

**TOWN COUNCIL MEETING  
March 19, 2018**

**I. ROLL CALL**

Town Council Members present:

Kristine S. Trocki, President  
Michael G. White, Vice President  
Blake A. Dickinson  
Mary E. Meagher (arriving at 7:00 p.m.)

Town Council Members absent:

Eugene B. Mihaly

Also in attendance:

Andrew E. Nota, Town Administrator  
Michael C. Gray, Public Works Director  
Mary Lou Sanborn, Library Board of Trustees Chair  
Paul Housberg, Library Building Renovation Committee Chair  
Kenneth Duva, Superintendent of Schools  
Jane Littlefield, School Department Director of Finance  
Wyatt A. Brochu, Town Solicitor  
Denise Jennings, Water Clerk  
Cheryl A. Fernstrom, Town Clerk

**II. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Council President Trocki called the regular meeting of the Jamestown Town Council to order at 6:34 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue, and Councilor Dickinson led the Pledge of Allegiance.

**III. TOWN COUNCIL SITTING AS THE BOARD OF  
WATER AND SEWER COMMISSIONERS**

The Town Council convened as the Board of Water and Sewer Commissioners at 6:35 p.m. and adjourned from sitting as the Board of Water and Sewer Commissioners at 6:49 p.m. See Board of Water and Sewer Commissioners Meeting Minutes.

**IV. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS,  
RESOLUTIONS AND PROCLAMATIONS**

None.

**V. PUBLIC HEARINGS, LICENSES AND PERMITS**

None.

## VI. OPEN FORUM

- A) Scheduled to address. None.
- B) Non-scheduled to address. None.

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

- A) Town Administrator's Report: Andrew E. Nota
  - 1) Coyote activity update

Mr. Nota reported Chief Mello is in a meeting in Providence and will provide an update later in the meeting.

**A motion was made by Councilor Dickinson with second by Vice President White to move this agenda item to follow Item XIII. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Absent; Councilor Mihaly, Absent.**

## VIII. UNFINISHED BUSINESS

- A) Jamestown Philomenian Library Building Renovation Project -- Revised Scope of the Library Building Renovation Design; Library Building Committee Chair Paul Housberg and Architect Mohamed Farzan
  - 1) Approval of the Revised Scope of the Library Building Renovation Design; review, discussion and/or potential action and/or vote
  - 2) Approval for the Placement of a resolution or question on a future Financial Town Meeting Warrant, Special Election Ballot or General Election Ballot for the Library Building Renovation Project; review, discussion and/or potential action and/or vote

Chair Housberg gave a brief review of the process to date in three phases: research, schematic design based on space needs, and revised scope of design with a reduced budget.

Architect Mohamed Farzan presented the revised plans for the library renovations. Slide 1 included entrance, bathrooms, flat roof replacement, and mechanical equipment upgrade and replacement for a total of \$1,019,505. Slide 2 included the renovated children's area with addition, young adult area with addition, renovated adult area, staff area addition and new solar energy system for a total of \$1,020,349. The total overall project is approximately \$2 million. Discussion ensued.

Library Trustees Chair Sanborn explained the costs involved and expected reimbursements from the Office of Library Information Services (OLIS), Champlin Foundation, and the Jamestown Philomenian Library Foundation for the \$2 million project overall. The schedule of expenses shows two tables. The table labeled JPL lists expenses considered reimbursable through grant funding and other sources and one labeled JPL Maintenance by Town considered not reimbursable that could be on the FTM Warrant for Town Council Meeting

a Bond. Discussion ensued of the grants, timetable and what will be presented to the voters. Discussion ensued of the proposed solar array and other improvements. The Board of Trustees approved the revised Library Renovation Project at its March 6<sup>th</sup> meeting. A decision in April is required in order to move forward with this project this year.

Town Administrator Nota further explained the process and that the project cannot move forward until there is Town Council approval. The \$1 million bond proposed would cost approximately \$75,000 annually. Council members commented they are happy the Trustees are confident they can raise the funds outlined on the JPL table. Discussion continued.

Public comment. None.

