yet taken a position to support or not to support the petition.

The Council discussed what timeframe the EPA would allow for comments from the Town Council prior to a decision on the petition. In addition, the Council asked the Town Administrator for clarification on the criteria used by EPA in designating a sole source aquifer. The Council was in agreement with obtaining clarification from Mr. Healy on the value to Jamestown of being designated as a sole source aquifer.

It was the consensus of the Council that continued discussion on the sole source aquifer be put on the February 25, 2008 Council agenda.

b) Farmland Preservation

The Town Administrator gave a slide presentation reviewing the contracts entered into by the Town of Jamestown, State of Rhode Island, Agricultural Land Preservation Commission and the individual farm owners for the purpose of the protection and preservation of farmland and the ability to maintain a sustainable farm operation.

It was noted by Councilor Sutton that the development rights deed and exhibit "B", originally presented and signed by the above-mentioned parties, as well as to the Conanicut Island Land Trust have not changed. And that the agreements with the Neales and the Dumas were no different than the seventy (70) other farm agreements throughout Rhode Island.

The Town Administrator also noted that the Rhode Island Department of Environmental Management provided additional funding when the Conanicut Island Land Trust dropped out of the agreement.

Councilor Kelly inquired as to why the documents were not signed prior to the special financial town meeting which authorized the bonding for the purchase of the development rights for the Neale farm and the Duma farm.

The Town Administrator stated that the process of initially trying to purchase the development rights of the farms was complex with negotiations incomplete at that time. In addition, it was necessary for all parties to be able to meet both Federal and State deadlines.

c) 44 Southwest Avenue

The Town Administrator reported that he has received a Purchase and Sale proposal from Church Community Housing for 44 Southwest Avenue which will be on the Board of Water and Sewer agenda for consideration.

The Town Solicitor noted that the agreement has specific terms but that there are no plans attached.

It was the consensus of the Council that the Town Administrator would provide the Council with additional information at the Board of Water and Sewer meeting on January 22, 2008.

d) Highway Facility

The Town Administrator reported that there were thirteen proposals received for the design of the new highway facility. These proposals will be reviewed, interviews conducted, and recommendations submitted to the Council when completed.

e) Conanicut Island Art Association

The Town Administrator reported that the Conanicut Island Art Association will be holding a "Gallery Night" at the town hall on January 31, 2008. These are arrangements made with the Art Association when they requested that they be allowed to install picture hanging rails, at their expense, and to provide art work throughout the town hall. The Town will receive 12.5 % of the sale price of any art work sold through these exhibitions.

The Council discussed the need for the Conanicut Island Art Association to provide proper insurance for the protection of the art work being shown at the town hall. Councilor Szepatowski requested that there be no price tags on the exhibits as they hang in the town hall.

- 2) Finance Director
a) Budget to Actual Reports

No action taken.

3) Town Solicitor re: Beavertail Advisory Committee

For clarification purposes, the Town Solicitor submitted the Rules and Regulations for the Development and Operation of Beavertail State Park as developed by the Rhode Island Department of Environmental Management, which indicate that the committee is a RIDEM entity; there are five members on the committee, the Council selects three members, RIDEM selects one, and the Town and RIDEM must agree on the fifth member selection. Minutes and the posting of notices are handled by RIDEM.

PUBLIC HEARING

- 1) Notice is hereby given that pursuant to RIGL 5-24-1 (a)(b)(c) & 5-24-2: Title 5 Businesses and Professions (Taverns, Cookshops and Oyster Houses) the following applicant has applied for additional operational hours as advertised and stated below; duly advertised in the Jamestown Press on December 20th & 27th, 2007 and January 3, 2008:

- a) Victualing License with extended hours:
Hina Enterprises, Inc.
dba: Jamestown Mobil
35 Narragansett Avenue
Plat 9 Lot 246

Council President DiGiando opened the hearing for additional operational hours for HINA Enterprises, Inc., dba: Jamestown Mobile, at 8:35 p.m.

There being no comment for or against the application for additional operational hours, Council President DiGiando closed the public hearing at 8:37 p.m.

It was moved by Councilor Szepatowski, seconded by Councilor White to approve the application of Hina Enterprises, INC., dba: Jamestown Mobil, for additional operational hours

between 5:00 AM and 6:00 AM for said establishment, allowing this establishment to continue to be open from 5:00 AM to 2:00 AM daily. So unanimously voted.

