

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

Monday, March 17, 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  
William Kelly

Also present were:

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

Absent at roll call:

Barbara A. Szepatowski, Commissioner arrived at 7:10 PM

Absent:

Robert W. Sutton, Jr., Commissioner

**AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS**

(None)

**READING AND APPROVAL OF MINUTES**

1) 02/19/08 (regular meeting)

Motion was made by Commissioner White, seconded by Commission President DiGiando to accept the 02/19/08 (regular) meeting minutes. So unanimously voted.

**TOWN BUSINESS**

Commission President DiGiando stated that he would like to discuss the bid award for the Wind Power Feasibility Study as the next item of business. Commission consensus: To discuss **Town Business**, item #2--Award of Bid for **Wind Power Feasibility Study** to the firm of Applied Technology and Management as the next item of business.

Don Wineburg, Chair. of the Wind Energy Committee stated that 20 applications were picked up and that 6 were returned. Mr. Wineburg further stated that the Committee recommends that the bid be awarded to Applied Technology and Management. Following clarification of a few items, motion was made by Councilor White, seconded by Councilor Kelly to award the bid for the Wind Power Feasibility Study to Applied Technology and Management as recommended by the Wind Energy Committee in an amount not to exceed \$48,000. So unanimously voted.

## OPEN FORUM

- 1) Scheduled requests to address:

(None)

- 2) Non-Scheduled requests to address:

Susan Little of 1185 North Main Road expressed her concerns regarding potholes on North Main Road.

## REPORT OF TOWN OFFICIALS

- 1) **Pumping Report:**

- Pumping was up slightly for month of February. Had one major house leak. Staff will continue to check for leaks.
- Rainfall was up for the month of February.
- Color level is up and due to the recent heavy rainfall.
- North Reservoir is @ 57MG, usable storage-60MG.
- South Pond is @ capacity, usable storage-7MG.

- 2) **Town project reports:** (See Project Update Report dated February 2008)

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

## LETTERS AND COMMUNICATIONS

(None)

## UNFINISHED BUSINESS

- 1) **Public community value of being on water and sewer** (cont. from 01/22/08) report from B&E Consulting, LLC

- a) Status report from the Town Administrator

Town Administrator Keiser reported that David Byben of B&E Consulting is still working on this report. Commission President DiGiando suggested that this item be placed on hold until the report has been submitted. Commission consensus: To ask the Town Administrator to place the item back on the agenda when the report is received.

- 2) **Review Rules and Regulations of Board of Water and Sewer Commissioners** as amended July 17, 2006 (cont. from 02/19/08)

- a) Set date for public workshop

Town Administrator Keiser reported that he and the Solicitor are currently working on this matter. Commission consensus: To schedule a public workshop at 6:00 PM prior to the next Water and Sewer meeting on 04/21/08.

- 3) Former **Town Office-44 Southwest Avenue** (cont. from 03/10/08-Town Council meeting)

- a) Appraisal from Church Community Housing
- b) Proposed Purchase and Sales Agreement with Church Community Housing
- c) Appraisal from Hogan Appraisal Associates, Inc.

Administrator Keiser reported that Church Community Housing has tentatively agreed to pay the appraisal price in the amount of \$540,000 (as appraised by Hogan Appraisal Associates, Inc. for

the Town of Jamestown) for the property located at 44 Southwest Avenue. Administrator Keiser further reported that Church Community Housing has amended their site proposal from rental units to 3 affordably priced single family dwellings for ownership.

Steve Ostiguy of Church Community Housing reported the following:

- There has been a survey of the wetlands area at this site and a buffer will be required for building.
- Church Community Housing has proposed to convert the existing office building into one single family dwelling and also to construct a two family townhouse on the site.
- Church Community Housing will need to divide the property into two lots and will also need to get relief from zoning.
- The land will be owned by Church Community Housing and rented by the buyer of the dwelling unit.
- The townhouse units will be sold at \$140,000 per a unit and will be approximately 1,300 square feet per a unit.
- The single family unit will be sold at \$150,000 and will be approximately 1,300 square feet.
- A buyer must meet specific income requirements.
- There are six residents in Jamestown that are currently on this program and ninety residents in the county.