**A motion was made by Councilor Dickinson with second by Councilor Meagher to continue this discussion to the April 2<sup>nd</sup> meeting. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Absent.**

- B) Jamestown Golf Course Club House Replacement Project, continued from the March 5, 2018 Town Council Meeting
  - 1) Approval of the Design for replacement of the Golf Course Club House; review, discussion and/or potential action and/or vote
  - 2) Approval for the Placement of a resolution or question on a future Financial Town Meeting Warrant, Special Election Ballot or General Election Ballot for the Golf Course Club House Replacement; review, discussion and/or potential action and/or vote

Town Planner Lisa Bryer gave a brief presentation on the proposed golf course clubhouse replacement that began in 2012 with the Buildings and Facilities Committee review that revealed structural deficiencies and recommendation for building replacement. In 2017 the Council determined the golf course operation is the primary need to be addressed and the building design was scaled back and Council voted to proceed to 50% design. The building location and parking lot were reconfigured, providing the same number of parking spaces. There are two schemes as follows: Scheme 1 is 3,579 square feet dedicated to the golf course facility on one floor with limited multi-purpose space for other activities with a cost estimate of \$2,070,935. Views from the north, south, west and east elevations were displayed and explained. Scheme 2 is two-floor facility with a 2,751 square foot 1<sup>st</sup> floor and 2,991 square foot 2<sup>nd</sup> floor with a cost estimate of \$2,930,138. The lower level 1<sup>st</sup> floor is dedicated to the golf course operation including the Caddy Shack and the 2<sup>nd</sup> floor has multi-purpose space, porches, meeting space, catering kitchen, and bathrooms. Views from the north, south, west and east elevations displayed and explained. The golf operations can be locked off from the public space to separate the operations during the off-season.

Public Comment.

Alma Davenport of Clinton Avenue asked about the square footage for the Pro Shop and was informed it is 17 square feet larger. She asked if the furnishings and equipment were included in the cost estimates and was informed yes they are, except for the furnishings

and equipment provided by the course operator. She asked about debt service increase and was informed it was for the Fire Station Expansion and the new pumper truck. She asked if personnel and other expenses were estimated for a twelve-month facility and was informed this has not been calculated but it is assumed support services used for other town facilities would be engaged for an expanded golf course. Ms. Davenport asked if there are preliminary figures for fixing the greens and the water supply and was informed the greens need repairs and accommodations are being made for this type of capital improvement. Water issues are mainly caused by drainage and sodium levels will be addressed by professionals and the operator.

Town Administrator Nota reviewed his meeting with RIDEM officials regarding the wastewater effluent used to water the greens for over 20 years. A major influence is drainage and water sources. This is an old course and new technologies for greens need to be reviewed. A decision needs to be made in the short term on the building, securing an operator, followed by a collaboration to determine best practices and technologies for the long term.

Derek Blackman of Lincoln Street gave a summary of the golfers' views on the project. The golfers don't believe it is safe to mix golf course operations with passive indoor recreation as proposed with expanded multi-purpose space and no additional parking. The golf course is regarded as a gem and the Mistowski family has provided revenue used to lower taxation with no planned improvements to golf course club house and greens. The golfers oppose the two-story expansion and would like the golf course problems fixed first.

Jean Britton of Sampan Avenue commented the senior population in Jamestown is the largest in the State with less than adequate facilities for them. She doesn't use a computer and feels the *Jamestown Press* should list more information on meeting agendas for public information. She is happy with the proposed 2<sup>nd</sup> floor with multi-purpose space that could be used for Seniors and using revenues from private events to pay part the facility operating expenses.

Linda Jamison of Ocean Ave stated the proposal with the 2<sup>nd</sup> floor doesn't make sense as the current lease is \$170,000 annually and the expanded facility would not bring in revenues in excess of the lease amount.

Priscilla Blackman of Lincoln Street commented it is not right to vote on the two options as there is a 3<sup>rd</sup> option for review that could be addressed. She feels the space currently used as the club house could be rehabilitated, renovated and used. Council members reference detailed reports and information that prove this is not feasible.

Peter Coble of Narragansett Avenue stated he agrees with Priscilla Blackman.

Thomas Shevlin of Hamilton Avenue stated it is wonderful to have a new building, but he would like to see a business plan, fiscal projections, and how it will be paid for prior to moving forward.

Town Administrator Nota addressed the fiscal information and major expenses. The golf course operation is a commercial lease, and until a new operator is known and a lease secured, it is difficult to project income. He didn't think the *Jamestown Press* article was accurate and the revenue from the golf course lease is an ancillary benefit. The existing lease is \$175,000 annually. The estimated debt service for the two-story building at \$2.9 million is \$198,000 annually for 25 years, based on public access and golfers' access and the one floor option would be in the \$160,000 range. Long term course improvements will have to be addressed and paid by the Town. He recommends an additional \$100,000 in the capital improvements budget to address the needed greens and course improvements. Discussion ensued of the tax burden for each option. Based on \$200,000 annually, the debt service for the two-story building would be 8 cents on the tax rate and the cost of the 2<sup>nd</sup> floor would be approximately 2 ½ cents on the tax rate.

