

**TOWN OF JAMESTOWN
TOWN COUNCIL MEETING**

for

TOWN, WATER AND SEWER MATTERS

Monday, May 16, 2005

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 Vice-President David Long.

The following members were present:

Kenneth Littman, President (arrived as Vice-President Long was taking roll call)

Julio DiGiando

Claire W. Ferguson

Guy Settipane (arrived as Vice-President Long was taking roll call)

Also present were:

Mark Haddad, Town Administrator

Steven J. Goslee, Public Works Director

A. Lauriston Parks, Esq., Town Solicitor

Denise Jennings, Water and Sewer Clerk

Commission consensus: To discuss item #'s 1, 2 and 3 under **UNFINISHED BUSINESS** prior to **AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS.**

UNFINISHED BUSINESS

- 1) Letter from Robert Munro Clarke regarding his property located at Plat 11, Lot 5; Beavertail Road (cont. from 04/18/05)
 - a) Letter dated 04/25/05 from Solicitor Parks
 - b) Letter dated 05/12/05 from Attorney Bernard A. Jackvony re: request for continuation to the Water and Sewer meeting on 06/20/05

Mr. Clarke stated that he had spoken to Solicitor Parks prior to the meeting. Mr. Clarke further stated that he would like to withdraw his request dated 04/13/05 without prejudice. Commission consensus: To accept Mr. Clarke's request for withdrawal without prejudice.

- 3) Application of Noreen and William O'Farrell (Plat 11, Lot 7; 951 Fort Getty Road) for **expansion/change of use** (cont. from 04/18/05)
 - a) Letter dated 04/01/05 from Solicitor Parks
 - b) Copy of letter dated 04/01/05 to Administrator Haddad from Solicitor Parks
 - c) Letter dated 05/06/05 from Solicitor Parks

Mr. O'Farrell briefly outlined the history of his request and stated that at this time he would not like take any further action on his request and that he would like to investigate the matter. Solicitor Parks suggested that Mr. O'Farrell withdraw his application without prejudice. Mr. O'Farrell stated that he would like to withdraw his application for expansion/change of use for his property located at 951 Fort Getty Road; Plat 11, Lot 7. Commission consensus: To accept Mr. O'Farrell's request for the withdrawal of his application without prejudice.

2) Application of Donald Muir (Plat 7, Lot 73; 44 East Shore Road) for **water service extension** (cont. from 04/18/05)

Mr. Goslee reported that he is still waiting for Mr. Muir to drill a well. Commission consensus: To continue the application of Donald Muir (Plat 7, Lot 73; 44 East Shore Road) for water service extension to the next Water and Sewer meeting on 06/20/05.

AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS

1) Presentation by Fay, Spofford and Thorndike re: final report on **Immersed Membrane Pilot** (See report dated 05/16/05 entitled “**Water System Improvements**”)

Christopher C. Yannoni, PE and Donald Q. Bunker, Jr., PE were present from Fay, Spofford and Thorndike.

Mr. Bunker gave a presentation as follows:

- Immersed Membrane Pilot Study Summary
- Status Update-Water Treatment Plant Design
- Status Update-Water Storage Tank and Pump Station
- Water Supply Safe Yield

Discussion ensued. The Commission asked for clarification on several items as presented by Fay, Spofford and Thorndike.

Mr. Yannoni gave a brief presentation on the pros and cons of dredging South Pond. Discussion ensued regarding the condition of the dam at South Pond and a maintenance plan.

Victor Richardson of 165 Hamilton Avenue gave a brief report on his investigation and his monitoring of water wasted at the South Pond since, May 2000.

Following clarification of a few additional items, Commission President Littman thanked Mr. Bunker and Mr. Yannoni for their presentations.

Award for Most Efficient Small Treatment Plant (less than 5 million gallons per day):

Mr. Goslee reported that the Town’s Wastewater Treatment Facility has been selected as the winner of the Narragansett Water Pollution Control Association’s Most Efficient Small Treatment Plant Award for performance in 2004.

READING AND APPROVAL OF MINUTES

1) 03/21/05 (regular meeting) (cont. from 04/18/05)

Motion was made by Commissioner DiGiando, seconded by Commissioner Settiane to accept the 03/21/05 (regular meeting) minutes. Motion so voted, 4 in favor; Commissioner Long abstained. Commissioner Long was absent at said meeting.

2) 04/18/05 (regular meeting)

Motion was made by Commissioner Long, seconded by Commissioner DiGiando to accept the 04/18/05 (regular meeting) minutes. Motion so voted, 3 in favor; Commissioners Ferguson and Settiane abstained. Commissioners Ferguson and Settiane were absent at said meeting.

OPEN FORUM

There were no requests to address the Commission.

REPORT OF TOWN OFFICIALS

1) Pumping Report:

Mr. Goslee reported the following:

- Pumping is stable and should pick up within the next month.
- Rainfall was slightly above normal for the month of April.
- North Reservoir is at capacity.
- South Pond is at capacity.

