

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

Monday, October 27, 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 6:00 PM by Commission President Julio DiGiando.

The following members were present:

Michael White, Vice-President
William Kelly
Barbara A. Szepatowski (arrived at 6:04 PM)
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
Denise Jennings, Water and Sewer Clerk

Absent:

Wyatt A. Brochu, Esq., Town Solicitor

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

1) Council recognition of Town Water and Sewer Employees re: Award from the Environmental Protection Agency to the Town of Jamestown (*per Commissioner Kelly*)
Town Administrator Keiser on the behalf of the Town Council presented Public Works Director Goslee with the PISCES award for drinking water excellence. Administrator Keiser reported that the award was given by the EPA along with RIDEM. Commissioner Kelly noted that the award belonged to all of the Town water and sewer employees for their outstanding hard work to improve and maintain the water and sewer systems.

READING AND APPROVAL OF MINUTES

1) 09/15/08 (regular meeting)
Motion was made by Commissioner White, seconded by Commissioner Sutton to accept the 09/15/08 (regular) meeting minutes. So unanimously voted.

OPEN FORUM

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

Commission consensus: To discuss **Unfinished Business**, item #1- **44 Southwest Avenue**-Copy of Advertisement, as the next item of business.

Administrator Keiser reported the following:

- A copy of the advertisement for requests for proposals for the sale of 44 Southwest Avenue was included in the Commissions meeting packets.
- The advertisement will be placed in newspapers including the Providence Journal within the next week, with proposals are due November 25th.
- The Town Planner was approached by the Jamestown Arts Center a few months ago regarding their interest in 44 Southwest Avenue and at that time the Planner gave them a tour of the building.
- Representatives from Jamestown Arts Center are present this evening to make a brief presentation.

Commissioner Sutton asked for clarification on a few items pertaining to the advertisement.

Administrator Keiser introduced Elizabeth Congdon of the JAC.

Elizabeth Congdon, Vice-President of the JAC reported the following:

- Their organization would like to renovate the site for an arts center and they realize that this will take a lot of work.
- Their organization has been discussing this project for about a year and a half and that this location is a great central location and has adequate parking.
- Their organization has received support from the RI Foundation and perspective donors that are excited about the project.
- An arts center would be the best use for the building and the community.
- An arts center would offer the town employment, education, internship and mentoring.
- The arts center would be open to all artistic abilities including theater, music, dance, writing and visual arts.

Ms. Congdon turned the presentation over to Peter Twombly.

Peter Twombly a Jamestown resident and an architect with Estes/Twombly Architects of Newport displayed a plan and briefly described the project as follows:

- The site is a great central location for the JAC and has plenty of parking.
- The garage would be perfect for ceramics and welding, as it has a cement floor.
- The main building would include classrooms, studios etc.
- The third building in the rear building is old and dilapidated.

Mr. Twombly stated that he did not want to get into major floor plan detail, as it was included in the packet distributed to the Commission and the Town Administrator.

Commission President DiGiando thanked the JAC for their presentation and stated the following:

- This Town will advertise the request for proposal in newspapers within the next week, with proposals due by November 25th.
- Following the 30 day notice, the Town Administrator will evaluate the bidders based on their fee proposal, as well as their proposed use of the property. The Town Administrator will then report back to the Commission.

Commission President DiGiando stated that he thinks that this is a wonderful use of the property and that he is very supportive of the project submitted by the JAC.

Commissioners Szepatowski and White agreed with Commission President DiGiando.

Commissioner Sutton asked for clarification by the Town Administrator that it is his understanding that it is the intention of the Town, that 44 Southwest Avenue will be sold. The Town Administrator confirmed that it is the intention of the Town to sell the property located at 44 Southwest Avenue.

Commissioner Sutton asked Ms. Congdon if her organization was aware of this intention. Ms. Congdon stated that JAC is aware of this and that JAC wants to have the opportunity just like everyone else that would be interested.

Commissioner Kelly stated that this will be a request for proposal and a candidate will be chosen at the highest price, with the best use for the property. Commissioner Kelly further stated the following:

- This proposal is a good use for the property.
- He expressed his concerns regarding the use of the old dilapidated building in the rear of the property.
- The Commission has a responsibility to the ratepayers to do what is best for them and JAC will have to be very competitive.

An unidentified member of the audience asked what price was the Town was looking for. Administrator Keiser stated that the Town is expecting \$550,000 to off set the bonds for the \$6.2 million dollar water rehabilitation project.

Following clarification of a few additional items, motion was made by Commissioner White, seconded by Commissioner Szepatowski to authorize the Town Administrator to place newspaper advertisements for the sale of the property located 44 Southwest Avenue.

REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

The Public Works Director reported the following:

- Pumping was down considerably for the month of September, it may be due to the extreme rainfall.
- Color level at north reservoir is the best that it has even been. This drop in color level makes it easier to treat and is due to the improvements to the aeration system.
- North Reservoir was @ 42 MG, usable storage-60MG
- South Pond is @ capacity, usable storage-7MG.

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

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

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS cont.

1) **44 Southwest Avenue** (cont. from 09/15/08)

a) Copy of advertisement

Previously discussed.

2) **Meeting structure** (cont. from 09/15/08)

Commission President DiGiando stated that no action was required on this matter.

NEW BUSINESS

1) **West Ferry sewer pump out**

a) Extension of water line to West Ferry dock (*per Commission President DiGiando*)

Commission President DiGiando (from the Harbor Commission) reported the following:

- There is a pump out facility down at the very end of the wharf, at West Ferry.
- There is a line that runs back to the pump station.
- There are some concerns from the manufacturer, that there may some lack of integrity with the line.
- The manufacturer is suggesting that the line needs to be replaced.

Commission President DiGiando stated that the Harbor Commission thinks that if the pump were at the end of the dock, it may be a more efficient operation then if it was back at the beginning of the hill. Commission President DiGiando further stated that the HC wants to make sure that the pump out facility is working, because there were some problems a few years ago not with the pump out itself, but with some people disregarding its use.

Commission President DiGiando stated that as part of the HC's discussion, what also came out was the request to see if they could extend the fresh water down to where the pump out is, so that boaters can have access to fresh water.

Commission President DiGiando suggested that if we are going to replace that sewer line and a trench will be dug, it may be an optimum time to put in a conduit for fresh water. Commission President DiGiando stated that he had obtained copies of the applications for hook ups and extensions from the Water and Sewer Clerk, but the extension application only pertains to single or two family homes and it is unclear as to how this will go forth. Commissioner DiGiando further stated that he had told the HC that he would bring this matter to the attention of the Board of Water and Sewer Commissioners.

The Public Works Director stated the following:

- The applicant would need to meet the single family average.
- The water trench must be separate from the sewer trench.
- The application for a hook up should be filled out by the Harbor Commission.
- The application can be added to the next Water and Sewer meeting agenda in November.

Commissioner Sutton asked for clarification regarding the current location of the pump out. Commission President DiGiando stated that at one time there was an old fashioned pump that wasn't drawing well, so the HC, through a grant with RIDEM bought two new pumps and the pumps were installed in the same location as the old pump.

The Public Works Director stated that there may be an electrical issue and this is why the pump may be located where it is.

Following clarification of a few additional items, it was the consensus of the Commission to ask the Public Works Director to look into the electrical issue and to continue this matter to the next Water and Sewer meeting on 11/24/08. Commission President DiGiando stated that he would forward the application to the HC.

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

(None scheduled)

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner White, seconded by Commissioner Szepatowski to adjourn the meeting at 6:59 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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