#### Council Comments.

Councilor Meagher stated the Council is not dismissing citizen comments. The facility has been reviewed extensively, it cannot be saved, and the southern section referenced is not worth the cost of needed repairs. She feels the editorial in the *Jamestown Press* did a disservice, as it made it appear the main function for the 2<sup>nd</sup> floor was to rent it to make money. It is not, it is to provide space for citizen activities. She credits efforts by town staff and the 2<sup>nd</sup> floor is the better option as it provides space we can use. Mr. Mistowski prefers the 2<sup>nd</sup> floor design and she supports the two-story scheme.

Councilor Dickinson stated the Town is trying to secure a long-term operator; the more we delay the further away we are from securing a lessee. He calculates that Scheme 1 allocates 35% of its space to the golf course operation, and Councilors disagree with his calculation noting 2/3 of the space is allocated to the golf course operation and 1/3 to multi-purpose space. Councilor Dickinson expressed he does not support this as we have moved away from our responsibility and it should be up to the voters to decide.

Vice President White stated he was on a Council who reviewed this (2010) and it is hard to support rehabbing an old building. The two-floor option allows multi-purpose space on the second floor, though it may not be appropriate for seniors as it is outside of the downtown area. He prefers the two-floor option, Scheme 2, as it is a good plan that will work well for the golfers and the community. It is his intention to build the building and fix the course, and he is willing to put this out for a public vote.

Derek Blackman stated Mr. Mistowski is misquoted, as he stated he prefers a simpler solution. Vice President White agreed, Mr. Mistowski stated he wanted something different, but of the two Schemes, he stated he preferred the 2<sup>nd</sup> floor option.

Mary Lou Sanborn asked if an elevator is included in the design and was informed it is.

Councilor Meagher addressed concerns regarding proper vetting of the project and explained the Council asked for the 50% design for better cost projections.

Linda Jamison asked for clarification as she heard one way to pay for the building would be weddings and community activities. Councilor Meagher stated the *Jamestown Press* editorial made it sound that private events would pay for the facility and that was not accurate. Discussion ensued of putting this before the voters and having educational sessions to inform the voters what is proposed. President Trocki noted this has been discussed since 2012 and it is up to the Council to decide what should be proposed, educate the community through public sessions, and put it before the voters to decide. The first priority is the golf course operation, historically the facility has been used for multi-purpose community space, and this is not proposed as a money making operation but rather to provide a service for the citizens. Discussion ensued.

**A motion was made by Councilor Meagher with second by Vice President White to approve the design for the second floor addition. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Nay; Councilor Meagher, Aye; Councilor Mihaly, Absent. Motion passes by a majority vote in the affirmative.**

Discussion ensued.

**A motion was made by Councilor Meagher with second by Councilor White to move Item B 2) to the next agenda. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Abstains; Councilor Meagher, Aye; Councilor Mihaly, Absent. Motion passes by a majority vote in the affirmative.**

- C) Jamestown School Committee proposed School Construction Project
  - 1) Town Council Support for proposed School Construction Project as requested by the Jamestown School Committee; review, discussion and/or potential action and/or vote
  - 2) Town Council Support for General Assembly enabling legislation for a General Obligation Bond in the amount of \$5.9 million for the proposed school construction, as requested by the Jamestown School Committee; review, discussion and/or potential action and/or vote

President Trocki announced that Superintendent Duva and Director of Finance Littlefield are in attendance. Superintendent Duva is here to answer questions and provide information as needed. Councilor Dickinson expressed strong support for the \$18 million option for an addition to Melrose School and closing Lawn School that is not before us this evening.

**A motion was made by Councilor Dickinson with second by Councilor Meagher to support the proposed school construction project requested by the School Committee. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Absent.**

**A motion was made by Councilor Meagher with second by Councilor Dickinson to continue C) 2) to the April 2<sup>nd</sup> meeting. President Trocki, Aye; Vice President White,**

**Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Absent.**

Town Administrator Nota stated Bond Counsel prepared draft Resolutions that can be amended at the April 2<sup>nd</sup> meeting for the three projects.

- D) Solarize Rhode Island – Jamestown Participation; review, discussion and/or potential action and/or vote
  - 1) Adoption of Resolution No. 2018-05: Relative to Supporting the Goals of Solarize Rhode Island

Town Planner Lisa Bryer gave an overview of the program proposed to educate citizens and businesses on solar energy, get them enrolled in the program, and go out to bid for bulk purchase of solar equipment to secure the lowest prices possible. Planner Bryer will lend her services to the program. Solarize RI will act as a clearing house, with no financial commitment by the Town. Solarize RI reps will at the Sustainability Fair, which may be moved to Thursday due to a predicted snowstorm (decision to me made tomorrow).

