

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

Thursday, December 21, 2006

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 Vice-President, Julio DiGiando.

The following members were present:

William Kelly
Michael F. Schnack
Barbara A. Szepatowski

Also present were:

Bruce Keiser, Town Administrator
Steven J. Goslee, Public Works Director
Denise Jennings, Water and Sewer Clerk

Absent:

David J. Long, Commission President

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

(None scheduled)

READING AND APPROVAL OF MINUTES

1) 11/20/06 (regular meeting):

Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to accept the 11/20/06 minutes. So unanimously voted.

OPEN FORUM

1) Scheduled requests to address:

(None scheduled)

2) Non-Scheduled requests to address:

Charlotte Zarlengo of 350 Seaside Drive requested to speak on her letter dated 12/18/06 regarding the RIDEM ISDS **application** of David and Marina Thurston (Plat 16, Lot 12; Seaside Drive).

Ms. Zarlengo asked the Town to respond to RIDEM regarding the application of David and Marina Thurston.

Ms. Zarlengo stated the following:

- There are 16 variances requested for this property.
- The applicants are requesting a variance from the required distance from the well.
- The applicants are requesting 5 feet of fill.
- The lot in question is only 7,000 square feet.
- There is ledge on the property.
- There are so many other issues with the lot in question.

Ms. Zarlengo requested that the Town Council send a strong letter to RIDEM regarding this

property. Commission Vice-President DiGiando stated that this matter will be discussed later this evening under "Town Business".

Paul "Nick" Robertson of 109 Carr Lane and a member of the Affordable Housing Committee requested to speak on the future disposition of the building that houses the Town Offices @ 44 Southwest Avenue. Commission Vice-President DiGiando stated that this matter will be discussed later this evening under "New Business" and stated that Mr. Robertson could speak at that time.

REPORT OF TOWN OFFICIALS

1) **Pumping Report:**

- Pumping was down for the month (November) compared to last year.
- Color level has come down.
- North Reservoir is @ capacity, usable storage-60MG
- South Pond is @ capacity, usable storage-7MG.

2) **Town project reports:** (See Project Update Report dated November 2006)

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

LETTERS AND COMMUNICATIONS

(None)

UNFINISHED BUSINESS

1) Application of Stephen Masso (Plat 7, Lot 99; 15 Weeden Lane) for **utility (water) service connection** (cont. from 11/20/06)

Commission consensus: To continue the application of Stephen Masso (Plat 7, Lot 99; 15 Weeden Lane) for utility (water) service connection to the next Water and Sewer meeting on 01/16/07, as requested by Attorney John Murphy.

2) **Consent Agreement between RIDEM, Office of Water Resources and the Town of Jamestown** re: Jamestown Potable Water Treatment Plant (cont. from 12/11/06-Town Council meeting.)

Following clarification of a few items, motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to approve the Consent Agreement between RIDEM, Office of Water Resources and the Town of Jamestown re: Jamestown Potable Water Treatment Plant, as presented. So unanimously voted.

NEW BUSINESS

1) Review of Town Office site (44 Southwest Avenue) for future disposition. (*per Councilor Kelly*)

Commissioner Kelly stated that since the construction of the new Town Hall is on schedule and we will be vacating the Town Office building, he thought that it was appropriate to start discussion on the future disposition of the building. Administrator Keiser reported that the target date for vacancy at the new Town Hall is 08/01/07.

Commissioner Kelly stated that there has been some talk about using the building for affordable housing. Commissioner Kelly asked for clarification regarding the title to the property (44 Southwest Avenue) and suggested that the Town have a title search done. Administrator Keiser

stated that he and Town staff had done a little research today regarding the title and stated that the Public Works Director has historical information regarding the property. Administrator Keiser reported that it is clear that it is Water Enterprise Fund property.

Commissioner Schnack suggested that once the building is vacant it should be taken down, before it becomes a hazard or vandalized. Administrator Keiser stated that we could maximize uses by removing the building. Commissioner Szepatowski asked for clarification regarding who paid for the building. The Public Works Director stated that the water customers (users) paid for the building and that the loan was guaranteed by the Town of Jamestown.

Commission Vice-President DiGiando stated that affordable housing will be taken into consideration. Discussion ensued regarding the cost of current and future water improvements, and ways to off set these costs.

