



**TOWN COUNCIL MEETING**  
**Jamestown Town Hall**  
**Rosamond A. Tefft Council Chambers**  
**93 Narragansett Avenue**  
**Monday, October 21, 2019**  
**6:30 PM**

*The public is welcome to participate in this Town Council meeting. Open Forum offers citizens the opportunity to clarify an item on the agenda, address items not on the agenda, or comment on a communication or Consent Agenda item. Citizens are welcome to speak to the subject of a Public Hearing, and are allowed to speak at the discretion of the Council President or a majority of Councilors present, or at other times during the meeting, in particular during New or Unfinished Business.*

*Anyone wishing to speak should use the microphone at the front of the room, stating their name and address for the record; comments must be addressed to the Council, not the audience. It is the Town Council's hope that citizens and Councilors alike will be respectful of each other's right to speak, tolerant of different points of view, and mindful of everyone's time.*

Attachments for items on this meeting agenda are available to the public on the Town website at: <http://www.jamestownri.gov/town-government/town-council/town-council-meetings-minutes/2019-meetings-minutes/2019-meetings>

**I. ROLL CALL**

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

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

- A) Approval of Minutes; review, discussion and/or potential action and/or vote September 16, 2019 (regular meeting)
- B) Open Forum  
*Comments are not limited to items on this agenda. However, items not on this agenda will only be heard and not acted upon by the Town Council. Note: Section 42-46-6 of the Open Meetings Act, and Department of the Attorney General Advisory Opinions relevant to this item on any public body meeting agenda specifically prohibits the Town Council from discussing, considering or acting on any topic, statement or question presented. The Town Council may, if warranted, refer such matters to an appropriate committee, to another body or official, or post the matter for consideration at a properly-noticed, future meeting.*
- 1) Scheduled request to address – None.
  - 2) Non-scheduled request to address
- C) Report of Town Officials - Status Reports; review, discussion and/or potential action and/or vote
- 1) Pumping report
  - 2) Town project reports
    - a) Town Wells
    - b) Water Treatment Plant
    - c) Transfer Pumping/Reservoir
    - d) Distribution System
    - e) Wastewater Treatment Facility

Town Council Adjourns from sitting as the Board of Water and Sewer Commissioners

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

A) Presentations:

- 1) Cell Phone Assessment- RF Drive Test Survey Results presented by:  
Ben Revette, PE, Senior Associate, Dewberry Engineers Inc. and  
Marlon DePaz, Principal MOD Data Tech Inc.

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

*The Town Council will review each license application and vote on it individually. All approvals for licenses and permits are subject to the resolution of debts, taxes and appropriate signatures as well as, when applicable, proof of insurance. Please Note in Accordance with Section 42-46-6 (b) the Council May Review, Discuss and/or take Action and/or Vote on the following items:*

A) One Day Event License Applications:

- 1) Applicant Tom Harris  
Event: Jamestown Christmas Tree Lighting Ceremony  
Dates: December 7, 2019  
Location: East Ferry
- 2) Applicant Conanicut Island Art Association  
Event: Conanicut Island Arts Holiday Art & Crafts  
Dates: December 7, 2019  
Location: Lawn School
- 3) Applicant American Cancer Society  
Event: Jingle Bell Jump  
Dates: December 15, 2019  
Location: Jamestown Rec Center and East Ferry Beach
- 4) Applicant Jamestown Community Band  
Event: Holiday Concert  
Dates: December 17, 2019  
Location: Recreation Center

**VI. OPEN FORUM**

Please note that under scheduled requests to address, comments are not limited to items on this agenda. However, items not on this agenda will only be heard and not acted upon by the Town Council. Note: Section 42-46-6 of the Open Meetings Act and Department of the Attorney General Advisory Opinions relevant to this item on any public body meeting agenda specifically prohibits the Town Council from discussing, considering or acting on any topic, statement or question presented. The Town may, if warranted, refer such matters to an appropriate committee, to another body or official, or post the matter for consideration at a properly-noticed, future meeting.

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

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

- A) Town Administrator's Report: Christina D. Collins, Interim Town Administrator

**VIII. UNFINISHED BUSINESS**

*Please Note in Accordance with Section 42-46-6 (b) the Council May Review, Discuss and/or take Action and/or Vote on the following items:*

- A) Discussion on the Whale's Tail Gift Proposal Withdrawal
  - 1) Communication of The Whale's Tail Donor Committee (Pat Tuff, Wendy Ross and Joan Swift) dated October 15, 2019; regarding notice to withdraw gift of Whale's Tail Sculpture
- B) Upcoming Meetings and Sessions – dates and times
  - 1) Town Council Meeting Schedule: October 22, 2019 at 9:30 a.m. and 11:00 a.m.; November 4, 2019 and November 18, 2019 at 6:30 p.m.

**IX. NEW BUSINESS**

*Please Note in Accordance with Section 42-46-6 (b) the Council May Review, Discuss and/or take Action and/or Vote on the following items:*

- A) Approval of Conservation Easement between the Town of Jamestown and Conanicut Island Land Trust for the following properties:
  - 1) Jamestown Shores Plat No. 4 Lots: 196, 202, 203, 211, 212, 213, 216, 250, 251, and 529.
  - 2) Jamestown Shores Plat No. 1 Lots: 60, 61, 115, 116, 119, 120, 138, 170, 251, 287, 316, and 320.
  - 3) Jamestown Shores Plat No. 3 Lots: 30, 51, 52, 60, 120, and 220.
  - 4) Jamestown Shores Plat No. 5 Lots: 42, 67, 68, and 69.
- B) Discussion on the Jamestown Housing Authority
  - 1) Communication of Bernie Courtney dated September 10, 2019 regarding Management Complaints and future appointment of Commissioners
- C) Discussion Regarding the Purchase of Streetlights from National Grid as provided by RIGL § 39-30-1.

