# TOWN COUNCIL MEETING

**May 1, 2017**

# ROLL CALL

Town Council Members present:

Kristine S. Trocki, President

Michael G. White, Vice President

Blake A. Dickinson

Mary E. Meagher

Eugene B. Mihaly

Also in attendance:

Andrew E. Nota, Town Administrator

Christina D. Collins, Finance Director

Lisa W. Bryer, Town Planner

Michael C. Gray, Public Works Director

Edward A. Mello, Police Chief

Andrew J. Wade, Parks and Recreation Director

Peter D. Ruggiero, Town Solicitor

Cheryl A. Fernstrom, Town Clerk

# CALL TO ORDER, PLEDGE OF ALLEGIANCE

Council President Trocki called the regular meeting of the Jamestown Town Council to order at 7:14 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue, and Councilor Dickinson led the Pledge of Allegiance.

# TOWN COUNCIL SITTING AS THE BOARD OF

# WATER AND SEWER COMMISSIONERS

None.

# ACKNOWLEDGEMENTS, ANNOUNCEMENTS, RESOLUTIONS

# AND PROCLAMATIONS

None.

# PUBLIC HEARINGS, LICENSES AND PERMITS

None.

# OPEN FORUM

*Please note that, under scheduled requests to address, if the topic of the address is available to be put on the agenda, the Council may discuss the issue*

## Scheduled to address.

1. Donald Richardson – East Ferry Parking

Don Richardson of Davis Street stated he is here to voice an opinion against the proposed changes at the East Ferry parking lot, as it has worked for over 60 years with little maintenance. He asked the Council for annual maintenance costs for the proposed design for the next 60 years.

Town Administrator Nota explained the process, Plan B, the Planning Commission meeting, and focus on other options. What is proposed will parallel what exists with some revisions, and we aren’t able to answer the maintenance costs question until the plan is finalized.

Mr. Richardson submitted a petition signed by 146 people objecting to any changes to the East Ferry parking. Mr. Richardson asked Councilor Meagher to review the East Ferry parking discussion at the Traffic Committee meeting. Councilor Meagher explained the discussion and the vote to leave the flow of traffic as it exists, which was communicated to the Council. Mr. Richardson stated he counted 250 planters on the proposed plan and expressed concern for the water requirements and maintenance.

1. Susan Maffei Plowden and Kate Petrie – Consider a ban on single- use plastic bags on Conanicut Island

Susan Maffei Plowden of Calvert Place referenced the State’s request that municipalities include sustainability in their Comprehensive Plan and requests the Council readdress the issue of single-use, carryout plastic bags and consider adopting an ordinance banning the single-use plastic bags in Jamestown. Neighboring RI and MA communities with a plastic bag ban, the impact of plastic bags on marine life, the public expectation that local communities act in an environmentally-friendly manner, and the appropriateness of such a ban were noted.

Council members thanked Ms. Plowden for the accompanying literature and will place this on a future agenda; she agreed to make presentation at a future meeting.

## Non-Scheduled to address.

None.

# COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS

## Town Administrator’s Report: Andrew E. Nota

### East Ferry Parking Area Restoration

Mr. Nota reiterated Town staff is working on multiple options. The Planning Commission favors Option 1, which replicates the present layout with minor modifications, including sidewalks and benches. Option 3 widens the sidewalk, adds additional benches, and seasonal planters. If Council is comfortable with the process, it will proceed. Council members referenced comments made at the Traffic Committee meeting, found the stone wall and benches in Option 1 favorable, and commended Town staff for providing multiple options. It was noted the major work at East Ferry was performed in the 1960’s and 1970’s, this is the Town center, and there are maintenance challenges that will be addressed. The Council welcomes alternate approaches and agreed the area needs improvement. Discussion ensued.

### Rhode Island Turnpike and Bridge Authority – Newport Bridge Deck Project

RITBA will attend the May 15th meeting to review the solar array and the Bridge Deck replacement, a project that will take 5 to 8 years. During construction there will be a single lane of travel in each direction, repeated each spring and fall through project completion. Updates will continue.