President Trocki read the Resolution.

**A motion was made by Councilor Meagher with second by Vice President White to support the Resolution.**

Discussion. President Trocki opened the floor to comments from citizens.

Nancy (last name inaudible) of Gondola Avenue commented on a chemical used in solar panels that is dangerous to the environment where it is mined and it is important to know what that is. Solar farms are being constructed in RI and many acres of trees are being lost. She was informed no trees will be lost for this proposed solar energy project.

Frank Meyer of Southwest Avenue commented Germany is the leader in solar and renewable energy since 2000, comprising 30% of the energy produced. Renewable energy in Germany is about to backfire based on reliance on unreliable energy. Their electric rates are the highest in Europe, have divided the country, and it could happen here. Every solar panel installed is reflected in the bottom line profits for National Grid, and those who do not have solar have to make up the difference, which is estimated at a 3.5% increase every year for 20 years, escalating the cost of electricity to an estimated 50 cents per kilowatt hour. Discussion ensued.

Back to the vote on the motion. **President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Nay; Councilor Meagher, Aye; Councilor Mihaly, Absent. Motion passes by a majority vote in the affirmative.**

- E) Upcoming Meetings and Sessions – dates and times

Town Operating Budget Work Sessions on March 26<sup>th</sup> and 28<sup>th</sup> at 6:00 p.m. were noted. Budget adoption is tentatively scheduled for April 16<sup>th</sup>.

## IX. NEW BUSINESS

- A) Town Council Support for House Bill 7385 and Senate Bill 2270 – Support for removal of the “Sunset” Provision from the Residential Mortgage Foreclosure Mediation Act; review, discussion and/or potential action and/or vote
  - 1) Adoption of Resolution No. 2018-03: Support for the Removal of the “Sunset” Provision regarding the Residential Mortgage Foreclosure Mediation Act

Solicitor Ruggiero reviewed the legislation at the last meeting. The Resolution outlines the need for continuing the Act as economic times have not improved enough where it can be released and residents are still experiencing foreclosure and the provisions outlined will assist them.

President Trocki read the Resolution.

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

- B) Veterans Exemptions in the Town of Jamestown – request for review by Dennis Webster; review, discussion and/or potential action and/or vote
  - 1) Adoption of Resolution No. 2018-04: Relative to the Regulation of Property Subject to Taxation – Veterans Exemption Increase

Vice President White recuses on this item and files a Conflict of Interest statement.

Town Administrator Nota stated a resolution needs to be adopted if the Council determines any revisions to the veterans’ exemptions are needed. Tax Assessor Christine Brochu provided the backup information that indicates where Jamestown stands in comparison to other communities.

Dennis Webster of Mt. Hope Avenue commented even after the generous adjustments made to the veterans’ exemptions last year, Jamestown is still near the bottom. Jamestown’s veterans do not have a specific request and leave it up to the Council to review the current exemptions. He asked that the Resolution be revised to reflect the same language as RIGL §44-3-4 “. . . honorably discharged from the service, or who was discharged under conditions other than dishonorable. . .” and suggested the Solicitor be consulted regarding the language for consistency.

President Trocki commented on the spectacular accomplishments of our Jamestown veterans and thanked them for their service. Discussion ensued of improving the tax credit to bring Jamestown to the middle of the schedule. Town Administrator Nota stated enabling legislation is required to amend the veterans’ exemptions, and the Resolution can be revised and continued to the next meeting.



- C) Jamestown Ambulance Barn; review, discussion and/or potential action and/or vote

President Trocki noted this topic was requested by Councilor Dickinson. He would like to begin the discussion so that the public knows what we are considering for this property and others that have value and could potentially derive funds that could be put back into the Town. Council members comment this is a valuable asset in the downtown area that is not losing value, and we are in budget season with many issues that need to be addressed. Discussion ensued. Town Administrator Nota stated we need a real estate appraisal before moving forward with this discussion.