**X. ORDINANCES, APPOINTMENTS, VACANCIES AND EXPIRING TERMS**

*Please Note in Accordance with Section 42-46-6 (b) the Council May Review, Discuss and/or take Action and/or Vote on the following items:*

- A) Jamestown Representative Member for Discover Newport (One vacancy with a remaining term ending date of September, 2020); permission to advertise

**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 for review, discussion and/or potential action and/or vote. A Consent Agenda item or items may be removed by the Town Council for review, discussion and/or potential action and or vote.*

- A) Minutes of Boards/Commissions/Committees
  - 1) Jamestown Philomenian Library Trustees (September 10, 2019)

- B) Public Notice
  - 1) Zoning Board of Review Notice of Christian & Elain Infantolino Applicant and Barbara A. Infantolino, Owner of 28 Reservoir Circle
  - 2) Zoning Board of Review Notice of Geoff Hamlin 134 Battery Lane
  
- C) Request of Tax Assessor for Specific Abatements & Addenda of Taxes
 

*Detailed Abatements are part of the attachments available to the public at the Office of the Town Clerk and on the Town website at: <http://www.jamestownri.gov/town-government/town-council/town-council-meetings-minutes/2019-meetings-minutes/2019-meetings>*

  - 1) Total of 6 Accounts for Abatement: \$ 3,528.30
  - 2) Total of 3 Accounts for Addenda: \$ 1,053.04
  
- D) Award of Bids: Continued from October 7, 2019
  - 1) Public Works Department Road Paving to Cardi Corporation Inc. in the amount not to exceed \$592,173 for the following:
    - a) Bituminous Surface Course - \$71.00 per Ton
    - b) Bituminous Binder Course - \$66.50 per Ton
    - c) Pavement Reclamation - \$1.70 per Square Yard
    - d) Fine Grading and Compaction - \$ 1.50 per Square Yard
    - e) Bituminous Surface Course (Bike Path) - \$89.50 per Ton
    - f) Bituminous Binder Course (Bike Path) - \$89.50 per Ton

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

*The Council may acknowledge any of the listed Communications and Proclamations and Resolutions. Should any member wish to have a conversation on any of the matters, the item will be placed on a future agenda for review, discussion and/or potential action and/or vote.*

- A) Communications
  - 1) Copy of Letter to: Town Council
 

From: Keri Hague  
Dated: October 8, 2019  
Re: Cell Tower and Cellular Service
  
  - 2) Copy of Letter to: Town Council
 

From: Adam Phillips  
Dated: October 8, 2019  
Re: Cell Tower and Cellular Service
  
  - 3) Copy of Letter to: Coastal Resources Management Council & Rhode Island Department of Environmental Management
 

From: Ann Kuhn-Hines, Conservation Commission Chair  
Dated: August 26, 2019  
RE: CRMC Application File Number 2019-06-014- Jamestown Boat Yard Inc.
  
  - 4) Copy of Letter to: Town Council
 

From: Mary Lou Sanborn  
Dated: October 10, 2019  
RE: Attorney General Open Meeting Determination

- 5) Copy of Email to: Erin Liese, Town Clerk  
From: Chris Cannon & Carol Hopkins  
Dated: October 14, 2019  
RE: Cell Tower and Cellular Service
  - 6) Copy of Letter to: Michael E. White, President  
From: Charles H. Di Luglio  
Dated: October 10, 2019  
RE: Cell Tower and Cellular Service
  - 7) Copy of Email to: Town Council  
From: Alexander Allen  
Dated: October 15, 2019  
RE: Cellular Equipment
  - 8) Copy of Letter to: Town Council  
From: Deb Barone, Jane Murray, and Doug Brill  
Dated: October 9, 2019  
RE: Cell Tower and Cellular Service
- B) Communications- Previously Received from October 7, 2019
- 1) Copy of Letter to: Town Council  
From: James Rugh, President East Passage Estates Lot Owners'  
Dated: September 11, 2019  
Re: Cell Tower and Cellular Service
  - 2) Copy of Letter to: Town Council  
From: Joan Jordan  
Dated: September 12, 2019  
Re: Cell Tower and Cellular Service
  - 3) Copy of Letter to: Town Council  
From: Sarah Baines  
Dated: September 10, 2019  
Re: Cell Tower and Cellular Service
  - 4) Copy of Letter to: Town Council Members  
From: John Conroy  
Dated: September 11, 2019  
Re: Cell Tower and Cellular Service
  - 5) Copy of Letter to: Town Councilors  
From: Joan & John Biddick  
Dated: September 14, 2019  
Re: Cell Tower and Cellular Service

- 6) Copy of Letter to: Town Council  
From: Jamie Engberg  
Dated: September 15, 2019  
Re: Cell Tower and Cellular Service
  
- 7) Copy of Letter to: Town Council  
From: Robert Marcello  
Re: Cell Tower and Cellular Service

### **XIII. EXECUTIVE SESSION**

*The Town Council may seek to enter into Executive Session for review, discussion and/or potential action and/or vote on the following:*

- A) Pursuant to RIGL § 42-46-5(a) Subsection (5) Beavertail Lease

### **XIV. ADJOURNMENT**

***Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall and the Jamestown Philomenian Library. Notice is also posted at the Jamestown Police Station and on the Internet at [www.jamestownri.gov](http://www.jamestownri.gov).***

ALL NOTE: This meeting location is accessible to the physically challenged. If communications assistance is needed or other accommodations to ensure equal participation, please call 1-800-745-5555, or contact the Town Clerk at 401-423-9800, via facsimile to 401-423-7230, or email to 0 not less than three (3) business days prior to the meeting.

*Posted on the RI Secretary of State website on October 16, 2019*

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

September 16, 2019

A regular meeting of the Jamestown Town Council sitting as the Board of Water and Sewer Commissioners was called to order at the Jamestown Town Hall, Council Chambers, 93 Narragansett Avenue at 6:34 PM by Commission President Michael G. White.

The following members were present:

Mary E. Meagher, Vice-President  
Nancy A. Beye  
William J. Piva, Jr.  
Randall White

Also present were:

Christina D. Collins, Finance Director/Interim Town Administrator  
Erin F. Liese, Town Clerk  
Peter D. Ruggiero Esq., Town Solicitor  
Wyatt Brochu Esq., Town Solicitor  
Michael Gray PE, Public Works Director  
Denise Jennings, Water and Sewer Clerk

**AWARDS, PRESENTATIONS AND ACKNOWLEDGMENTS**

(None)

**READING AND APPROVAL OF MINUTES**

1) 08/19/19 (regular meeting)

Motion was made by Commissioner Meagher, seconded by Commissioner Randall White to accept the 08/19/19 regular meeting minutes. So unanimously voted.

**OPEN FORUM**

Commission President White noted that this open forum would be for water and sewer matters only.