### *Providence Journal* Article on the RI Public Finance Management Boards Debt Service Report

On April 20th the *Providence Journal* published an article on the 125 page report on debt service incurred by government and quasi-government entities, focusing on the top six municipalities that exceeded established debt ratio targets. The *ProJo* mistakenly switched Jamestown for Johnston as a challenged community. The error was noted immediately, the newspaper editor contacted, and a correction and retraction appeared in the April 21st edition. Jamestown’s excellent financial condition was noted.

### Elections Administration Recommendations Report

### The Elections Task Force convened by Secretary of State Gorbea following the 2016 election to improve the process, and their recommendations report is under review and consideration. Town Clerk Fernstrom and Deputy Town Clerk/Canvassing Clerk Montoya served on the Task Force. The report outlined options to improve the elections process going forward. The Council found the report most interesting and thanked the Clerk and Deputy Clerk for serving.

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### RIDOT Director’s Meeting regarding TIP Program

RIDOT Director Alviti’s May 9th meeting will focus on the TIP Program priorities, and Jamestown will address concerns for Narragansett Avenue and the study for a bike path lane over the Jamestown Bridge. Discussion ensued of TIP priorities submitted by the Town and rejected by RIDOT, which will be part of the May 9th discussion. Council members noted Jamestown has two State parks and roads accessible to both waterfronts open to the public. Discussion continued.

## Parks and Recreation Department Online Registration System report and demonstration: Parks and Recreation Director Andrew Wade

### Mr. Wade reported on the recent agreement with RECDesk for an online registration program. The staff has been engaged in training and implementation, and the system is now live for registrations, reservations and payments. The cloud-based system can be accessed anywhere at any time over the internet and is in use by recreation departments in 40 states. The flat rate cost is based on population, their support staff is enthusiastic and helpful, and total training time is 60 to 90 minutes. Mr. Wade gave a demonstration of the RECDesk system through the Town website, highlighting its user-friendly access, it takes less than three minutes to open an account, how to register for events and activities, make reservations for camping facilities at Fort Getty, and checkout process using a credit card. Explanation of the administrator’s portal and reports followed. The system will be used by Recreation Department and Gatehouse staff, is simple and efficient, and will benefit Jamestown residents and visitors. The process for beach stickers is under development. Discussion ensued of the appearance of the mobile version, which will be reviewed. Council members agree this is a great system.

# UNFINISHED BUSINESS

## Taylor Point Restoration Plan Approval; review and discussion and/or potential action and/or vote

### Acknowledgement of Support

#### Town Staff

#### Conservation Commission

President Trocki referenced the 175 page plan submitted by the volunteer TPRA and their efforts.

**A motion was made by Councilor Meagher with second by Councilor Mihaly to support and endorse the Taylor Point Restoration Plan. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

TPRA Vice Chair Dennis Webster noted their request to name the project location the Taylor Point Nature Preserve.

**A motion was made by Councilor Mihaly with second by Councilor Mihaly to name it the Taylor Point Nature Preserve. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

## Golf Course presentation and update: Public Works Director Michael Gray and Town Planner Lisa Bryer; review and discussion and/or potential action and/or vote, continued from April 17, 2017

President Trocki noted the extensive Farrar & Associates report of cost estimates and breakdowns. Mr. Nota referenced the PowerPoint presentation by Public Works Director Gray that will provide additional information on the second floor option, base plan, additional elements for cart storage and walkout basement, and second floor options for a full build-out ($800,000) and rough-in ($360,000) to support future considerations for the second floor and project timeframe.

Public Works Director Gray reviews the plan, noting elevations and floor plan remain the same. The estimators broke out the second floor and removed the pathways. Information was provided for the Golf Course open house on Saturday showing the clubhouse, parking area, main entrance, cart storage, men’s and women’s areas, office facilities, shared space, lounge, storage, expandable area, and patios (at grade). Review of preliminary plans by Burgin Lambert Architects proceeded, including views from the northeast, parking area, Conanicus Avenue, cart storage, 1st Tee, outdoor space, lounge area, check-in area, basement, and west views.

Construction cost summary: Base Building $1,910,725

Gazebo & Chimney $ 109,140

Cart Storage $ 225,556

Walkout Basement & Deck $ 499,064

Second Floor (shell space) $ 364,135

Finish Second Floor $ 408,777

Net Construction Budget $3,517,397

Mr. Gray noted these are options and a $3 million dollar facility is not proposed. What is proposed is the base building at $1,910,725 and cart storage at $225,556. Review of floor plans ensued. 3,520 sq. ft. of interior space on the main floor and 2,500 sq. ft. of golf cart storage is proposed. Discussion ensued golf course space that could be locked and alternate space that could be used in the off season for events and activities. Discussion ensued of the $540 per sq. ft. construction cost, options, and accuracy of the estimates.