**A motion was made by Councilor Meagher with second by Councilor Dickinson to go forward with an appraisal. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Absent.**

**X. ORDINANCES, APPOINTMENTS, VACANCIES AND EXPIRING TERMS**  
None.

#### **XI. CONSENT AGENDA**

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

The Consent Agenda approved consists of the following:

- A) Town Council Minutes
  - 1) March 5, 2018 (regular meeting)
  - 2) March 8, 2018 (school budget work session)
- B) Minutes of Town Boards/Commissions/Committees
  - 1) Jamestown Philomenian Library Board of Trustees (02/01/2018)
  - 2) Jamestown Philomenian Library Board of Trustees (02/06/2018)
  - 3) Jamestown Philomenian Library Building Renovation Committee (02/12/2018)
  - 4) Jamestown Planning Commission (01/03/2018)
  - 5) Jamestown Planning Commission (01/17/2018)
  - 6) Jamestown Planning Commission (02/07/2018)
- C) CRMC Notices
  - 1) March 2018 Calendar, revised
  - 2) Meeting Notice for State Assent application filed by Antonio and Joseph Pinheiro CRMC File No. 2014-12-056 on Tuesday, March 27, 2018 at 6:00 p.m., Conference Room A, Administration Building, One Capitol Hill, Providence
- D) Finance Director's Report

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

Planner Bryer explained Wednesday's Planning Commission meeting and Sustainability Fair. If it needs to be rescheduled due to weather it will be posted on the doors, on the Town website and around town.

Resolution No. 5 from Charleston is removed from the Communications and Resolutions for discussion and will be on the next meeting agenda.

**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, Absent.**

The Communications and Resolutions and Proclamations from other RI cities and towns received consists of the following:

- A) Communications
  - 1) Letter of RIDEM Office of Water Resources re: Project Priority List Request for Projects for State Fiscal Year 2019, due April 10, 2018
- B) Proclamations and Resolutions from other Rhode Island Cities and Towns
  - 1) Resolution of the Warwick City Council in Support of removal of the Sunshine Provision from the Residential Mortgage Foreclosure Mediation Act
  - 2) Resolution of the Smithfield School Committee requesting the RI General Assembly support Article 5 of House Bill 7200 to place a referendum before the voters incurring debt of \$250 million for renovation of existing and construction of new schools
  - 3) Resolution of the Glocester Town Council in Support of House Bill 7501 and Senate Bill 2419 relating to the implementation of In Person Early Voting
  - 4) Resolution of the Exeter Town Council in Support of removal of the Sunshine Provision from the Residential Mortgage Foreclosure Mediation Act
  - 5) Resolution of the Charlestown Town Council in Opposition to the proposed inclusion of the North Atlantic Region in the 2019-2024 National Outer Continental Shelf Oil and Gas Leasing Program

## VII. REPORTS

- A) 1) Coyote Activity update

Police Chief Mello updated the Council on a recent coyote attack that killed a domestic cat in the same neighborhood where a dog was attacked and killed, and where a number of coyote sightings have occurred. The public information program will continue as we approach the spring season. Last year a resident was addressed for providing food to wildlife, and cleaned up the property. The problem returned and the resident was cited, brought to Court, issued a fine and forced to clean up the property. Monitoring of the area will continue. Sixteen public awareness signs were purchased and are being installed

around town to warn residents. It is important to remind residents to protect pets, keep them indoors after dark, and don't feed them outside.

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

- A) Planning Department/Planning Commission/Affordable Housing Committee Reports (April)
- B) Final report on the Fire Station Rehabilitation Project (April)
- C) Fort Getty Landscape Project/Tree Preservation and Protection Committee Report (April)
- D) Friends of the Jamestown Rights of Way Report (April)
- E) Review of Open Meetings Act (April)
- F) Friends of the Jamestown Seniors (March 26<sup>th</sup>)

Discussion ensued of dates for the above-referenced agenda items and additional topics including: Cell Tower development in the north end and initiating action.

### **XIV. EXECUTIVE SESSION**

- A) Pursuant to RIGL §42-46-5(a) Subsection (5) Real Estate (acquisition of properties for affordable housing); review, discussion and/or potential action and/or vote in executive session and/or open session

**A motion was made by Vice President White with second by Councilor Meagher to enter into Executive Session at 9:21 p.m. pursuant to RIGL §42-46-5(a) Subsection (5) Real Estate.**

**Pursuant to RIGL §42-46-5(a) Subsection (5) Real Estate the following vote was taken: President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Absent.**

The Council reconvened the regular meeting at 9:50 p.m. President Trocki announced that no votes were taken in Executive Session.

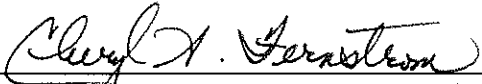
**A motion was made by Councilor Meagher with second by Councilor Dickinson to seal the Minutes of Executive Session. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Absent.**

### **XV. 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, Absent.**

The Jamestown Town Council adjourned the regular meeting at 9:51 p.m.

Attest:

  
Cheryl A. Fernstrom, CMC, Town Clerk

Copies to:   Town Council  
                  Town Administrator  
                  Finance Director  
                  Town Solicitor