1) Scheduled requests to address:

(No scheduled requests)

2) Non-scheduled request to address:

(None)

## REPORT OF TOWN OFFICIALS

### 1) **Pumping Report:**

The Public Works Director reported the following:

- Pumping was down for the month of August and compared to the previous year.
- JR-1 is on for the season.
- Rainfall was down for the month of August.
- No water was transferred during the month of August.
- North Reservoir is @ 56MG, usable storage-60MG
- South Pond is @ capacity, usable storage-6MG

### 2) **Town project reports:** (See attached *Project Update Report dated September 2019*)

#### Treatment Plant/Reservoir

The Public Works Director reported the following:

##### **Clean Water Infrastructure Replacement Plan (July 2019)-**

- At the last meeting in August he had supplied the Commission with a copy of the Clean Water Infrastructure Replacement Plan (July 2019), prepared by Pare Corporation, for the Commissions review. The purpose of the plan is to identify water system infrastructure within the water supply system that require rehabilitation and replacement in accordance with the requirements of the Rules and Regulations for Clean Water Infrastructure Plans.
- The 5-year infrastructure costs, will include four major projects as follows:
  - Rebuilding the earthen berm at South Pond
  - Replacing the membranes at the water treatment plant
  - Refurbishing Howland Ave. Standpipe #1
  - Water main replacement work to include Narragansett Avenue at Southwest Avenue going west towards west ferry.

#### Transfer Pumping/Reservoir

The Public Works Director reported the following:

- Highway staff is making progress on the bike path project at the North Reservoir and have completed the bridge abutments.
- Highway Staff will begin installing the wooden bridge and will then be working on the grading of the slope, as it is pretty steep.
- Highway staff will then install the decking and the railings on the bridge.
- Highway staff continues to work on drainage, which should be complete in approximately 5 days.

#### Distribution System

The Public Works Director reported the following:

- Water Staff have been inspecting water services to our commercial water accounts for backflow devices.
- Our Cross-Connection program requires that each commercial water customer have a check valve at the water meter to protect the Town's water distribution system from cross contamination.
- The backflow device is currently being installed at all new construction sites on the municipal water system and all other residential customers will be required to comply with the Cross-Connection program also. There will be a cost associated with this for the customer and a plumber will be required.



**Water Storage**

The Public Works Director stated that inspections of both water storage tanks will be conducted on September 18<sup>th</sup> and that refurbishment of water storage tank #1 will begin in the spring of 2020.

Following clarification on a few items, it was the consensus of the Commission to accept the Public Works Director's report, as presented.

**LETTERS AND COMMUNICATIONS**

(None)

**UNFINISHED BUSINESS**

(None)

**NEW BUSINESS**

(None)

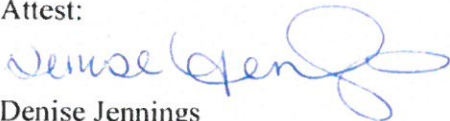
**TOWN BUSINESS**

(None)

**ADJOURNMENT**

There being no further business before the Commission, motion was made by Commission Vice-President Meagher, seconded by Commissioner Piva to adjourn the Water and Sewer meeting at 6:45 PM. So unanimously voted.

Attest:



Denise Jennings  
Water and Sewer Clerk

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

## Project Update September 2019

### WELLS

JR-1, JR-3

- JR-1 has been turned on for the season. The well pumps water at a rate of 50 gpm directly into the transmission main feeding the water plant from the reservoir.

### TREATMENT PLANT

- I have placed the Clean Water Infrastructure Replacement Plan on the agenda since it was hand delivered at the last meeting.

### TRANSFER PUMPING/RESERVOIR

- No water was transferred from South Pond.
- The bridge has been delivered and the beams have been assembled by the highway department. The structure will be lifted into place by crane and the decking and railings will be completed.

### DISTRIBUTION SYSTEM

South Pond @ 6 MG

Usable Storage, 6 Million Gallons

North Pond @ 56 MG

Usable Storage 60 Million Gallons

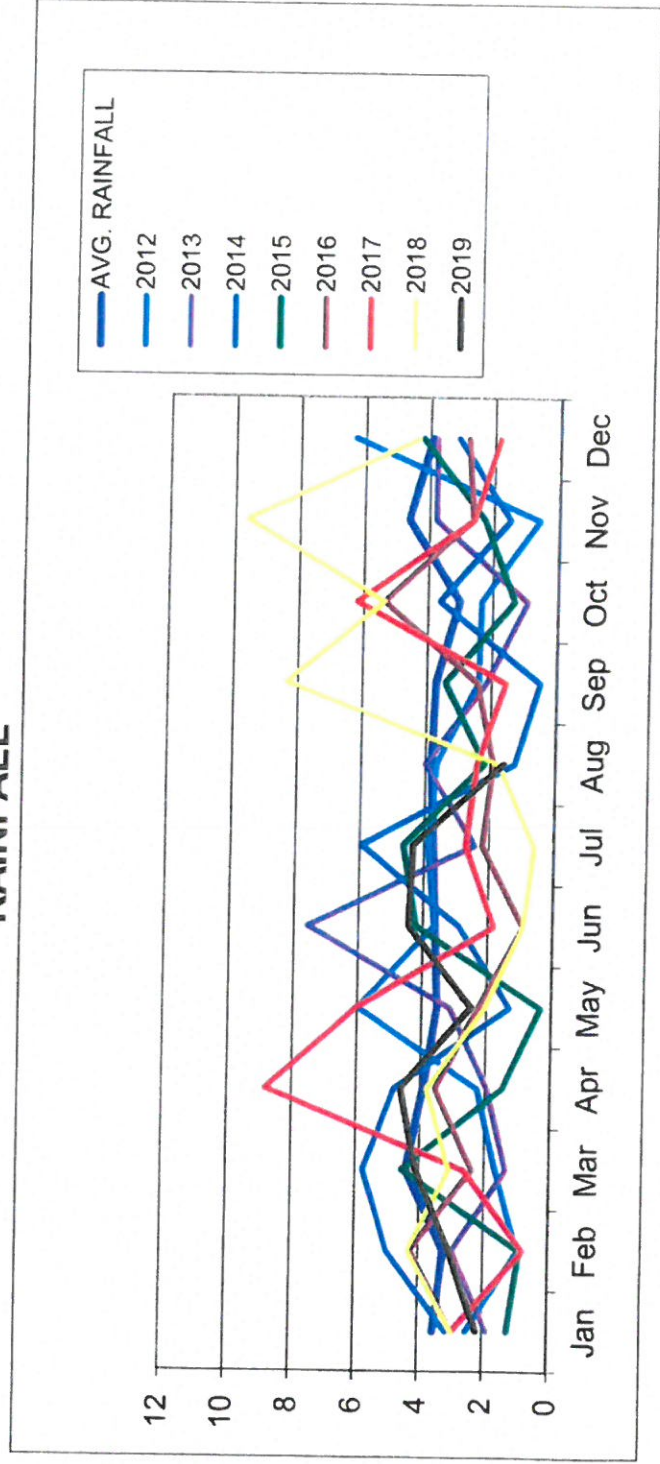
- There were no leaks reported for August.
- Staff from the water department have been inspecting services to our commercial accounts for backflow devices. Our Cross-Connection program requires each commercial customer to have a backflow device (check valve) at the meter to protect the water distribution system from cross connection. There are 97 commercial accounts on the water system.
- Inspections of both water storage tanks will be completed on September 18<sup>th</sup>.