ORDINANCES AND RESOLUTIONS

- 1) Resolution No. 07-028 honoring Betty Hubbard for her years of service to the Jamestown Planning Commission

Councilor Kelly read Resolution No. 07-028, recognizing the accomplishments of Betty Hubbard as a member of the Jamestown Planning Commission and urging all citizens to join in the appreciation of her devotion, service and dedication to the Town of Jamestown.

It was moved by Councilor Szepatowski, seconded by Councilor Kelly to adopt Resolution No. 07-028 honoring Betty Hubbard for her service on the Planning Commission. So unanimously voted.

COMMUNICATIONS AND PETITIONS

- 1) Letter of regrets from Michael Schnack re: Planning Commission appointment

It was moved by Councilor White, seconded by Councilor Szepatowski to accept the letter of regrets from Michael Schnack. So unanimously voted.

- 2) Notification to Abutters (Town of Jamestown) re: preliminary public hearing for VP Enterprises, LLC for two-lot subdivision on Wednesday, January 16, 2008

It was moved by Councilor Kelly, seconded by Councilor Szepatowski to accept the abutter notification regarding the preliminary public hearing for VP Enterprises, LLC. So unanimously voted.

- 3) Letter from Cynthia Levesque re: Clancy appeal

It was moved by Councilor White, seconded by Councilor Sutton to accept the letter from Cynthia Levesque. So unanimously voted.

- 4) Letter from Quentin Anthony to A. Lauriston Parks re: Clancy v. Jamestown Zoning Board

It was moved by Councilor White, seconded by Councilor Szepatowski to accept the copy of a letter from Quentin Anthony to A. Lauriston Parks. So unanimously voted.

LICENSES & PERMITS

All approvals for licenses and permits are subject to the resolution of debts, taxes and appropriate signatures as well as, when applicable, proof of insurance.

None

OPEN FORUM (continued)

- 1) Scheduled request to address

2) Non-scheduled request to address Daniel Capuano, Cedar Lane, asked that because the Bridge Authority is located in the Town of Jamestown, the Council send a letter to the Bridge Authority requesting that they submit a payment in lieu of taxes to the School in a suggested amount of \$100,000.

The Town Administrator noted that the Town receives \$25,000 from the Rhode Island Turnpike and Bridge Authority (RITBA) with the understanding that a new agreement can be renegotiated. With the numbers of safety runs to the bridge increasing the direct services to RITBA, it may be a good time to renegotiate.

It was the consensus of the Council that this be discussed when preparing the municipal budget for the fiscal year 2008 – 2009.

Ellen Winsor, East Shore Road, informed the Council that the petition to designate Jamestown as a sole source aquifer is on the Jamestown website. Ms. Winsor told the Council that she would put an informational packet together for the Council.

APPOINTMENTS AND RESIGNATIONS

Note: (* = applied for more than one committee)

- 1) Beavertail State Park Advisory Committee (One (1) vacancy with a three-year term ending December 31, 2010); duly advertised and interviews complete; if favorable appoint
 - a) Letter of Resignation
 - i) Frank Meyer

It was moved by Councilor Kelly, seconded by Councilor Szepatowski to accept the letter of resignation from Frank Meyer. So unanimously voted.

- b) Letter of interest
 - i) Anthony Antine
 - ii) Anna Templeton-Cotill – Jan. 14 interview
 - iii) Paula Samos (*)

It was moved by Councilor Sutton, seconded by Councilor Szepatowski to appoint Anna Templeton-Cotill to the Beavertail State Park Advisory Committee for a term ending December 31, 2010. So unanimously voted.

- 2) Conservation Commission (Two (2) vacancies with a three-year term ending December 31, 2010); duly advertised and interviews complete; if favorable appoint
 - a) Attendance record
 - b) Letter of Recommendation and Support
 - c) Letters requesting reappointment
 - i) Christopher Powell

It was moved by Councilor Sutton, seconded by Councilor Kelly to reappoint Christopher Powell to the Conservation Commission for a term ending December 31, 2010. So unanimously voted.

- ii) Cathy Roheim

It was moved by Councilor Szepatowski, seconded by Councilor Sutton to reappoint Cathy Roheim to the Conservation Commission for a term ending December 31, 2010. So unanimously voted.

- d) Letter of interest
 - i) Deborah Ruggiero (*)
 - ii) Ellen Winsor (*)
 - iii) Paula Samos (*)
- 3) Harbor Management Commission (Three (3) vacancies with a three-year term ending December 31, 2010); duly advertised and interviews complete; if favorable appoint
 - a) Attendance record
 - b) Letters of recommendation and support
 - c) Letters of Resignation
 - i) Christopher Luytens (term ending 2008)

It was moved by Councilor Szepatowski, seconded by Councilor White to accept the letter of resignation from Christopher Luytens. So unanimously voted.