2) Town project reports:

Wells:

Mr. Goslee reported that JR-1 and JR-3 will be reactivated this week.

Aeration System:

Mr. Goslee reported the following:

- The system is online.
- The color level has remained constant from last month and is expected to spike with rainfall and runoff.
- Color levels will diminish, as the sunlight increases during the summer.

Treatment Plant:

Mr. Goslee reported the following:

- The treatment plant attained 100% efficiency this month.
- As the water in the reservoir warms up, the coagulation chemistry and reaction times will improve.
- The efficiency will decrease as the demand increases.
- Have completed the seasonal filter and pump maintenance.

Transfer Pumping:

Mr. Goslee reported the following:

- No transfer pumping is currently taking place.
- Will begin transfer pumping when the North Reservoir begins to drop and will continue until we see a decline in the raw water quality in North Reservoir.

Distribution System:

Mr. Goslee reported the following:

- Seasonal meters are being installed.
- The water line on Fowler Street has been replaced.
- There were no breaks reported for the month of April.

New Water Tower:

Mr. Goslee reported the following:

- The plans for the new water tower are 95% complete. The foundation borings have been completed.
- The final plans and bid specifications will be complete in approximately 3 weeks.
- The 30-day environmental assessment comment period ran until May 15th. We received comment from RI Historic Preservation requiring an intensive Phase 1 Study of the site. Mr. Goslee reported that he will be procuring proposals from archeological firms.
- The Zoning Board of Review has not yet heard our petition yet. The application is scheduled for 05/24/05.

Sewer Rehabilitation Project:

Mr. Goslee reported the following:

- Pump Station 4 (Maple Avenue)-will be completed this week.
- Pump Station 3 (Narragansett Avenue)-is complete, except for the new transformers from Narragansett Electric and general cleanup.
- Pump Station 2 (Hamilton Avenue)-bypass pumps have been installed, the new electric conduit and meter setup is in and the new roof has been installed. Will be complete in approximately 30-days.
- Pump Station 1 (Bayview Drive)-the concrete pad for the new generator is being prepped, the new generator will be located outside and adjacent to the building. The roof has been replaced. We do not have a completion date as of yet.
- Met with Rocchio Corp. They will start paving on Tuesday, 05/17/05 on Narragansett Avenue

Wastewater Treatment Plant:

Mr. Goslee reported the following:

- The plans are 50% complete.
- Will do a site visit in Provincetown, MA to inspect a filter that is similar to the one that will be installed on the golf course feed. This inspection is to make sure that it is operating in a manner that will fit with our system.
- John Hannigan from Vollmer Associates is out of his office for a few weeks, recovering from surgery.
- The project budget and final plans will be completed when Mr. Hannigan returns.
- The project is still scheduled to go out to bid early this summer. The bid will be awarded early fall.
- Flow at the plant was in excess of .73 MG on 12 days during the month of April and the monthly average was .71 MG.

Short discussion ensued regarding Mr. Goslee report. The Commission asked for clarification on a few items as reported by Mr. Goslee.

LETTERS AND COMMUNICATIONS

(None scheduled)

UNFINISHED BUSINESS

- 1) Letter from Robert Munro Clarke regarding his property located at Plat 11, Lot 5; Beavertail Road (cont. from 04/18/05)
 - a) Letter dated 04/25/05 from Solicitor Parks
 - b) Letter dated 05/12/05 from Attorney Bernard A. Jackvony re: request for continuation to the Water and Sewer meeting on 06/20/05Previously discussed.

- 2) Application of Donald Muir (Plat 7, Lot 73; 44 East Shore Road) for **water service extension** (cont. from 03/21/05)
Previously discussed.

- 3) Application of Noreen and William O'Farrell (Plat 11, Lot 7; 951 Fort Getty Road) for **expansion/change of use** (cont. from 04/18/05)
- a) Letter dated 04/01/05 from Solicitor Parks
 - b) Copy of letter dated 04/01/05 to Administrator Haddad from Solicitor Parks
 - c) Letter dated 05/06/05 from Solicitor Parks

Previously discussed.

NEW BUSINESS

- 1) Application of Maria Dolos (Plat 9, Lot 568; 23 Narragansett Avenue) for expansion/change of use

James Donnelly, Esq. stated that he was in attendance to represent the Dolos' Family who recently purchased 23 Narragansett Avenue. Attorney Donnelly briefly described the current use of the building as follows:

- o First Floor-Paws and Claws and House of Pizza
- o Second Floor- Four Offices
- o Third Floor-One Apartment

Attorney Donnelly briefly described the proposed use of the building as follows:

- o First Floor-Restaurant (Hours of operation: 8:00am to 2:00pm; 6 days a week) and House of Pizza
- o Second Floor-One Apartment
- o Third Floor-One Apartment

Attorney Donnelly reported the following:

- o The building historically has always had one meter for the whole building. A separate meter was just installed for the House of Pizza unit.
- o The usage for the building is similar to the Slice of Heaven building, located at 32 Narragansett Avenue.
- o Do not believe you will see an increase of more than a single family home.
- o The applicant will be going before the Zoning Board of Review for relief from parking.
- o The applicant will then go to the Town Planner for development. The applicant proposes to reface the building. There have been no changes in the building, since at least 1977.