### WASTEWATER TREATMENT PLANT

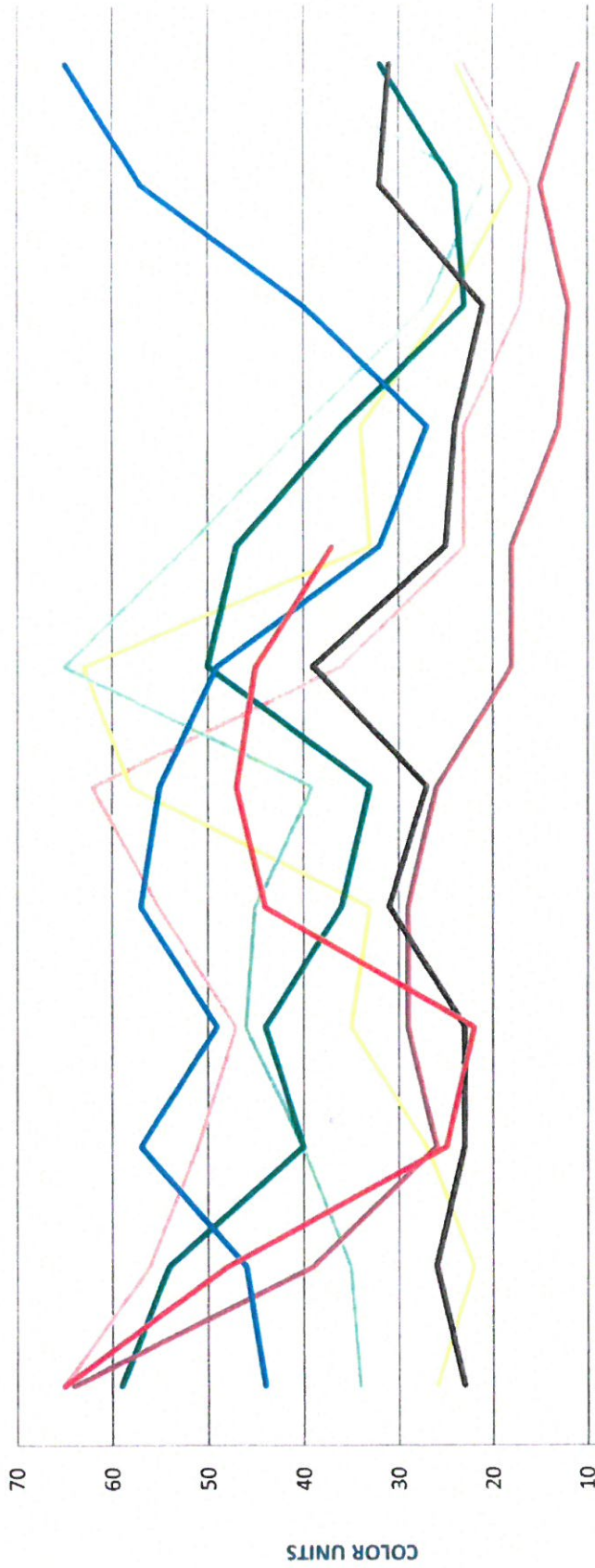
- The monthly average daily flow at the treatment plant for August was 0.20 million gallons per day. The peak daily flow was 0.31 million gallons. The permitted monthly average is 0.73 million gallons per day as a condition of our discharge permit. There were no sanitary sewer overflows for the month of August. There was 1.885 million gallons of effluent delivered to the golf course for irrigation.

	AVG. RAINFALL												Total							
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Jan	3.5	4.22	1.85	3.1	1.22	2.94	2.94	2.94	2.19	3.5	4.22	1.85	3.1	1.22	2.94	2.94	2.94	2.94	2.19	44.8
Feb	3.2	3.09	2.94	4.98	0.86	0.93	0.93	0.93	2.19	3.2	3.09	2.94	4.98	0.86	0.93	0.93	0.93	0.93	2.19	40.18
Mar	4.4	1.32	1.32	5.74	4.53	1.64	1.64	1.64	4.11	4.4	1.32	1.32	5.74	4.53	2.36	2.36	2.36	2.36	4.11	47.02
Apr	3.9	4.25	1.92	4.8	1.47	2.24	2.24	2.24	4.61	3.9	4.25	1.92	4.8	1.47	3.53	3.53	3.53	3.53	4.61	40.18
May	3.5	2.32	3.11	1.27	0.32	5.97	5.97	5.97	2.46	3.5	2.32	3.11	1.27	0.32	2.24	2.24	2.24	2.24	2.46	40.18
Jun	3.6	4.4	7.55	2.86	4.2	3.64	3.64	3.64	4.44	3.6	4.4	7.55	2.86	4.2	0.89	0.89	0.89	0.89	4.44	40.18
Jul	3.7	2.01	2.42	5.93	4.63	3.86	3.86	3.86	4.33	3.7	2.01	2.42	5.93	4.63	2.19	2.19	2.19	2.19	4.33	40.18
Aug	3.8	5.23	3.98	1.23	2.17	3.64	3.64	3.64	1.58	3.8	5.23	3.98	1.23	2.17	1.88	1.88	1.88	1.88	1.58	40.18
Sep	3.7	5.41	2.13	0.5	3.41	2.39	2.39	2.39	8.35	3.7	5.41	2.13	0.5	3.41	2.42	2.42	2.42	2.42	8.35	40.18
Oct	3	7.18	0.9	3.61	1.31	2.33	2.33	2.33	5.34	3	7.18	0.9	3.61	1.31	5.33	5.33	5.33	5.33	5.34	40.18
Nov	4.6	4.05	3.76	1.47	2.27	0.58	0.58	0.58	9.61	4.6	4.05	3.76	1.47	2.27	2.63	2.63	2.63	2.63	9.61	40.18
Dec	3.9	2.51	3.76	3.1	4.2	6.28	6.28	6.28	4.33	3.9	2.51	3.76	3.1	4.2	2.79	2.79	2.79	2.79	4.33	40.18