- d) Letters requesting reappointment
 - i) Robert Bowen
 - ii) Christopher Brown
- e) Letter of interest
 - i) David Cain (*)
 - ii) Michael Hanners (*)
 - iii) John D. Turner
 - iv) Susan Little (*)
 - v) Alma Davenport
 - vi) Wendy Waller

It was moved by Councilor Szepatowski, seconded by Councilor Kelly to reappoint Robert Bowen and Christopher Brown for terms ending December 31, 2010, and to appoint Susan Little to the Harbor Management Commission for a term ending December 31, 2008. So unanimously voted.

- 4) Jamestown Housing Authority (One (1) vacancy with a five-year term ending December 31, 2012); duly advertised and interviews complete; if favorable appoint
 - a) Letter of Resignation
 - i) Susan James

It was moved by Councilor Szepatowski, seconded by Councilor White to accept the letter of resignation from Susan James. So unanimously voted.

- b) Letters of interest
 - i) Dolores DaFonte
 - ii) Michael Lichtenstein

It was moved by Councilor Szepatowski, seconded by Councilor White to appoint Michael Lichtenstein to the Jamestown Housing Authority for a term ending December 31, 2012. So unanimously voted.

- 5) Planning Commission (One (1) remaining vacancy with a four-year term

ending December 31, 2011); duly advertised and interviews complete; if favorable appoint

- a) Attendance record
- b) Letters of interest
 - i) David Cain (*)
 - ii) Nancy Bennett (*)
 - iii) Patrick Bolger
 - iv) Susan Little (*)
 - v) Robert Ullrich
 - vi) Deborah Ruggiero (*)
 - vii) Ellen Winsor (*)

It was moved by Councilor White, seconded by Councilor Kelly to appoint Nancy Bennett to the Planning Commission for a term ending December 31, 2011. So unanimously voted.

- 6) Library Board of Trustees (~~Three~~ Two(3 2) vacancies with a three-year term ending December 31, 2010) and one (1) vacancy with a term ending December 31, 2008); duly advertised and interviews complete; if favorable appoint

- a) Attendance record
- b) Letters of Recommendation and Support
- c) Letter of Resignation
 - i) Lisa Tyre

It was moved by Councilor White, seconded by Councilor Kelly to accept the letter of resignation from Lisa Tyre. So unanimously voted.

- d) Letters Requesting Reappointment
 - i) Heidi Moon
 - ii) Nancy Logan
- e) Letters of interest
 - i) Jeff McDonough
 - ii) Nita J. Shah

It was moved by Council President DiGiando, seconded by Councilor White to reappoint Heidi Moon and Nancy Logan for a term ending December 31, 2010 and to appoint Jeff McDonough to the Library Board of Trustees for a term ending December 31, 2008. So unanimously voted.

- 7) Tree Preservation and Protection Committee (One (1) vacancy with a three-year term ending December 31, 2010); duly advertised and interviews complete; if favorable appoint
 - a) Attendance Record
 - b) Letter of Recommendation and Support
 - c) Letter requesting Reappointment
 - i) John Collins – Jan. 14 interview

It was moved by Councilor Szepatowski, seconded by Councilor White to reappoint John Collins to the Tree Preservation and Protection Committee for a term ending December 31, 2010. So unanimously voted.

- 8) Quonset Development Corporation Board of Directors (One (1) vacancy

with a three-year term ending December 31, 2010); duly advertised and interviews complete; if favorable appoint

- a) Letter requesting reappointment
 - i) Sav Rebecchi
- b) Letters of interest
 - i) James Rugh
 - ii) Donna Fishman

It was moved by Councilor Szepatowski, seconded by Councilor White to reappoint Sav Rebecchi to the Quonset Development Corporation Board for a term ending December 31, 2010 and request Mr. Rebecchi to make periodic reports to the Town Council. So unanimously voted.

- 9) Water Resource Protection Committee (One (1) vacancy with a three-year term ending December 31, 2010); duly advertised and interviews complete; if favorable appoint
 - a) Letter of Recommendation and Support
 - b) Letter requesting reappointment
 - i) Carol Trocki
 - c) Letter of interest
 - i) Michael Hanners (*)

It was moved by Councilor President DiGiando, seconded by Councilor White to reappoint Carol Trocki to the Water Resource Protection Committee for a term ending December 31, 2010. So unanimously voted.

