

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

Monday, July 19, 2010

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 6:00 PM by Commission President Michael Schnack. The following members were present:

Robert Bowen, Vice-President
William H. Murphy
Michael G.White
Ellen Winsor

Also present were:

Bruce R. Keiser, Town Administrator
Peter D. Ruggiero Esq., Town Solicitor
Steven J. Goslee, Public Works Director
Denise Jennings, Water and Sewer Clerk

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

- 1) 06/21/10 (regular meeting)

Commissioner Winsor referred to Page 2 of the minutes specifically the vote pertaining to the proposed Water and Sewer Committee/Think Tank. Commissioner Winsor stated that she did not vote on this matter.

Motion was made by Commissioner Bowen, seconded by Commissioner White to accept the 06/21/10 regular meeting minutes as amended as follows:

Water and Sewer Committee/Think Tank-

Motion was made by Commissioner Bowen, seconded by Commissioner Murphy to dismiss the idea of creating a new Water and Sewer/Think Tank Committee. ~~So unanimously voted.~~

Motion so voted, 4 in favor; Commissioner Winsor abstained.

Motion so unanimously voted.

OPEN FORUM

- 1) Scheduled requests to address:

(None)

- 2) Non-Scheduled requests to address:

(None)

REPORT OF TOWN OFFICIALS

1) Pumping Report:

The Public Works Director reported the following:

- Pumping was up for the month of June. It may be one of the largest months in history. Made it through the 4th of July with no problems.
- Color level at north reservoir has improved and is due to sunlight and lack of rain.
- Rainfall was down for the month of June.
- North Reservoir is @ 51MG, usable storage-60MG
- South Pond is @ capacity, usable storage-7MG

2) Town project reports: (See Project Update Reports dated June 2010)

3) Annual Drinking Water Quality Report for 2009

The Public Works Director stated that this report is sent out annually to all customers.

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

LETTERS AND COMMUNICATIONS

1) Letter dated 07/05/10 from Cathy Kaiser, Vice-President of the Jamestown Place Condominium Association re: water service connections (2) 35 Knowles Ct.

The Town Administrator stated that this communication is just to inform the Town that they are interested in making this change at some point in the future and that an application would be required. The Public Works Director stated that one would need to review the very detailed decision made by a previous Commission for this project, prior to taking any further action on this matter. Administrator Keiser stated that the Town is only one year into the progress of the new Water Treatment Facility and that the Town should continue to watch this progress. Commissioner Winsor asked why the developer would have agreed to this situation. Commission President Schnack reported that at the time, the Town was in the early stages of water improvements and water supply was an issue. Commissioner Murphy reported that there were zoning issues also and that the Town must review all records before making a decision.

Administrator Keiser stated that the Town needs to look at current usage and future development prior to making any decisions. Administrator Keiser further stated that the Town needs to do a full assessment /projection as to what the consumption will be and that the Town does not want to get so close to the capacity as to jeopardize the current customers. Administrator Keiser suggested that the Town continue to monitor the progress of the new Water Treatment Facility and the improvements. Motion was made by Commissioner White, seconded by Commissioner Winsor to accept the Letter dated 07/05/10 from Cathy Kaiser, Vice-President of the Jamestown Place Condominium Association re: water service connections (2) 35 Knowles Ct. So unanimously voted.

UNFINISHED BUSINESS

(None)

NEW BUSINESS

1) Application of Church Community Housing Corp. (Owner: John E. Page, Trustee) Plat 8, Lot 451; 13 Swinburne Street for utility service connections (2)

The Town Administrator reported the following:

- This is a new affordable housing project for the Town.

- The Town Planner has been working closely with Church Community Housing on this project and other projects in an effort to ensure residents decent affordable housing.
- This project has not been before the Planning Commission as of yet.
- The Affordable Housing Committee has reviewed the plans and do support this project.
- The Public Works Director has noted that there is sufficient water supply for this project.

The Public Works Director stated that the applicant, Church Community Housing Corporation, has requested that the water and sewer connection fees be waived in donation for a charitable contribution. The Public Works Director stated that he has concerns with this request. Commissioner Winsor asked for clarification regarding the total amount due for the connections fees. The Public Works Director outlined the fees as follows:

	Water connection fee	Town installation fee	Sewer connection fee
Unit 1	\$3,000	\$1,850	\$3,000
Unit 2	\$3,000	\$1,850	\$3,000
Total	\$6,000	\$3,700	\$6,000

Total amount due to Town: \$15,700

Bridget Ryan, Senior Project Manager for Church Community Housing Corporation reported the following:

- CCHC is proposing to subdivide Plat 8, Lot 451, located at 13 Swinburne Street into 3 lots.
- CCHC plans to rehabilitate the house that currently exists on the property as well as construct 2 new houses.
- The 2 new houses would each require a water and sewer connection.
- All 3 houses will be developed as part of CCHC’s Land Trust program for income eligible first-time buyers.
- CCHC requests that water and sewer connection fees be waived.

Ms. Ryan stated that if the fees were waived, the cost could be put towards the building of the homes and would be a benefit for CCHC to cut costs where needed, to allow CCHC to make affordable housing to those in need. Brief discussion ensued regarding marketing of these homes and waiver of connection fees. Commissioner Murphy suggested sending this matter back to the Affordable Housing Committee to see if they can contribute to the connection fees and stated that the ratepayers should not have to bear the burden of lost revenue for these fees. Following clarification of a few additional items, motion was made by Commissioner Bowen, seconded by Commissioner Murphy to approve the application Church Community Housing Corp. (Owner: John E. Page, Trustee) Plat 8, Lot 451; 13 Swinburne Street for utility service connections (2). So unanimously voted.

Commission consensus: To ask the Town Administrator and the Town Solicitor to research and discuss the use of funds from the Affordable Housing Trust Fund for the water and sewer connection fees and to report back to the Town Council at the next meeting on 08/02/10.

2) Installation of a water faucet for the tent campsite at Fort Getty. (*per Commissioner Bowen*) Commissioner Bowen stated that there is no provision at the tent campsite for water and that campers must bring buckets to the north restroom and then need to carry the buckets back to the tent campsite. The Public Works Director stated that there is a water spicket at the tent campsite and stated that he would check into the status of this matter. Commissioner Bowen stated that if needed, the funds could come out of the recreational budget. Commission consensus: To ask the Public Works Director to supply a report to the Town Administrator for the Town Council meeting on 08/02/10.

BILLS AND PAYROLL

Motion was made by Commissioner Bowen, seconded by Commissioner Murphy to approve the Water Division Bills and Payroll dated 07/19/10. So unanimously voted.

Motion was made by Commissioner Bowen, seconded by Commissioner Murphy to approve the Sewer Division Bills and Payroll dated 07/19/10. So unanimously voted.

TOWN BUSINESS

(None scheduled)

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner Bowen, seconded by Commissioner Murphy to adjourn the meeting at 6:52 PM. So unanimously voted.

Attest:

Denise Jennings

Water and Sewer Clerk

xc: Commission Members (5)

Town Administrator

Town Solicitor

Public Works Director

Town Clerk