## RAINFALL



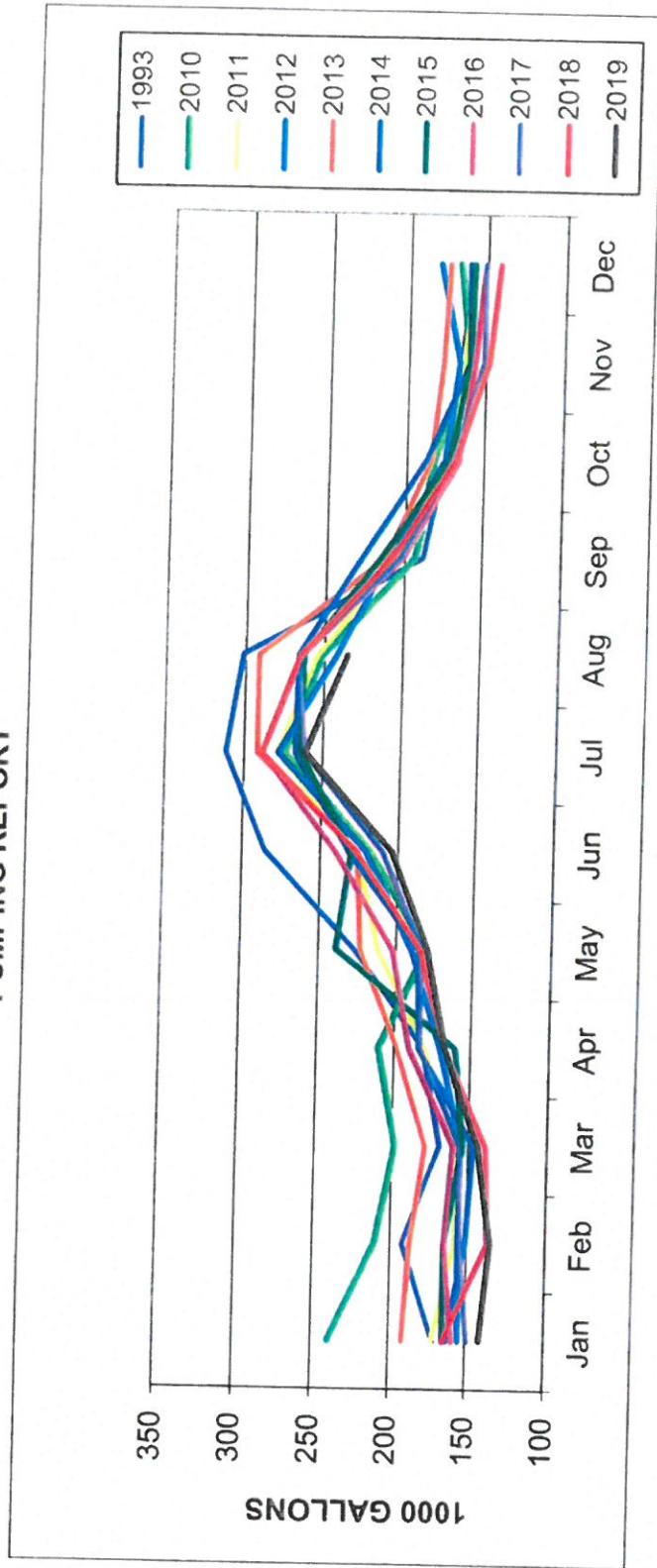
# Transfer Pumping NORTH POND WATER QUALITY



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2012	65	56	51	47	55	62	36	23	23	17	16	23
2013	26	22	27	35	33	58	63	33	34	25	18	24
2014	34	35	40	46	45	39	65	52	40	27	21	44
2015	59	54	40	44	36	33	50	47	36	23	24	32
2016	64	39	26	29	29	26	18	18	13	12	15	11
2017	23	26	23	23	31	27	39	25	24	21	32	31
2018	44	46	57	49	57	55	49	32	27	40	57	65
2019	65	48	25	22	44	47	45	37				

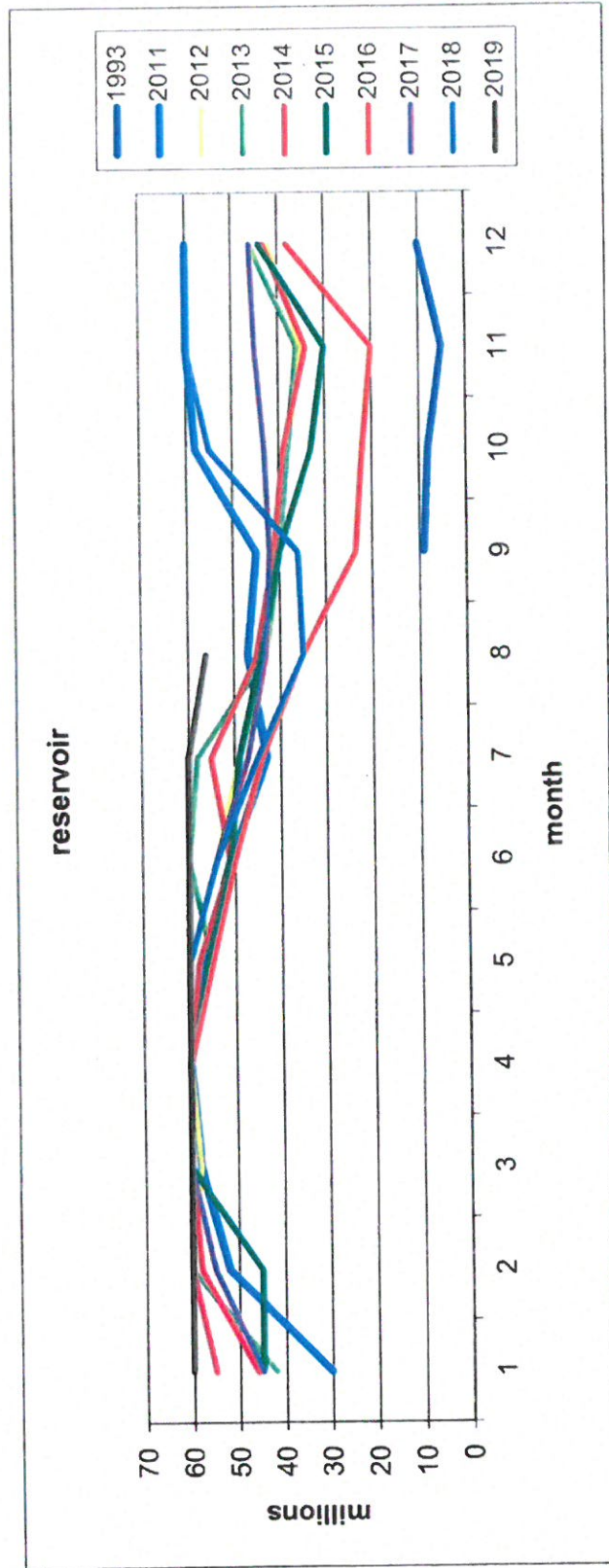
	1993	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Jan	171	172	173	239	172	155	191	163	165	159	149	165	141
Feb	192	154	173	210	158	156	187	151	165	165	155	137	135
Mar	169	155	165	198	157	155	178	147	154	160	156	139	144
Apr	181	174	196	210	180	170	198	184	160	190	183	167	167
May	227	202	195	180	212	190	223	185	239	202	183	184	179
Jun	285	246	215	218	226	221	226	232	230	240	210	227	204
Jul	311	296	277	274	279	278	291	267	264	288	261	288	261
Aug	301	256	290	251	254	242	291	266	263	264	266	265	235
Sep	188	210	245	193	205	210	212	227	215	201	203	208	208
Oct	175	187	259	182	175	175	184	187	172	166	170	168	168
Nov	166	175	226	160	164	167	177	160	160	157	151	148	148
Dec	158	192	230	167	158	180	174	161	158	151	151	142	142