Councilor Meagher stated she believes a 3,500 sq. ft. building could be constructed for less than $1.9 million. Discussion ensued of the basement and its necessity, above grade and below grade facilities, storage requirements, and cost assumptions. Town Planner Bryer explained the plan and patios, which add value to the project. Councilor Dickinson commented he is unsure of this project and its value to the public.

Mr. Gray explained the project evolved to provide golf course operation needs plus public use space and how the two would co-exist. Discussion ensued of what is driving costs. Mr. Nota stated the existing lease expires in December 2017, and going through this process the Town has the ability to extend the relationship with the operator. The Council noted their continued support.

**A motion was made by Councilor Meagher with second by Vice President White in support of the program and proposes continued work on the design to get more particulars so that we can develop a clearer understanding of what this will cost.**

Discussion. Councilor Dickinson stated he cannot vote in favor of the project as it will not meet what the voters want. Councilor Meagher stated we don’t have a drawing or plan that someone can develop good numbers on, and we need to develop the plans more and get costs down. Councilor Dickinson likes the plan but the cost is troubling. Discussion ensued of the basement space and its cost, needs of the lessee, and how the space would be utilized by the community at a cost of less than $2.2 million. Mr. Nota referenced the benefit of the golf course, the annual revenue would cover most of the costs for a new facility, and a 1,000 sq. ft. reduced facility at a cost savings of $1.5 million would only make a 1 cent difference on the tax rate. Councilor Mihaly stated this gives us what the golf course needs, plus community space that could be used by the public twelve months a year, and replace the PAC space that was lost.

Public comments.

Jane Bentley of Mt. Hope Avenue stated she thought everyone was in agreement and there would be a vote. Jamestown pays one of the lowest taxes in RI, and $2.2 million is reasonable. For 30 years the Town had a free ride on building and it is too bad money wasn’t put aside for it. The golf course is a money maker, has been rundown for over 60 years, and we need to get this done. In another year the cost may be more. There are many more uses for the building, the people will support it, and a decision needs to be made. The May 13th event for the 75th anniversary of the Recreation Center was noted.

Alma Davenport of Clinton Avenue asked for clarification of the open community room and catering kitchen with counters. The catering kitchen is larger than needed and fixtures are expensive. Discussion continued of space and uses. Add alternates were noted, including a stone fireplace ($60,000). We have the time to evaluate the project, there is no rush to have a referendum or vote, and we shouldn’t go forward and risk rejection by the voters. She hopes the long range budget includes maintenance costs for a twelve month operation.

Robin Yoffa of Hamilton Avenue commented on the number of seats that could fit in the community space (50) and expressed concern the proposed kitchen may not be adequate for that space. She would like to see the improvements, but more information is needed.

Back to the vote on the motion. **President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

## Upcoming Meetings and Sessions – dates and times

No additional meetings scheduled at this time.

# NEW BUSINESS

## 2017 Financial Town Meeting Warrant language; review and discussion and/or potential action and/or vote

**A motion was made by Councilor Meagher with second by Vice President White to approve the Financial Town Meeting Warrant language for Resolutions 1 through 5. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

## Potential 2017 Financial Town Meeting Warrant for: Borrowing for Construction, Renovations, Demolition and other Improvements and Related Equipment at the Municipal Golf Course through Issuance of Bonds; review and discussion and/or potential action and/or vote

No action taken.

# X. ORDINANCES AND APPOINTMENTS AND VACANCIES

### Jamestown Tree Preservation and Protection Committee (One vacancy a with three-year term ending date of December 31, 2019); duly advertised; no applicants

There are no applicants, citizens are urged to apply, and vacancy advertising will continue.

**XI. CONSENT AGENDA**

*An item on the Consent Agenda need not be removed for simple clarification or correction of typographical errors. Approval of the Consent Agenda shall be equivalent to approval of each item as if it had been acted upon separately.*

Councilor Meagher noted the Minutes of April 10th on Page 12 reads “air” and should read “err”.

