

TOWN COUNCIL MEETING
April 2, 2018

I. 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
Christine Brochu, Tax Assessor
Edward A. Mello, Police Chief
Lisa W. Bryer, Town Planner
Andrew J. Wade, Parks & Recreation Director
Kenneth Duva, School Superintendent
Mary Lou Sanborn, Library Board of Trustees Chair
Donna Fogarty, Library Director
David H. Ferrara, Bond Counsel
Peter D. Ruggiero, Town Solicitor
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 7:10 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**

None.

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

- A) Presentations. None.
- B) Resolutions and Proclamations
 - 1) No. 2018-06 Arbor Day in Jamestown; review, discussion and/or potential action and/or vote

President Trocki read the Proclamation.

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

V. PUBLIC HEARINGS, LICENSES AND PERMITS

None.

VI. OPEN FORUM

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

VII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS AND REPORTS

- A) Town Administrator's Report: Andrew E. Nota
 - 1) FY 2019 Budget

Town Administrator Nota gave an update on FY 2019 budget sessions noting the April 10th joint session with the School Department and the April 12th budget review session if needed, with budget adoption on April 16th.

- 2) RITBA spring and summer projects

Town Administrator Nota highlighted the RITBA update on local projects. Lane closures for work on the Newport Bridge, Jamestown Bridge and Route 138 may affect local traffic during the upcoming season. Updates will be reported at future meetings.

- 3) Aquaculture projects update

Town Administrator Nota reported on the March 27th CRMC meeting with hearing on the Modification Assent Permit 2014-12-056 (Pinheiro) requesting a change in use to increase the number of floating cages presently allowed from 115 to up to 710 floating cages. The full CRMC Council in attendance was presented a recommendation with stipulations by CRMC Executive Director Beutel and staff, followed by testimony by the applicant (Pinheiro) and objectors (Westwind Drive residents and their legal counsel). The CRMC decision included a reduction in the number of cages allowed to a maximum of 500, requirement for use of a specific type and size cage with less of a visible profile, and the ability for the operator to use a combination of bottom and/or floating cages. The decision is a victory for both sides, allowing the Pinheiro's to use the newest technology available with less visibility. Both sides were represented well at the hearing. Mr. Nota will have an updated report in the future.

- 4) Legislative update

Town Administrator Nota referenced his legislative update as provided by the RI League of Cities and Towns. The current Legislative Session is very active, with numerous Bills in process. He is happy to provide additional information as needed.

VIII. UNFINISHED BUSINESS

- A) Jamestown Philomenian Library Building Renovation Project – Revised Scope of the Library Building Renovation Design, continued from the March 19, 2018 Town Council Meeting
- 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 and/or request for General Assembly passage of special bond legislation for the Library Building Renovation Project; review, discussion and/or potential action and/or vote

President Trocki gave an update from past meetings on the revised scope of the Library Building design and approval for placement of a resolution or question on a future FTM warrant or election ballot or enabling legislation from the General Assembly. The School Infrastructure Project and the Golf Course Building design were approved at the March 19th meeting, but the Library Revised Scope of the Renovation Design and the \$1 million Bond for improvements were not. The Library Board of Trustees will raise the other \$1 million. The \$1 million Bond for improvements and maintenance are necessary and would be the responsibility of the Town regardless of whether or not the architectural changes go forward.

A motion was made by Councilor Meagher with second by Vice President White to approve the Library Building Renovation Project and the revised scope as described at the last meeting and the desire to seek a Bond in the amount of \$1 million. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.