### PUMPING REPORT



# RESERVOIR LEVEL

	1993	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Jan		60	30	60	42	55	45	46	45	60	60
Feb		60	52	60	60	60	45	58	55	60	60
Mar		60	58	58	60	60	60	60	60	60	60
Apr		60	60	60	60	60	60	60	60	60	60
May		60	57	60	55	58	56	55	60	60	60
Jun		51	51	54	60	51	51	50	54	54	60
Jul		43	43	49	58	55	49	44	47	45	60
Aug		40	47	43	43	45	44	35	43	35	56
Sep	9	35	45	40	40	41	40	23.5	42	36	
Oct	8	30	58	38	38	39	33	22	43	55	
Nov	5	28	60	35	36	34	30	20	45	60	
Dec	10	29	60	42	46	43	44	38	46	60	



## Project Update October 2019

### WELLS

JR-1, JR-3

- JR-1 has been turned on for the season. The well pumps water at a rate of 50 gpm directly into the transmission main feeding the water plant from the reservoir.

### TREATMENT PLANT

- Staff has been performing maintenance on the membrane filtration equipment.

### TRANSFER PUMPING/RESERVOIR

- No water was transferred from South Pond.
- The bridge structure is in place and crews have been working on completing the approaches to the bridge and regrading along the Dam. The reconstruction of the dam requires the soil to be graded and backfilled in lifts and compacted. The soil used for the dam is material stockpiled from the construction of the bike path. Work will continue until the end of the month on the Dam. I have attached photos taken of the bridge and dam work.

### DISTRIBUTION SYSTEM

South Pond @ 6 MG

Usable Storage, 6 Million Gallons

North Pond @ 47 MG

Usable Storage 60 Million Gallons

- There were no leaks reported for September.
- Our Cross-Connection program requires each commercial customer to have a backflow device (check valve) at the meter to protect the water distribution system from cross connection. Staff from the water department have inspected all 97 commercial properties for backflow devices. Owners that were found to be not in compliance with our regulations will receive a notice to install a backflow device.
- Inspections operations of both water storage tanks began on September 18<sup>th</sup>. Work had to be postponed due to a malfunction of the inspection camera. A future date will be scheduled.

### WASTEWATER TREATMENT PLANT

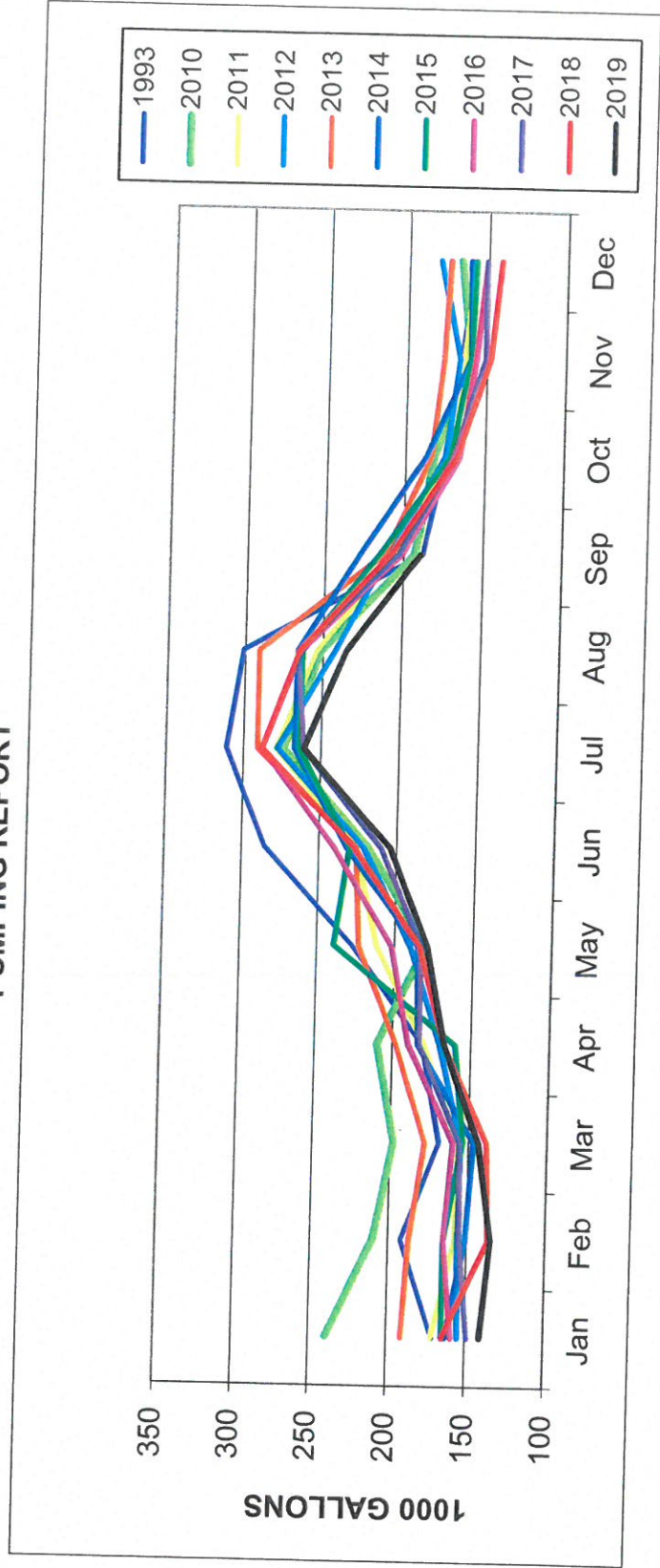
- The monthly average daily flow at the treatment plant for September was 0.14 million gallons per day. The peak daily flow was 0.23 million gallons. The permitted monthly average is 0.73 million gallons per day as a condition of our discharge permit. There were no sanitary sewer overflows for the month of September. There was 1.252 million gallons of effluent delivered to the golf course for irrigation.





