

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

Monday, February 19, 2008

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 7:01 PM by Commission President Julio DiGiando.

The following members were present:

Vice-President, Michael White
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
Wyatt A. Brochu, Esq., Town Solicitor
Denise Jennings, Water and Sewer Clerk

Absent were:

William Kelly, Commissioner

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

- 1) Council President Julio DiGiando administered the oath of office to Officer Joel Pinocci as permanent Police Sergeant.

READING AND APPROVAL OF MINUTES

- 1) 01/22/08 (regular meeting)

Motion was made by Commissioner Sutton, seconded by Commissioner White to accept the 01/22/08 (regular) meeting minutes. Motion so voted, 3 in favor; Commissioner Szepatowski abstained. Commissioner Szepatowski was not present at said meeting.

OPEN FORUM

- 1) Scheduled requests to address:
(None)
- 2) Non-Scheduled requests to address:
(None)

REPORT OF TOWN OFFICIALS

- 1) **Pumping Report:**
 - Pumping was down slightly for month of January, compared to December 2007. Staff will continue to check for leaks.
 - Rainfall was down for the month of January. Had 3 inches during the most recent storm.
 - North Reservoir is @ 45MG, usable storage-60MG. Currently out of draught watch.
 - South Pond is @ capacity, usable storage-7MG.
- 2) **Town project reports:** (See Project Update Report dated January 2008)

The Commission briefly discussed the brick samples and the mortar to be used for the new water treatment plant, as displayed by the Public Works Director. Commission consensus: That the new building, resemble the old building.

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

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

- 1) **Parking and public access at the Water Treatment Plant** on North Road (*per Commissioner Sutton*) (cont. from 01/22/08)
 - a) Review plan submitted by the Deputy Public Works Director

Public Works Director Goslee reported that he and Mike Gray, Deputy Public Works Director prepared a plan for parking and public access near the Water Treatment Plant on North Road. Brief discussion ensued regarding the proposed plan and speed limit changes.

Administrator Keiser noted that RIDOT will be putting in a bike path through Jamestown and along North Road in the future and that the Town may need to get state approval for this parking project. Following continued discussion and clarification, it was the consensus of the Commission to ask the Deputy Public Works Director to amend the plan as discussed this evening and to report back to the Commission.

- 2) **Review Rules and Regulations of Board of Water and Sewer Commissioners** as amended July 17, 2006 (cont. from 01/22/08)
 - a) Set date for public workshop

Administrator Keiser reported that several meetings and vacations, including budget workshops have been scheduled during the next month. Administrator Keiser suggested scheduling the public workshop following the receipt of the results of the study from B & E Consulting, LLC. regarding public benefit vs. private benefit funding. Administrator Keiser stated that he anticipates the completion of this study to be around mid-March. Commissioner Szepatowski asked for clarification of a few items and stated that she would like to see the report prior to the public meeting. Commission consensus: To place this matter on hold, until receipt of the study from B & E Consulting as suggested by the Town Administrator.

- 3) **Former Town Office-44 Southwest Avenue** (cont. from 02/11/08-Town Council Meeting)
 - a) Appraisal from Church Community Housing

b) Proposed Purchase and Sales Agreement with Church Community Housing

Administrator Keiser reported the following:

- There is a big variation and discrepancy between Newport Appraisal Group's appraisal, (done on our behalf) and the Houle report in the amount of \$425,000 (prepared for Church Community Housing).
- The appraisal done by Newport Appraisal Group was almost double what the Houle report provided.
- He has been in communication with the Tax Assessor and that the Assessor has contacted an appraiser that he knew and who was in-tune to this type of commercial assessment.
- This appraiser has reviewed the Houle report to identify whether there were any glaring concerns and/or errors or omissions that would make the appraisal suspect.
- This appraiser has given the Town a letter that states that Houle has followed the methodologically correctly and therefore, the \$425,000 was not something that appraiser could challenge.
- This appraiser has also indicated that he hadn't done a full appraisal and that he had rather just reviewed the Houle report and therefore, could not comment on the specific comparables that Houle had used for coming up with his value.

Administrator Keiser reported that he had then directed the Tax Assessor to ask this person to do a full appraisal of 44 Southwest Avenue and until we receive this appraisal he does not feel comfortable moving forward.

Brief discussion ensued regarding federal income tax credits.

Commissioner Szepatowski stated that later in the spring, she would like to start a discussion regarding illegal apartments and the process to make them legal.

Commissioner Sutton expressed his concerns regarding keeping the Southwest Avenue project moving forward and stated the following:

- This project is getting bigger than its needs to be.
- He does not want to be in the same place, two years from now.

Brief discussion ensued regarding investigating other options for this property. Administrator Keiser stated that he should have a report from the new appraiser within a week.

Administrator Keiser stated that the Town Solicitor has not heard from Church Community Housing Corporation's attorney as of yet.

Following clarification of a few additional items, it was the consensus of the Commission to continue this matter to the next regular Town Council meeting on 02/25/08. Administrator Keiser stated that Commissioner Kelly would be back for the first regular Town Council meeting in March (03/10/08) and suggested that the Commission hold off on a decision regarding this matter until that time.

NEW BUSINESS

- 1) Application of the Patricia Tuff (Owner: Tuff Family LLC (Plat 10, Lot 12; Walcott Avenue) for **utility (water) service connection**

The Public Works Director stated that the applicant meets the criteria under Section 14B of the Rules and Regulations of the Board of Water Commissioners and further stated that the owner has

drilled a well and that the well is dry. Following clarification of a few items, motion was made by Commissioner Szepatowski, seconded by Commissioner Sutton to approve the application of Patricia Tuff (Owner: Tuff Family LLC (Plat 10, Lot 12; Walcott Avenue) for utility (water) service connection. So unanimously voted.

- 2) **Application of the Town of Jamestown (Plat 7, Lot 1;Freebody Drive/Bayview Drive) for utility (water) service connection**

Commission President DiGiando stated that the applicant meets the criteria under Section 14B of the Rules and Regulations of the Board of Water Commissioners and further stated that as discussed at the Water and Sewer meeting on 01/22/08 it will not be necessary for the applicant to drill a well. Motion was made by Commissioner Szepatowski, seconded by Commissioner White to approve the application of the Town of Jamestown (Plat 7, Lot 1;Freebody Drive/Bayview Drive) for utility (water) service connection. So unanimously voted.

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) **Sole Source Aquifer** (cont. from 02/11/08 Town Council Meeting)
 - a) EPA update from public meeting on 02/13/08

Council President DiGiando announced that this matter will be continued to the 03/17/08 Water and Sewer meeting, due to the extension of the EPA comment period.

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner Szepatowski, seconded by Commissioner White to adjourn the meeting at 8:20 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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