- B) Jamestown Golf Course Club House Replacement Project, continued from the March 19, 2018 Town Council Meeting
- 1) Approval for the Placement of a resolution or question on a future Financial Town Meeting Warrant, Special Election Ballot or General Election Ballot and/or request for General Assembly passage of special bond legislation for the Golf Course Club House Replacement; review, discussion and/or potential action and/or vote
- C) Jamestown Golf Course Club House Replacement Project, continued from the March 19, 2018 Town Council Meeting
- 1) Approval for the Placement of a resolution or question on a future Financial Town Meeting Warrant, Special Election Ballot or General Election Ballot and/or request for General Assembly passage of special bond legislation for the Golf Course Club House Replacement; review, discussion and/or potential action and/or vote
- D) Jamestown School Committee proposed School Construction Project, continued from the March 19, 2018 Town Council Meeting

- 1) 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; discussion of placement of a resolution or question on a special or general election ballot for the school construction project and/or request for General Assembly passage of special bond legislation; review, discussion and/or potential action and/or vote

Councilor Meagher explained why she proposes to go to Agenda Item D) as we have approved the scope of the Library Project, approved the scope of the Golf Course Project (for an amount not to exceed \$2.9 million with a second floor), and approved the scope of the School Project, and group them all together and place them on the November Ballot, as suggested by Linda Jamison, as the combined Jamestown Infrastructure Project Bond. The reason for combining the projects and placing them on the November ballot is that the projects include things we need, things we must do, and things we should do to benefit the entire community. There is a timeliness factor as there are grants available for solar, Library services, and other subsidies. The current School Bond will expire in 2021 and borrowing doesn't get any cheaper. Buildings have their life cycle as well as economies, interest rates are going up, and we need to do all of these projects. The Golf Course purchase 30 years ago was noted at \$2.1 million, with a \$1.7 million Bond at 7.5% interest that added 49 cents to the tax rate, and the community came together with a unanimous vote at a Financial Town Meeting as they knew it needed to be done. A parent at a recent School meeting explained how a good school system improves property values. The golf course is an asset to the community as well as schools, and they don't need to oppose each other. These projects need to be addressed and we are in this together. The two-story golf course building solution organizes the space and there may be space for seniors and other recreational programs; the building will not be rented out to the disservice of the golf course. Discussion ensued of community needs, available grants, and subsidies that will save the Town money. Solar installations will save the Town money long after they pay for themselves. Without any support for the \$9.8 million Bond would result in 29.4% or 29 cents on the tax rate. For the average house valued at \$450,000 this would be \$132 per year, and that is before receiving any grants, awards and subsidies. With school subsidies of at least 35%, expected to be 40 to 45%, brings that number down to 21 cents on the tax rate for the median household a tax increase of \$47. In two years the expiring school bond would reduce that down to 12 cents on the tax rate and a \$55 tax increase for the median house (Councilor Meagher noted these are her calculations). We need to do this together and do it well.

A motion was made by Councilor Meagher with second by Vice President White to place the Bond Referendum on the November Ballot as a combined Jamestown Infrastructure Bond, with \$1 million for the renovation of the Jamestown Library revised scope, \$2.9 million for the Jamestown Golf Course Club House Replacement project, and \$5.9 million for the School Infrastructure, for a total of \$9.8 million.

Discussion. President Trocki opened Town Council comments, noting public comments will follow Council comments.

Vice President White agrees with Councilor Meagher, having this on the November ballot gives a greater opportunity for Jamestown voters to vote and it is better to reach a wider range of voters to make a decision on the important things we need.

Councilor Mihaly stated he associates with Councilor Meagher's logic. These are three projects the Town needs that add to the community. This should be a unitary bond and we need to keep the ballot simple; three bonds would be very confusing. As debate occurs prior to the election, people will understand the financial impact of the bond. The Library needs updating; the schools speak for themselves; the golf course building has been a shambles for so long; and the combined non-seasonal use of the building for recreational space is excellent. He looks forward to approval and construction of the projects.

Councilor Dickinson stated he appreciates the sentiment of simplicity but believes people are able to read and sort through bonds and support what they want. He supports moving items to the voters to determine if they are acceptable and does not support aggregating the items as we can aggregate them when we purchase a bond; to aggregate them as a group puts them all at risk. He supports the Library and School improvements, and respects what the voters decide in November. He is opposed to putting the Rec Center or any aspects of it at the golf course as there is a conflict and feels it is difficult to put that pressure on whoever the next lessee is going to be to take on the operation when 60% of it is non-golf course. He usually supports fellow Councilor Mary, but cannot do so on this.