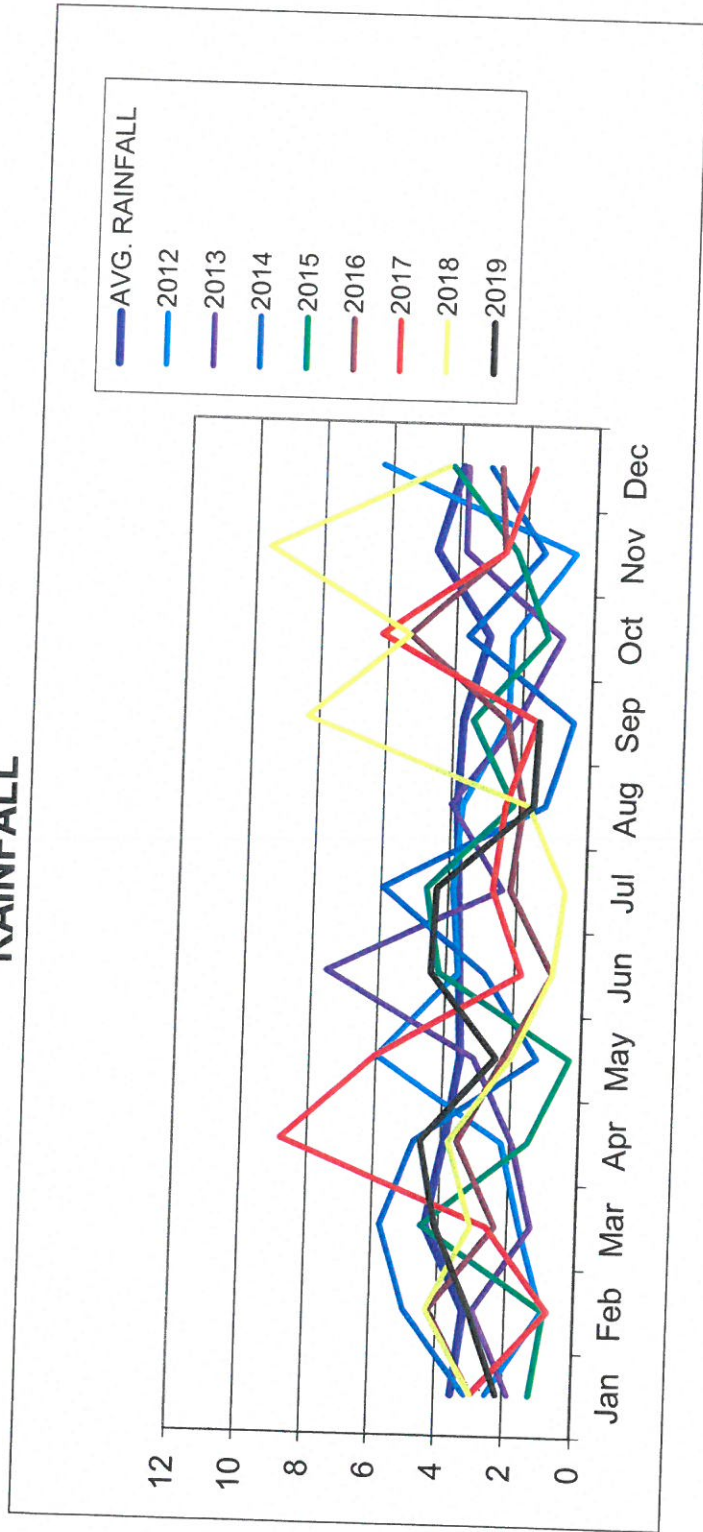
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1993	171	172	173	172	155	191	163	165	159	149	165	141
2008	154	155	173	210	156	187	151	165	165	155	137	135
2009	169	174	165	198	155	178	147	154	160	156	139	144
2010	181	196	196	210	170	198	184	160	190	183	167	167
2011	227	202	195	180	212	223	185	239	202	183	184	179
2012	285	246	215	218	226	226	232	230	240	210	227	204
2013	311	296	277	274	278	291	267	264	288	261	288	261
2014	301	256	290	251	242	291	266	263	264	266	265	235
2015	188	210	245	193	210	212	227	215	201	203	208	189
2016	175	187	259	182	175	184	187	172	166	170	168	148
2017	166	175	226	160	167	177	160	160	157	151	148	142
2018	158	192	230	167	180	174	161	158	151	151	142	142
2019												

### PUMPING REPORT



	2011	2012	2013	2014	2015	2016	2017	2018	2019
Jan	3.5	4.22	1.85	3.1	1.22	2.94	2.94	2.94	2.19
Feb	3.2	3.09	2.94	4.98	0.86	4.25	0.76	4.33	3.06
Mar	4.4	1.32	1.32	5.74	4.53	2.36	2.62	3.07	4.11
Apr	3.9	4.25	1.92	4.8	1.47	3.53	8.8	3.79	4.61
May	3.5	2.32	3.11	1.27	0.32	2.24	6.03	2.03	2.46
Jun	3.6	4.4	7.55	2.86	4.2	0.89	1.79	0.89	4.44
Jul	3.7	3.64	2.42	5.93	4.63	2.19	2.7	0.61	4.33
Aug	3.8	3.86	3.98	1.23	2.17	1.88	2.4	1.73	1.58
Sep	3.7	5.23	2.13	0.5	3.41	2.42	1.54	8.35	1.49
Oct	3	7.18	0.9	3.61	1.31	5.33	6.18	5.34	
Nov	4.6	4.05	3.76	1.47	2.27	2.63	2.61	9.61	
Dec	3.9	2.51	3.76	3.1	4.2	2.79	1.81	4.33	
Total	44.8	45.99	35.64	38.59	30.59	33.45	40.18	47.02	28.27

## RAINFALL





# Transfer Pumping NORTH POND WATER QUALITY



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2012	65	56	51	47	55	62	36	23	23	17	16	23
2013	26	22	27	35	33	58	63	33	34	25	18	24
2014	34	35	40	46	45	39	65	52	40	27	21	44
2015	59	54	40	44	36	33	50	47	36	23	24	32
2016	64	39	26	29	29	26	18	18	13	12	15	11
2017	23	26	23	23	31	27	39	25	24	21	32	31
2018	44	46	57	49	57	55	49	32	27	40	57	65
2019	65	48	25	22	44	47	45	37	27			



TOWN OF JAMESTOWN WWTF  
MONTHLY REPORT  
September 2019

Douglas Ouellette, Superintendent

The facility processed 25,500 gallons of sludge through Wastewater Services Incorporated.