- 10) Zoning Board of Review (Three (3) vacancies with a one-year term as alternate members term ending December 31, 2008); duly advertised and interviews complete; if favorable appoint
 - a) Attendance records
 - b) Letters requesting reappointment
 - i) Dean Wagner – Jan 14 interview
 - ii) Richard Allphin
 - iii) Richard Cribb

It was moved by Council President DiGiando, seconded by Councilor Szepatowski to reappoint Dean Wagner as 1st alternate, Richard Cribb as 2nd alternate, and Richard Allphin as 3rd alternate on the Zoning Board of Review for a term ending December 31, 2008. So unanimously voted.

- c) Letters of interest
 - i) David Cain (*)
 - ii) Nancy Bennett (*)
 - iii) Abigail Campbell-King
 - iv) Deborah Foppert

UNFINISHED BUSINESS

- 1) East Ferry Wood Pile Pier / Concrete Pier
 - a) resolution of uses
 - b) infrastructure concerns

Council President DiGiando noted that he has supplied Councilor Sutton and Councilor White with the documentation previously forwarded to the reelected Council members and asked that it be reviewed for a discussion at the January 28 Town Council meeting.

It was moved by Council President DiGiando, seconded by Councilor Szepatowski to continue any discussion on the East Ferry Wood Pile Pier / Concrete Pier to the Council meeting on January 28, 2008. So unanimously voted.

- 2) West Ferry Lease
 - a) Request for Proposals received from:
 - Dutch Harbor Boat Yard
 - Conanicut Marine Services
 - Jamestown Boat Yard
 - RI Mooring Services
 - b) If favorable, request to authorize Town Administrator to develop proposed lease for Council approval on January 28, 2008

The following matrix was submitted by the Town Administrator as a comparison of the proposals received for the West Ferry lease:

	Dutch Harbor Boat Yard	Conanicut Marine Services	Jamestown Boat Yard	RI Mooring Services
Primary Use	Off-season Boat storage	Off-season Boat storage	Off-season Boat storage	Off-season Boat storage
Additional Services	Boat launch;	Boat launch;	Boat launch;	Boat launch;
	Portable pump-out	Portable pump-out	Portable pump-out	
	Kayak rentals	Kayak rentals	Kayak rentals	Kayak rentals
	Dinghy storage	Dinghy storage	Dinghy storage	Dinghy storage
	Maintain Wharf Surface	Maintain Wharf Surface	Maintain Wharf Surface	Maintain Wharf Surface
Leasehold Improvements		Add one floating dock		
Annual Lease Payment	\$11,500	\$12,500	\$11,200	\$18,000
Outhaul fees	\$4,200	\$4,200	\$4,200	0
Net 1 st year rent	\$15,700	\$16,700	\$15,400	\$14,500
Rent Escalator	\$500/year	\$500/year		CPI after 5 years
Term	1) One year or 2) Ten-year	Ten-year	Ten-year	Ten-year
Other			Sublease to DHBV	

Council members expressed concern with the possibility of conflict ensuing because of the lot configuration between the Town property and the adjacent private boat yard and the need for coordinated use of the two parcels.

The Town Administrator stated that one of the proposals from Dutch Harbor Boat Yard is for a one-year term with the payment of the annual lease payable up-front. This would ensure that the lease is paid and would avoid any user conflicts. As such, the Town

Administrator recommended a one-year extension of the lease with the Dutch Harbor Boat Yard.

The Council discussed their concerns with the financial status of the owners of the Dutch Harbor Boat Yard and their ability to provide the services required. In addition there was some concern raised regarding the condition of the moorings. The Town Administrator noted that the moorings are privately contracted by the boat owners.

Councilor DiGiando stated that the Town needs to pay attention to the surface of the deck, as well as the erosion on the north side of the vertical wall. In addition, Councilor DiGiando noted that the present lease does not allow for the needed time to bring boats into dry dock and should be changed.

The Council continued to discuss the specifics of the proposals received, questioning the Town Administrator on his recommendation to lease to the Dutch Harbor Boat Yard for a one year term, with a re-evaluation for a longer term at the end of the year.

The Council discussed several lease options; those being, one-year lease renewable each year, one-year lease renewable in two years, and one-year lease with an option to renew for five more years.

It was the consensus that the draft lease be put on the Water and Sewer Board meeting on January 22, 2008.

It was moved by Council President DiGiando, seconded by Councilor Szepatowski to authorize the Town Administrator to proceed with drafting a lease with Dutch Harbor Boat Yard and return to the Council for their consideration. So unanimously voted.

