

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

Monday, May 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 7:00 PM by Commission President Julio DiGiando.

The following members were present:

Vice-President, Michael White
Barbara A. Szepatowski
Robert W. Sutton, Jr.

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:

William Kelly, Commissioner

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None)

READING AND APPROVAL OF MINUTES

1) 04/21/08 (regular meeting)

Motion was made by Commissioner White, seconded by Commissioner Sutton to accept the 04/21/08 (regular) meeting minutes. So unanimously voted.

Commissioner Szepatowski stated that she would like to discuss the bid awards for the new Highway Garage as the next item of business.

Commission consensus: To discuss **Town Business**, item #1-Award bids, as the next item of business.

TOWN BUSINESS

1) **Award bids:**

- a) **Design Build for new Highway Garage** to A. Autiello Construction Co. Inc. for an amount not to exceed \$1,497,500.
- b) **Design Build the new Salt Storage** to A. Autiello Construction Co. Inc. for an amount not to exceed \$200, 000.

Deputy Public Works Director Gray reported that the Town received 3 bids for the Design and Construction of a new Highway Garage and Salt Storage Building. Mr. Gray further reported that he has reviewed the bids and that he recommends that the Town award the bids to A. Autiello Construction Co. Inc. Mr. Gray referred to his memorandum dated 05/16/08 and briefly described the details of the project as follows:

- The building proposed includes clapboard siding with a metal roof.
- The design will require approval from the Town Council, the Planning Board, the Zoning Board of Review and the RI Turnpike and Bridge Authority.

Mr. Gray suggested that the Town Council consider a joint meeting with the Planning Board for their review and approval on June 4th at 6:00 PM. Brief discussion ensued regarding the project as described by the Deputy Public Works Director. Councilor Sutton suggested changing the location of one of the exterior doors and asked Mr. Gray if the project included a lift. Mr. Gray stated that the current bid amount does not include a lift and that this was to keep the cost down. Mr. Gray further stated that if the department does not get the lifts now, they will ask for them as capital items in future budgets.

Mr. Gray briefly described the types of lifts and their cost. Council President DiGiando suggested that space be made for the lift(s) at the time of construction and that the department include this as a capital item in next year's budget. Councilor Sutton stated that it does not make sense to have a new building and no lift. Councilor Sutton further stated that the Town should find a way to add a lift.

Council consensus: To approve the plan as presented by the Deputy Public Works Director, to look into adding a lift to the building and to continue discussion at the next Town Council meeting on 05/27/08.

Administrator Keiser reported that he will be meeting with the RI Turnpike and Bridge Authority on Friday (05/23/08) to discuss the project.

Following clarification of a few additional items, motion was made by Councilor Szepatowski, seconded by Councilor Sutton to award the bid for the Design Build for new Highway Garage to A. Autiello Construction Co. Inc. for an amount not to exceed \$1,497,500. So unanimously voted.

Motion was made by Councilor Szepatowski, seconded by Councilor White to award the bid for the Design Build the new Salt Storage to A. Autiello Construction Co. Inc. for an amount not to exceed \$200,000. So unanimously voted.

Commission consensus: To discuss **Town Business**, item #2- Discussion re: Dutch Harbor Boat Yard as the next item of business.

2) Discussion re: **Dutch Harbor Boat Yard**

Brief discussion ensued regarding an auction that is scheduled for Wednesday, June 4th and the Town's interest in the future of DHBV.

Barbara Paterson of Dutch Harbor Boat Yard reported the following:

- She is currently swamped at the boat yard.
- They have dedicated their lives to DHBV.
- They are currently going forth with refinancing and are awaiting approval.
- Have thought about some sort of sailing school, but she needs to stabilize the boat yard first.
- She hopes that all falls into place prior to the auction on June 4th.

Council President DiGiando stated that the Town needs to be prepared in the event that DHBV is

not successful. Council President DiGiando further stated that the Town has always expressed their support of DHBV.

Following discussion and clarification of a few items, motion was made by Councilor Sutton, seconded by Councilor Szepatowski to continue discussion on this matter to the next Town Council meeting on 05/27/08. So unanimously voted.

Barbara Paterson further reported that they are not in foreclosure, receivership or bankruptcy. Councilor Szepatowski asked Ms. Paterson to notify the Town as soon as she receives approval.

OPEN FORUM

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

REPORT OF TOWN OFFICIALS

- 1) **Pumping Report:**
 - o Pumping was as expected for the month of April. Had one small service leak, which has been repaired.
 - o Rainfall was average for the month of April.
 - o Color level has increased. Fluctuates with rainfall and sun bleaching.
 - o North Reservoir is @ capacity, usable storage-60MG.
 - o South Pond is @ capacity, usable storage-7MG.
- 2) **Town project reports:** (See Project Update Report dated April 2008)

The Public Works Director stated that he had included in the packets a draft of a preamble for the rules and regulations for the Commissions review. Commissioner Sutton stated that he would like to add the words Town Council sitting as the Board of Water and Sewer Commissioners to the first paragraph of the preamble.