Nick Robertson a member of the Affordable Housing Committee stated that the committee has discussed this matter and are proposing that the Town maintain the building, keep ownership and make affordable apartments. Commission Vice-President DiGiando suggested that the Affordable Housing Committee meet with the Town Administrator to discuss their concerns. Mr. Robertson stated that he would forward a letter to the Town Administrator from the committee.

J. Robert "Bob" Dolan of 65 Coronado St. stated that the property is owned by the Water Department; is an asset and should be sold to support the Water Department. Mr. Dolan further stated that bonding will be coming in and the customers will be getting sticker shock and they need this to ease the shock.

Commissioner Szepatowski suggested having a workshop with the Building and Facilities Committee and the Affordable Housing Committee. Commission Vice-President DiGiando suggested that the Commission get a little more information and maybe have a workshop in February. Commissioner Szepatowki stated that the Town needs to satisfy both needs. Commissioner Kelly stated that it was his intention to get this discussion going and that the Commission needs to ask the Town Administrator to start research on this matter and to also ask him to discuss this matter with the Affordable Housing Committee and that this is needed to bring relief to the water customers.

Commission consensus: To ask the Town Administrator to start the research on this matter; discuss this matter with the Affordable Housing Committee and to continue discussion at the next Water and Sewer meeting on 01/16/07.

Administrator Keiser reported that he and the Town Planner will be attending a symposium on 01/03/07 regarding affordable housing.

BILLS AND PAYROLL

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

TOWN BUSINESS

- 1) **New Business:**
 - a) **FY2006-07 Solid Waste and Recycling Services Agreement** with the RI Resource Recovery Corporation

Following clarification of a few items, motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to approve the FY2006-07 Solid Waste and Recycling Services Agreement with the RI Resource Recovery Corporation, as presented. So unanimously voted. Commissioner Kelly stated that the recycling program is a very important money saving program for the Town of Jamestown and asked Dottie Farrington of the Jamestown Press to get the word out to the residents of the Town of Jamestown.

b) **Harbor Management Commission** appointments (per Councilor DiGiando)
Commission consensus: To discuss this matter at the next regular Town Council meeting on 01/08/07.

c) Letter dated 12/18/06 from John and Charlotte Zarlengo re: **RIDEM ISDS application** of David and Marina Thurston (Plat 16, Lot 12; Seaside Drive)
Administrator Keiser reported that the Town did received notice regarding the RIDEM ISDS application of David and Marina Thurston (Plat 16, Lot 12; Seaside Drive) with a response deadline of 12/31/06 and that he has already requested a extension of the deadline through the end of January, so that the Town Council can discuss this matter at their second meeting in January on 01/22./07 and to also have the applicant present at said meeting. Administrator Keiser further reported that the applicant has been notified of said meeting.

Commissioner DiGiando stated that he did not feel comfortable discussing this matter without the applicant present.

Charlotte Zarlengo expressed her concerns regarding the poor timing of the notice to abutters and the response deadline of 12/31/06.

John Regan of 340 Seaside Drive agreed with Ms. Zarlengo. Discussion ensued regarding the timing of the notice. Commission consensus: To continue discussion on this matter to the Town Council meeting on 01/22/07. Administrator Keiser stated that he would contact Ms. Zarlengo when he receives confirmation from RIDEM regarding the Town's request for an extension of the response deadline.

2) **Executive Session:**

- a) Executive Session Announcement
 - i) Pursuant to RIGL 42-46-5(a) (1) personnel)

Motion was made by Commissioner Schnack, seconded by Commissioner Szepatowski to move into Executive Session at 7:59 PM pursuant to RIGL 42-46-5, (a)(1) (*personnel*).

The vote was, Commissioner DiGiando, aye; Commissioner Kelly, aye; Commissioner Schnack, aye; Commissioner Szepatowski, aye. Motion so unanimously voted.

The Commission returned to regular session at 8:07 PM.

Motion was made by Commissioner DiGiando, seconded by Commissioner Schnack to seal the minutes of the Executive Session. The vote was, Commissioner DiGiando, aye; Commissioner Kelly, 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 Szepatowski, seconded by Commissioner Kelly to adjourn the meeting at 8:08 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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