The Commission asked for clarification on a few items as presented by Mr. Ostiguy. Mr. Ostiguy further reported the following:

- An archaeological survey will be done prior to the sale of the property.
- The sale should go through this summer.
- Church Community Housing will go before the Planning Commission and the Zoning Board of Review and construction will begin following approval by both boards.

Brief discussion ensued regarding a municipal employee's option to buy a unit, the stability of the existing office structure and the impact on the site.

Town Planner Lisa Bryer reported the following:

- The Affordable Housing Committee has approved this concept unanimously.
- This proposal will have the least impact on the site and the project.
- An engineer and architect have investigated the existing office structure and have reported that the building is structurally sound.

Commission President DiGiando asked for guidance as to the next step for this project. Mr. Ostiguy stated that he would need a signed purchase and sales agreement prior to having the archaeological survey done.

Administrator Keiser stated that the Commission would need to express their conceptual support of the three unit ownership proposal by Church Community Housing. Solicitor Ruggiero stated that a new purchase and sales document would need to be approved by the Council. Mr. Ostiguy stated that he would get a new document to Administrator Keiser and Solicitor Ruggiero for their review.

Motion was made by Commissioner Kelly, seconded by Commission President DiGiando to approve the conceptual concept of the three unit ownership proposal as presented by Church Community Housing and to continue discussion regarding the purchase and sales agreement to the next Town Council meeting on 03/24/08. So unanimously voted.

- d) Copy of letter from the **RI Historical Preservation and Heritage Commission** to Church Community Housing Corporation re: archaeological survey

Motion was made by Commissioner Kelly, seconded by Commissioner White to accept the communication from RI Historical Preservation and Heritage Commission to Church Community Housing Corporation re: archaeological survey. So unanimously voted.

### NEW BUSINESS

(None)

### BILLS AND PAYROLL

Following clarification a one item, motion was made by Commissioner Kelly, seconded by Commissioner Szepatowski, to approve the Water Division Bills and Payroll. So unanimously voted.

Motion was made by Commissioner Kelly, seconded by Commissioner Szepatowski to approve the Sewer Bills and Payroll. So unanimously voted.

### TOWN BUSINESS cont.

- 1) **Sole Source Aquifer** (cont. from 02/19/08)

- a) EPA update from public meeting on 02/13/08
- b) Memorandum dated 03/13/08 from the Conservation Commission

Administrator Keiser reported that final comment is due by 03/18/08 and stated that he would email a response on Tuesday, 03/18/08. Discussion followed.

Councilor President DiGiando, Councilors Szepatowski and White expressed their support for this Sole Source Aquifer designation. Councilor Kelly expressed his concerns regarding this matter and stated that he is strongly opposed to the Sole Source Aquifer designation.

Motion was made by Councilor Szepatowski, seconded by Councilor White to support the Conanicut Island sole Source Aquifer designation as presented and to continue discussion at the next regular meeting on 03/24/08. Motion so voted, 3 in favor; Councilor Kelly opposed.

- 2) Award of Bid for **Wind Power Feasibility Study** to the firm of Applied Technology Previously discussed.

- 3) **Director of Parks and Recreation**

- a) Recommendation to appoint William J. Piva, Jr.

Town Administrator Keiser stated that he would like to nominate William J. Piva, Jr. as permanent Director of Parks and Recreation. Councilors Szepatowski and Kelly expressed their support regarding this nomination. Motion was made by Councilor Szepatowski, seconded by Councilor White to appoint William J. Piva, Jr. as permanent Director of Parks and Recreation as nominated by Administrator Keiser. So unanimously voted.

Town **budget workshop** schedule:

Councilor Szepatowski expressed taxpayers concerns regarding the budget workshop scheduled for Thursday (Holy Thursday), 03/20/08 and asked for clarification regarding the scheduling. Council President DiGiando stated that the workshop was not purposely scheduled for Thursday, 03/20/08

and further stated that Councilor Sutton would not be available on Tuesday and School Committee Chair. Cathy Kaiser would not be available on Wednesday.

**ADJOURNMENT**

There being no further business before the Commission, motion was made by Commissioner Szepatowski, seconded by Commissioner White to adjourn the meeting at 8:15 PM. So unanimously voted.

Attest:

Denise Jennings  
Water and Sewer Clerk

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