**A motion was made by Councilor Meagher with second by Councilor Dickinson to approve and accept the Consent Agenda as amended. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

The Consent Agenda approved consists of the following:

## Adoption of Council Minutes

### April 10, 2017 (special meeting)

### April 17, 2017 (regular meeting)

### March 23, 2017 (budget work session)

### March 30, 2017 (budget work session)

### April 6, 2017 (budget work session)

## Minutes of Boards/Commissions/Committees

### Jamestown Board of Canvassers (02/01/2017)

### Jamestown Philomenian Library Board of Trustees (03/22/2017)

### Jamestown Zoning Board of Review (03/28/2017)

## CRMC Notices

### May 2017 Calendar

## Abatements/Addenda of Taxes

Total Abatements: $44,874.21 Total Addenda: $44,850.20

### Real Property/Motor Vehicle/Tangible Abatements to 2013 Tax Roll

**Account/Abatement Amount**

#### 09-0015-00M $ 24.01

### Real Property/Motor Vehicle/Tangible Abatements to 2016 Tax Roll

**Account/Abatement Amount**

#### 01-0043-00 $ 4,709.85

#### 04-0016-05 $37,111.34

#### 16-0051-00 $ 3,029.01

### Real Property/Motor Vehicle/Tangible Addenda to 2016 Tax Roll

**Account/Addenda Amount**

#### 02-0288-70 $37,111.34

#### 04-0016-50 $ 4,709.85

#### 13-0097-85 $ 3,029.01

## One Day Event/Entertainment License

### Applicant: RI Oral Health Foundation

### Event: Volunteer Appreciation BBQ/Fundraiser

### Date: September 17, 2017

### Location: Fort Getty Pavilion

### Applicant: Race the State LLC

Event: Race the State

Date: August 6, 2017

Location: Mackerel Cove/Beavertail Road/Sheffield Cove

**XII. COMMUNICATIONS, PETITIONS, AND PROCLAMATIONS AND RESOLUTIONS FROM OTHER RHODE ISLAND CITIES AND TOWNS**

**A motion was made by Councilor Meagher with second by Vice President White to accept the Communications. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

The Communications and Resolutions and Proclamations accepted consists of the following:

## Communications

### Letter of District 41 Representative Robert Quattrocchi requesting support for House Bill 5606 “An Act Creating a Special Legislative Commission to Study the Efficacy and Cost of Implementing a Recycling Program for all Multi-Family Residential Units including Condominium Complexes”

### Memorandum of Susan Maffei Plowden and Kate Petrie requesting the Town Council consider a ban on single-use plastic bags on Conanicut Island

## Resolutions and Proclamations from other Rhode Island Cities and Towns

### Resolution of the Charlestown Town Council in Opposition to House Bill 5475 and Senate Bill 0481 “An Act Relating to Cities and Towns – Subdivision of Land”

### Resolution of the East Greenwich Town Council in Opposition to House Bill 5475 and Senate Bill 0481 “An Act Relating to Cities and Towns – Subdivision of Land”

### Resolution of the Scituate Town Council in Objection to House Bill 6122 “Rhode Island Cooperative Water Authority”

# XIII. AGENDA ITEMS FOR THE NEXT MEETING AND FUTURE MEETINGS

## Senior Services workshop, May 15 (5:30 – 6:30 p.m.)

## RITBA Solar Array Project Update, May 15

## Tax Exemptions for Veterans, May 15

## Water and Sewer Budget, May 15

## Financial Town Meeting, June 5, 2017

## Traffic Committee: Term Ending dates, June 19

## Low Speed Vehicles on Town roads, June 19

Councilor Dickinson asks to move the Senior Services workshop to 6:00 p.m. and the Council Meeting with Water and Sewer meeting to 7:00 p.m. Councilor Meagher commented on executive session minutes and releasing them in the future.

**XIV. EXECUTIVE SESSION**

None.

**XIV. ADJOURNMENT**

**A motion was made by Councilor Meagher with second by Vice President White to adjourn. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

The Jamestown Town Council adjourned the regular meeting at 9:14 p.m.

Attest:

Cheryl A. Fernstrom, CMC, Town Clerk

Copies to: Town Council

Town Administrator

Finance Director

Town Solicitor