President Trocki stated her sentiment is shared by Mary, Gene and Mike as this is a town-wide infrastructure bond. We receive benefit by bundling it together and by having the voters look at all projects as a community infrastructure improvement plan, which is what we were tasked to do. We have spent countless hours in meetings for months and years and our partners at the School, Library, and various subcommittees; Town staff including the Finance Director, Town Planner and Public Works Director; and teams of people who have vetted these issues and projects. As a community we can go forward and support it, and we can afford it, as outlined in Town Administrator Nota's spreadsheet, with interest rates that are conservative and with expected State Aid reimbursements. On a \$500,000 assessed property the tax increase would be \$102; for a \$750,000 property it would be \$153; for a \$1 million property it would be \$205; for a \$1.5 million property it would be \$307; and for a \$2 million property it would be \$410. With retiring debt service it is the proper time and an excellent opportunity to support this. Putting it on the November ballot reaches more voters and does not put interest groups against each other at an FTM. We can educate voters in further detail on the impact it will have prior to the November election so that each voter can make a decision based on their own personal preference and choice.

Public Comments.

Mary Lou Sanborn of Bay View Drive as Chair of the Library Trustees referenced the maintenance repair the Town is responsible for, which may be less than \$1 million. Her question is why does this need to be a bond and why can't it come from the Reserve Fund with over \$6 million in it, as it would save taxpayer money and wouldn't require a vote.

Town Administrator Nota stated the Town is on the verge of borrowing and working with bonding agencies. To take \$1 million from the Reserve Fund would have a dire effect on our percentage and ratios for bonding rates, as we don't have a mixed or commercial base, and the strength in our rating comes mainly from the size of our Fund Balance. The other way to fund it would be on a pay-as-you-go basis over five to seven years, which would not be practical, and he does not recommend.

Mary Lou Sanborn stated this is her suggestion, not from the Library Board of Trustees. Town Administrator Nota further explained how the bond rating is done by Moody's and other bond agencies, and the Town's municipal reserve must cover the entire combined program at \$24 million for the Town and Schools. President Trocki noted Ms. Sanborn can speak directly with the Town Administrator individually for further clarification.

Priscilla Blackman of Lincoln Street commented Jamestown is a special community, with many well educated, intelligent people. To suggest we need to keep it simple does the voters a disservice. Citizens should be able to vote on each bond separately. You risk separating the community as you are making them vote on three bonds together, one of which is not supported as much as the others. She asks the Council to reconsider and let the voters vote each bond separately.

Derek Blackman of Lincoln Street stated he is here speaking on behalf of the Golf Club Committee. This has been discussed for over five years. The Golf Club Committee does not support the proposal for the new building as presented, oppose it, and will continue to do so. This is a clash of outdoor sporting activities with passive indoor activities, as specified in the lease conditions. This will jam golfers into one corner of the golf course at times and will create safety issues with children, ladies, and other people that don't understand golf course activities and for many other reasons the Council has ignored. This is not as a replacement golf course building as presented, but is for 60% non-golf purposes for a community center with commercial activities, for which there is no business plan, and a replacement for the PPAC proposal which was rejected. Now it will be one large project and citizens will not be able to vote on it individually. He is speaking on behalf of the Golf Club and citizens who are against what is being proposed, and it is not right and is not fair.

President Trocki stated this is a \$2.9 million project discussed over many years and approved for a two story building.

Mr. Blackman reiterated his objection.

Councilor Meagher stated the 1st floor is dedicated to the golf course, and the 2nd floor will serve civic uses and she assumes it will be run by the Parks and Recreation Department, and the present Town Administration has proven they can do this. She doesn't see that 60% of the operation is non-golf course related. The building and parking are not to code, and the new building and parking will be.

President Trocki stated she doesn't feel the need to justify the decision again and the Council has done due diligence and came up with best we can do. This has been a collective effort on the part of the community, and it is an infrastructure bond for important projects for three municipal buildings that need infrastructure help.