NEW BUSINESS

- 1) Award of Bids
 - a) request from Town Clerk to award bid to Municipal Code Corporation for the recodification and republication of the Jamestown Code of Ordinances, for an amount not to exceed \$12,680.00

It was moved by Councilor Szepatowski to award the bid for the recodification and republication of the Jamestown Code of Ordinances to Municipal Code Corporation for an amount not to exceed \$12,680.00. So unanimously voted.

- b) request from Jamestown Fire Department to award bid for the purchase of two (2) new tank trucks to Greenwood Emergency Vehicles for an amount not to exceed \$190,000 per truck or \$380,000 for both vehicles

The Town Administrator informed the Council that the terms are for a five-year lease purchase basis to replace the present tankers (\$45,000 per truck, per year for five years).

Councilor Kelly suggested that if the vehicles being replaced are no longer being used by the Town, they be sold and those funds received be returned to the Town.

It was moved by Councilor Szepatowski, seconded by Councilor Kelly award the bid for the purchase of two new tank trucks to Greenwood Emergency Vehicles for an amount not to exceed \$190,000 per truck or \$380,000 for both vehicles. So unanimously voted.

- 2) Proposed Ordinance Amendments to Section 26 Fire Prevention and Protection; more specifically,
 - a) Add the following ordinances to Section 26, Article I
 - 26-2 Fire Department Residential Smoke and Carbon Monoxide Detector Plan Review Fee Ordinance
 - 26-3 Fire Department Plan Review Fee for New Commercial Buildings and Additions and Alterations to Existing Commercial Buildings
 - 26-4 Fire Department Fee for Tent Inspection and Permit Issuance
 - b) If favorable, order advertising for hearing

The Town Clerk mentioned that the proposed ordinances should be reviewed by the Town Solicitor prior to advertising for hearing.

It was the consensus of the Council to forward the proposed amendments to the Town Solicitor for review and to schedule a hearing when completed.

- 3) Request for Resolution
 - a) to RIDEM in appreciation of their assistance in the purchase of the development rights to protect farmland in Jamestown

Councilor Sutton stated it was his understanding that the State believed the Town would consider refunding the State for some of the additional funding they supplied in order to assist the Town in covering the loss of monies from the Conanicut Island Land Trust. It was the consensus of the Council that the Town Administrator clarify the State's position.

The Town Administrator reiterated that the State did reallocate money to the Town from another farm project in order to close on the Jamestown farms and would appreciate any effort to replenish those additional funds.

The Town Administrator reported that the Nature Conservancy and Natural Resources Conservation Service will be hosting a celebration recognizing the efforts of all parties in purchasing the development rights from the Dutra farm and the Neale farm.

- 4) Town Property (per Councilor Kelly)
 - a) usage of Golf Course (upstairs)
 - b) projected use of Fort Wetherill property

Councilor Kelly asked that the Council consider the best use for the Golf Course upper level and the Fort Wetherill highway barn. With the new town hall and the proposed new highway facility these properties should be looked at for both short term and long term use.

The Council discussed the decision making process to be used in identifying the highest and best use of those properties. Councilor Sutton suggested that the Town Administrator look at prior failed uses of the upper level of the Golf Course before making any recommendations.

It was the consensus of the Council to task the Town Administrator with the job of identifying proposed uses for the upper level of the Golf Course and the highway barn at Fort Wetherill and to put it on the Council agenda for further discussion.

c) update on Foreclosure on Right of Redemption

The Town Administrator reported that there have been thirty-five (35) tax delinquent lots brought forward; twenty-two (22) of those lots have been acquired by the Town. In addition, the Town has received \$100,000 in back taxes.

Councilor Kelly suggested that there should be a procedure for future tax sale lots. As these lots become delinquent, they should be entered into a database and made available to the attorney handling those sales for the Town. In addition, Councilor Kelly mentioned that the Council could determine if any of these tax sale lots could be sold with restrictions that there would be no building on them in order to return them to the tax roll.

The Town Administrator informed the Council that he would provide an updated parcel map showing the tax sale lots that have been acquired.

The Town Administrator reminded the Council that they would meet with the staff on Monday, January 28, 2008 at 2:00 p.m. to continue discussion on goals for the 2008 – 2009 term.

There being no further business before the Council, it was moved by Councilor White, seconded by Councilor Kelly to adjourn at 10:05 p.m. So unanimously voted.

Attest:

Arlene D. Petit
Town Clerk

c: Town Council Members (5)
Town Administrator
Town Solicitor
Administrative Circulation