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

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

- 1) Review **Rules and Regulations of Board of Water and Sewer Commissioners** as amended July 17, 2006 (cont. from 04/21/08)

Following brief review of the proposed amendment to the rules and regulations as submitted by the Public Works Director, motion was made by Commissioner Sutton, seconded by Commissioner Szepatowski to order the proposed amendments advertised for a public hearing at 7:00 PM at the next Water and Sewer meeting on 06/16/08. So unanimously voted.

NEW BUSINESS

Discussion re: House bill 7787(**Relating to Waters and Navigation-Clean Water RI Shared Water Resources Act.**)

- a) Copy of letter from the Town of Narragansett to Representative Jan Malik, Chair of the House Committee on Environmental and Natural Resources
- b) Copy of the draft of House Bill 7787

The Public Works Director stated that he is not in favor of this bill. Administrator Keiser stated that he and the Public Works Director have discussed this matter and they agree that this is not a good idea, for all the same reasons as stated by Narragansett Town Manager Ceasrine. Administrator Keiser further stated the following:

- This would be a significant expense to the Town.
- This would be an intrusion to our affairs for unwanted reasons.
- In other communities, there may be a reason to engage state government in water utilities, but we have done a good job here in Jamestown.

Motion was made by Commissioner Szepatowski, seconded by Commissioner White to ask the Town Administrator to send a letter to Senator Paiva-Weed and Representative Long expressing the Town's concerns regarding House Bill 7787. So unanimously voted.

- 2) Discussion re: property owned by **William Geddes et ux Elise** (15 Maple Avenue; Plat 9/Lot 15) re: **water use/billings**

Administrator Keiser stated that as he has spoken to each of the Councilors individually over the past few weeks regarding this matter. Administrator Keiser further stated that Elise Geddes is bringing forth an appeal of the Administrations stance regarding prior water billings that are owed to the Town based on the fact that for some unknown reasons, a water meter was not installed at 15 Maple Avenue at the time when the house was constructed in 1986.

Administrator Keiser noted the following:

- He has met with the Geddes twice to discuss what the consumption would have been over the course of 22 years and what he has learned is that he does not know what it would have been.
- The minimum in advance for a seasonal property, would be 20,000 gallons per a year.
- The average residential yearly consumption is 40,000 gallons, which happens to be twice the minimum for a seasonal property. The direct expense for billing is based upon the actual rates in place during each of the 22 years.
- 20,000 gallon usage would be \$5006 and 40,000 gallons usage would be twice that amount.
- We have somewhere between \$10,000 and \$5,000 as the difference between seasonal and average.
- There is also interest at 8%, which is what our interest charges is for past due billings. 20,000 gallon usage at \$5006 owed it would be \$3234 approximately and for 40,000 gallon usage would be twice that amount at \$6467.
- The total amount due for 40,000 gallon usage is \$16,480 and total for seasonal at 20,000 gallons is \$8,240.
- Mrs. Geddes has told us that they were only here on summer weekends and not here much during the year because the kids were in school in Cumberland.
- During discussions, he suggested that they that meet somewhere in middle which would be \$12,360.34.

Commissioner Sutton: Was it determined how the meter was bypassed or how water was made available to the property without a meter being installed? Administrator Keiser stated that it was not determined. Mrs. Geddes stated that her husband recalls that Caleb Carr gave them the spacer. Commissioner Sutton stated the following:

- Calab Carr is now deceased.
- The water department did not go there and connect a meter.
- The regulations require that the water department go in and install meters in a house.
- He wants to make it clear that somebody knowingly hooked into the water without a meter.
- The Town is not a party to this and if we do negotiate a lesser amount, we are doing it because we are good people.

Commissioner White stated that it appears as though, we are dealing with a mystery that can not be solved.

Mrs. Geddes stated that this was never their intent and that they have only spent one night in the house, over the past five years.

Commissioner Szepatowski suggested getting an intern to review the tax roll and compare it to records in the water district, to make sure that we do not have any other situations like this in the future. Administrator Keiser agreed.

Following clarification of a few additional items, motion was made by Commissioner Szepatowski, seconded by Commissioner White to split the difference between the average usage (40,000 gallons per year) and the seasonal usage (20,000 gallons per a year) in the amount of \$12,360.34 as defined by the Town Administrator and that this amount is paid to the Town at the closing. 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 cont.

- 1) **Award bids:**
 - a) **Design Build for new Highway Garage** to A. Autiello Construction Co. Inc. for an amount not to exceed \$1,497,500.
 - b) **Design Build the new Salt Storage** to A. Autiello Construction Co. Inc. for an amount not to exceed \$200, 000.

Previously discussed.

- 2) Discussion re: **Dutch Harbor Boat Yard**
Previously discussed.

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner

Szepatowski, seconded by Commissioner White to adjourn the meeting at 8:45 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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