

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

Monday, September 17, 2007

A regular meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners was called to order at the Jamestown Philomenian Library, Conference Room, 26 North Road at 7:00 PM by Commission President David Long.

The following members were present:

Vice-President, Julio DiGiando
Michael F. Schnack
Barbara A. Szepatowski

Also present were:

Bruce Keiser, Town Administrator
Denise Jennings, Water and Sewer Clerk

Absent:

William Kelly, Commissioner
Steven J. Goslee, Public Works Director
Peter D. Ruggiero, Town Solicitor

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None scheduled)

READING AND APPROVAL OF MINUTES

2) 08/20/07 (regular meeting)

Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to accept the 08/20/07 (regular meeting) meeting minutes. So unanimously voted.

OPEN FORUM

1) Scheduled requests to address:

(None scheduled)

2) Non-Scheduled requests to address:

(None)

REPORT OF TOWN OFFICIALS

Town Administrator Keiser stated that the Public Works Director is out of town this week at the NEWWA Annual Conference. Administrator Keiser briefly outlined the Public Works Directors report as follows:

1) **Pumping Report:**

- Pumping was up slightly for the month of August, compared to last year.

- Rainfall was down for the month of August and was one of the driest on record.
- North Reservoir is down 44 inches and is @ 30MG, usable storage-60MG. The next stage for a regulatory change is four feet.
- South Pond is @ 5MG, usable storage-7MG.

2) **Town project reports:** (See Project Update Report dated August 2007)

Brief discussion followed regarding the recharge of the North Reservoir, revising the Safe Yield Study and the new rate structure. Administrator Keiser reported that there is a State database online that shows rate structures throughout the state and that Jamestown appears to be in line with other communities. Administrator Keiser further reported that Jamestown is the only community with a Minimum in Advance charge in place.

The Commission asked for clarification on a few additional items as reported by the Town Administrator.

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

1) Letter from Michael Casey, Mother of Life Center re: request for permission to erect an **antenna on the water tower** for FM frequency (cont. from 08/20/07)

Commission President Long asked the Administrator where the Town stood on this request. Administrator Keiser stated that if favorable, the Commission could make a policy decision on this matter. Commission President Long stated that he feels that it is inappropriate to approve this request due to religious affiliation and suggested that the Commission stick with business entities. Commissioner DiGiando agreed and stated that he would still like to see a report from the Town Solicitor regarding magnetic transmission. Commissioner Szepatowski agreed with Commissioner DiGiando. Commissioner Schnack also agreed and stated that space should not be given away at the Water Tower. Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to deny the request from Michael Casey, Mother of Life Center re: request for permission to erect an antenna on the water tower for FM frequency. So unanimously voted.

2) Letter from Alec Broers (32 Mount Hope Avenue-second unit) re: **sewer hook-up** fee (cont. from 08/20/07)

Administrator Keiser reported that he had spoken to Fred Brown, Building and Zoning Official and the Town Solicitor regarding this matter. Administrator Keiser briefly outlined the zoning definition of “premise” and “dwelling unit”. Administrator Keiser stated that it appears as though this addition is only guest quarters; not a separate unit and he recommended that the Commission grant the Broer’s request for waiver of the second sewer hook-up fee in the amount of \$3,000. Commissioners Long, DiGiando and Szepatowski agreed with Administrator Keiser. Motion was made by Commissioner DiGiando, seconded by Commissioner Szepatowski to grant Alec Broers (32 Mount Hope Avenue) request for waiver of the second sewer hook-up fee in the amount of \$3,000. So unanimously voted.

3) Review of **Town Office site (44 Southwest Avenue)** for future disposition. (*per Councilor Kelly*) (cont. 08/20/07)

Administrator Keiser reported that Church Community Housing is still awaiting their engineer’s report.

Rules and Regulations of the Board of Water and Sewer Commissioners:

Commission consensus: To have a discussion on updates to the rules and regulations at the Water and Sewer meeting on 12/17/07.

NEW BUSINESS

- 1) Application of Christina Moorehead (Owner: Nancy Moorehead) (Plat 8, Lot 85; 11 Watson Avenue) for **utility service expansion/change of use**

It was noted that the applicant Christina Moorehead (Owner: Nancy Moorehead) will not be using water at this location (garage) and the applicant will have to go before Zoning and Planning. Motion was made by Commissioner DiGiando, seconded by Commissioner Schnack to approve the application of Christina Moorehead (Owner: Nancy Moorehead) (Plat 8, Lot 85; 11 Watson Avenue) for utility service expansion/change of use. So unanimously voted.

- 2) Discussion re: to require an applicant to get approval from the Zoning Board of Review and Planning Department prior to coming before the Board of Water and Sewer Commissioners Administrator Keiser reported that he had spoken to the Building/Zoning Official and the Town Planner regarding this matter and that the Building Official stated that it is a RI General Law that an applicant must show/demonstrate that they can get utilities prior to going to Zoning. Following brief discussion, motion was made by Commission President Long, seconded by Commissioner Szepatowski to ask the Town Administrator to discuss this matter with the Town Solicitor and to report back at the next Water and Sewer meeting on 10/15/07. So unanimously voted.

BILLS AND PAYROLL

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

TOWN BUSINESS

- 1) **Dutch Harbor Boat Yard Lease**

- a) Rental payment-update from Town Solicitor and Town Administrator Administrator Keiser reported that there was no change in the status of this matter since the last Town Council meeting. Administrator Keiser further reported that the Town Solicitor has sent a letter the lessees.

- 2) **Executive Session:**

- a) Executive Session Announcement
 - i) Acquisition of real estate, to RIGL 42-46-5 (a)(5) (*real estate*)

Motion was made by Commissioner Schnack, seconded by Commission President Long to move into Executive Session at 7:35 PM pursuant to RIGL 42-46-5 (a)(5) (*real estate*).

The vote was, Commission President Long, aye; Commissioner DiGiando, aye; Commissioner Schnack, aye; and Commissioner Szepatowski, aye. Motion so unanimously voted.

The Commission returned to regular session at 8:16 PM.

Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to seal the

minutes of the Executive Session. The vote was, Commission President Long, aye; Commissioner DiGiando, aye; Commissioner Schnack, aye; Commissioner Szepatowski, aye. Motion so unanimously voted.

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner DiGiando, seconded by Commissioner Schnack to adjourn the meeting at 8:17 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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