Ray Ianetta of Maple Avenue stated he is having difficulty understanding why some golf course members are opposed to having a multi-purpose facility. This always was a multi-purpose building with activities and functions there, and all functioned well together. The golf course will not wither away with alternate activities, he is in favor of a multi-purpose building, and he is a golfer who uses the facility.

Bond Counsel David Ferrara commented this must be put before the Legislature for enabling legislation to put this before the voters for a Bond in November.

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

- E) Upcoming Meetings and Sessions – dates and times
 - 1) Schedule for budget sessions/hearings; review and discussion

Town Administrator Nota referenced the April 10th joint session with the School Department at Town Hall. The follow-up on the Veterans Exemption was not on the agenda and should be addressed in a special meeting with all required information available in advance. A budget work session is tentatively scheduled on April 12th, if needed. Due to posting requirements the meeting would have to be posted and if it is determined it is not necessary, could be cancelled. Any changes to the budget as a result of the special meeting or budget work session with the School Department could be reviewed on April 12th and included on the proposed budget scheduled for adoption at the April 16th regular meeting. Discussion ensued. The Special Meeting for the Veterans Exemption is scheduled for 6:00 p.m. on April 10th and the Joint Town Council School Department Budget Work Session is scheduled for 7:00 p.m. on April 10th.

IX. NEW BUSINESS

- A) Award of Bid: Statistical Revaluation Services as of December 31, 2018 to Vision Government Solutions, Inc. (VGSI) for an amount not to exceed \$51,000 as bid as recommended by Tax Assessor Christine Brochu; review, discussion and/or potential action and/or vote

Tax Assessor Brochu's memo with recommendation was referenced to award the bid to the lowest bidder and past revaluation services provider.

A motion was made by Councilor Mihaly with second by Councilor Meagher to accept the bid of Vision Government Solutions. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.

The valuation of properties will be completed by December 31, 2018 and will be reflected in the FY 2020 taxes.

- B) 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; review, discussion and/or potential action and/or vote

President Trocki noted this was continued from the March 19th agenda due to its importance.

A motion was made by Councilor Meagher with second by Councilor Mihaly to sign on to this, modifying the Resolution from Charlestown to be about Jamestown. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.

X. ORDINANCES, APPOINTMENTS, VACANCIES AND EXPIRING TERMS

- A) Appointments, Vacancies, and Expiring Terms; review, discussion and/or potential action and/or vote
 - 1) Jamestown Juvenile Hearing Board – Alternate (One vacancy with an unexpired two-year term ending date of December 31, 2018)
 - a) Letter of resignation
 - i) Susan Heffner

A thank you will be sent to Ms. Heffner for her services with a new appointment on a future agenda.

XI. CONSENT AGENDA

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

The Consent Agenda approved consists of the following:

- A) Adoption of Town Council Minutes
 - 1) March 6, 2018 (budget work session)
 - 2) March 8, 2018 (budget work session)
 - 3) March 15, 2018 (budget work session)
 - 4) March 19, 2018 (regular meeting)
 - 5) March 19, 2018 (executive session)
 - 6) March 26, 2018 (special meeting)
 - 7) March 28, 2018 (budget work session)
- B) Minutes of Town Boards/Commissions/Committees
 - 1) Jamestown Zoning Board of Review (02/27/2018)
- C) Abutter Notifications: Notice is hereby given that the Jamestown Zoning Board of Review will hold a Public Hearing April 24, 2018 at the

Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, RI at 7:00 PM upon the following:

- 1) Application of A. Louis Mariorenzi, whose property is located at 216 East Shore Rd., and further identified as Assessor's Plat 7, Lot 97 for a variance from Article 3, Section 82-302 Table 3-2 Accessory Buildings Front yard setback & 82-311 max size of accessory building to construct 50'x 20' garage addition with a 20' front yard setback where 40' is required and resulting in an accessory structure of 3970 sq. ft. where 1200 is allowed. Said property is located in a R80 zone and contains 3.13 acres.
- 2) Application of Mains'1 Properties, LLC, whose property is located at 244 & 252 Narragansett Ave., and further identified as Assessor's Plat 8, Lots 2 & 463 for a variance from Article 6, Section 82-607, Article 7, Section 82-705, and Article 3, Section 82-302 Table 3-2 to change lot line resulting in relief of rear yard setback of 1.4' on lot 683 housing boat yard boat barn and increase lot coverage by 6%. Construct 14'x 22'6" sunroom on lot 2 with 15' front setback where 30' is required. Said property is located in a CW zone and contains 17590 sq. ft., lot 2 6255 sf., lot 463 11,335 sf.

D) CRMC Notices

- 1) Semi-Monthly Meeting Agenda for Tuesday, March 27, 2018 at 6:00 p.m. for hearing of application 2014-12-056 Antonio and Joseph Pinheiro to modify aquaculture assent to include floating 595 bottom cages on their two-acre site for a potential maximum of 710 floating cages and to allow bottom planting of oysters on site.

E) One Day Event/Entertainment License Application

- 1) Applicant: Arnold Zweir Post 22 American Legion & VFW Post 9447
Event: American Legion/VFW Events
Date: May 28, July 4, August 13, October 8, November 11 & December 7, 2018; January 15, 2019
Locations: Watson Avenue, North Road, Narragansett Avenue, & Veterans Memorial Square
- 2) Applicant: DJ Car Guy Productions, LLC
Event: 4th Annual Classics by the Sea Scenic Car Show
Date: July 15, 2018
Location: Fort Getty
- 3) Applicant: Conanicut Island Art Association
Event: CIAA Annual Members Show
Date: July 17, 2018
Location: Recreation Center
- 4) Applicant: Conanicut Island Art Association
Event: Arts and Craft Show
Date: August 4, 2018
Location: Recreation Center

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

Councilor Meagher would like to see the letter from the League of Women Voters regarding early voting on the next agenda. It would be nice if the Secretary of State would provide funding for early voting.

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

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

- A) Communications
 - 1) Letter of the League of Women Voters of RI advocating for in-person early voting in RI beginning in 2019 and requesting Town Council adoption of a Resolution supporting House Bill 7501 and Senate Bill 2419
- B) Proclamations and Resolutions of other Rhode Island cities and towns
 - 1) Resolution of the Barrington Town Council in Opposition to H7198 and H7379 “An Act Relating to Labor and Labor Relations – Arbitration – Continuance of Contractual Provisions”

XIII. AGENDA ITEMS FOR THE NEXT MEETING AND FUTURE MEETINGS

- A) Planning Department/Planning Commission/Affordable Housing Committee Reports (April/May)
- B) Final report on the Fire Station Rehabilitation Project (April/May)
- C) Fort Getty Landscape Project/Tree Preservation and Protection Committee Report (April/May)
- D) Friends of the Jamestown Rights of Way Report (April/May)
- E) Review of Open Meetings Act (April/May)
- F) Cell Tower development in the north end (April/May)
- G) Town Moderator’s general rules for FTM (April/May)

Town Administrator Nota reported Moderator Murphy is available for the April 16th meeting. President Trocki noted approval for the Town Administrator’s coordination of items on future agendas.

The following items were added for future meetings:

Veterans Exemption on the April 10th Special Meeting agenda.

RI Turnpike and Bridge Authority on April 16th as requested by Councilor Dickinson.

Executive Session items for personnel issues impacting NAGE 69 and IBPO on April 16th.

Potential Executive Session item for affordable housing property acquisition on the April 16th agenda.

XIV. EXECUTIVE SESSION

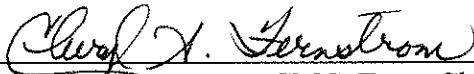
None.

XV. ADJOURNMENT

A motion was made by Vice President White with second by Councilor Meagher 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 8:15 p.m.

Attest:



Cheryl A. Pernstrom, CMC, Town Clerk

Copies to: Town Council
 Town Administrator
 Finance Director
 Town Solicitor