Commission President Littman asked for clarification regarding the current use of the second and third floor units. Attorney Donnelly stated that the 2nd floor has six rooms that are currently used as office space, one bathroom and one common hallway. The 3rd floor is currently being used as a four bedroom apartment. Discussion ensued regarding the usage of businesses and residential properties similar to the applicant's proposal. Mr. Goslee reported that the average single family usage is 37,412 gallons per a quarter. Mr. Goslee further reported that the applicant must install separate meters for each of the units in the building located at 23 Narragansett Avenue and that a separate meter has recently been installed for the unit for the House of Pizza. The Commission briefly discussed the current usage of the building and the limit set on Slice of Heaven.

Commissioner Settipane expressed his concerns regarding the figures given by the applicant and stated that he needed some solid numbers. Commissioner Long stated that water usage is a very sensitive issue on the island and that the Commission needs a clearly mapped out plan for usage that satisfies the rules and regulations and the residents. Commissioner Long suggested that the applicant come up with firm numbers. Following clarification of a few additional items, it was the consensus of the Commission to continue the application of Maria Dolos (Plat 9, Lot 568; 23 Narragansett Avenue) for expansion/change of use to the next Town Council meeting on 05/23/05

pending the filing of detailed proposed water usage by the applicant for the agenda deadline on Thursday, 05/19/05.

The Commission noted that if the information is not filed by the agenda deadline, the application will then be continued to the next Water and Sewer meeting on 06/20/05.

2) **Proposed Water Budget fy 2005/2006** for adoption

The Town Administrator briefly described the budget as presented. The following items were specifically noted by the Administrator.

- The proposed budget will not require a change in rates.
- Will need to address rates changes for fy 2006/2007
- The Public Works Director and the Finance Director worked hard to maintain the budget.
- The line item entitled "Reserve for debt payment" in the amount of \$94,694.56 is to be used to start the water improvements.

Brief discussion ensued regarding the proposed budget and a maintenance plan for South Pond. Following clarification of a few items, motion was made by Commissioner Long, seconded by Commissioner DiGiando to approve the Water Budget for fy 2005/2006 as presented. So unanimously voted.

3) **Proposed Sewer Budget fy 2005/2006** for adoption

The Town Administrator briefly described the budget as presented. The following items were specifically noted by the Administrator:

- The Sewer Line Frontage money will be transferred from the General Fund to the Sewer Fund prior to the end of fy 2005.
- The proposed budget will not require a change in rates.
- Will need to address rates changes for fy 2006/2007.

Commissioner Settupane stated that the proposed Water and Sewer Budgets should be publicly distributed. Administrator Haddad reported that historically, this has never been done.

Commissioner Settupane stated that he would like to get more information on the sewer budget and would also like to advertise the budgets. Administrator Haddad suggested that the proposed budgets be advertised next year due to the impact with the rate increases. Commissioner Long suggested that the Water and Sewer budgets be advertised, similar to the Town and School budgets.

Discussion ensued regarding the impact on rates in 2007. Following clarification of a few items, motion was made by Commissioner Long, seconded by Commissioner DiGiando to approve the Sewer Budget for fy 2005/2006 as presented. Commissioner Settupane stated that he was not prepared to vote on this proposed budget. Motion so voted, 4 in favor; Commissioner Settupane opposed.

4) **Dredging of South Pond**

- a) Material to be used as cover for landfill
- b) Maintenance of South Pond-CRMC permitting

Brief discussion ensued regarding the dredging of South Pond, the cost and the material to be used at the landfill.

Impact fees:

Commissioner DiGiando asked the Administrator for a status report on impact fees. The Administrator stated that he did not address this matter. Commission consensus: To continue discussion on water and sewer impact fees to the next Water and Sewer meeting on 06/20/05.

BILLS AND PAYROLL

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

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

TOWN BUSINESS

- 1) Executive Session minutes re: Contract negotiations-for consideration of release
 - a) January 12, 2004
 - January 23, 2004
 - February 25, 2004
 - March 4, 2004
 - March 15, 2004
 - March 22, 2004
 - September 13, 2004 Phase I

The Council briefly discussed the legality of going into Executive Session to discuss this matter. Administrator Haddad reported that he had discussed this matter with the Town Clerk and there is no provision that allows the Council to go into Executive Session to review Executive Session minutes. Administrator Haddad stated that the Town Solicitor would be present at the next Town Council meeting on 05/23/05. Council consensus: To continue this matter to the next Town Council meeting on 05/23/05.

ADJOURNMENT

There being no further business before the Commission, motion was made by Commissioner Long, seconded by Commissioner Ferguson to adjourn the regular meeting at 9:37 PM. So unanimously voted.

Attest:

Denise Jennings
Water and Sewer Clerk

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