### **Maintenance Management**

At pumping station#2 the #1 pump was replaced and the old one was sent out to be rebuilt. 500' of sewer line were cleaned and inspected in Shoreby Hills. 72 work orders completed.

### **Chemical Use**

The facility used 366.9 gallons of Sodium hypochlorite and 0 pounds of lime for process control.

### **Collection System**

30 pump station inspections were completed. 12 Gen Set inspections were performed. All stations are operating as designed.

### **Energy Use**

Energy use for September 2019 was: 167 Kwh

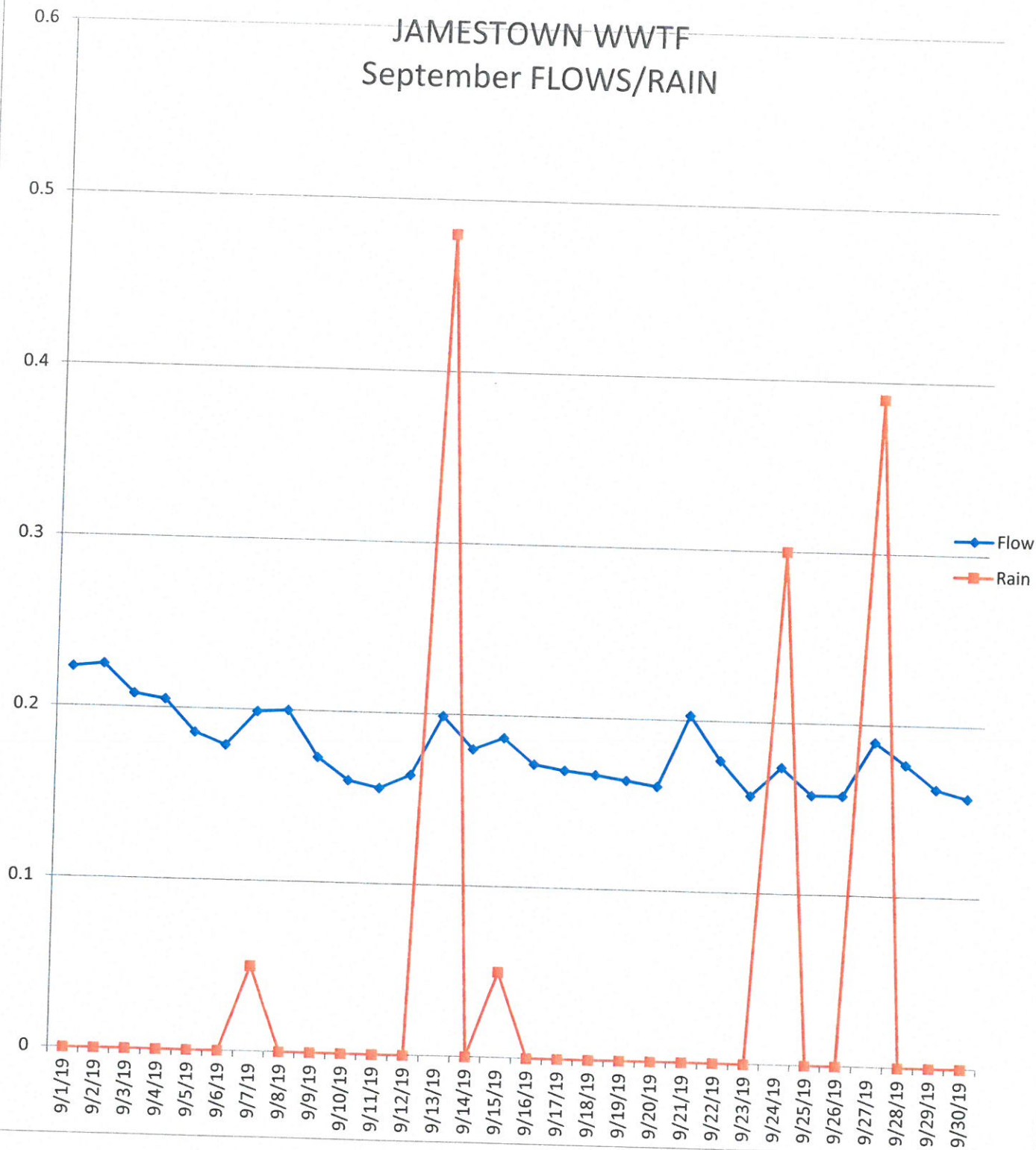
### **Precipitation**

Precipitation for September was 1.27"

### **Golf Course**

The facility pumped 1.252 MG to the pond and 61.59 gallons of sodium hypochlorite was used to further disinfect the recycled effluent.

# JAMESTOWN WWTF September FLOWS/RAIN





## RF DRIVE TEST SURVEY RESULTS



SUBMITTED BY:

**Dewberry Engineers Inc.**

99 Summer Street

Suite 700

Boston, MA 02110

617.695.3400

SUBMITTED TO:

**Town of Jamestown, RI**

Department of Information Technology

93 Narragansett Avenue

Jamestown, RI 02835



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## **List of Attachments**

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## **Introduction**

In accordance with the Town of Jamestown Information Technology's Project Requirements and Scope for an RF (Radio Frequency) survey of existing coverage for areas surrounding the potential tower locations on Cedar Lane and North Main Road. The Cellular Benchmark data for existing coverage for Verizon Wireless, AT&T Mobility, T-Mobile & Sprint was collected via a drive test by Mod Data Tech Inc (Mod). The drive test was performed on September 17, 2019. Dewberry Engineers Inc. (Dewberry) & Mod have prepared the following report of our findings.

## **Wireless Telecommunications**

Today there are four major carriers: Verizon, AT&T, T-Mobile and Sprint. All four carriers own multiple frequencies. These frequencies range from 600MHz to 5GHz now. Low frequencies can travel farther distances and can penetrate walls far better than higher frequencies. The difference between 850MHz and 1900MHz is approximately 7dB, which means that 1900MHz is less one quarter the power of 850MHz. Also, higher frequencies can handle more data than the lower frequencies because higher frequencies have more cycles per second than the higher frequencies due to wavelength.

These frequencies are divided into bands, the bands range in bandwidth from 2.5MHz to 20MHz. With LTE-Advanced, non-contiguous frequencies will be able to be put together for higher bandwidths. 5G will be raising the standard to include higher bandwidths. The more bandwidth, the more data that can be transferred at a time, but the higher the bandwidth, the lower the power output. Wider bandwidth also spreads the available power over a greater part of the frequency spectrum, reducing the effective radiated power which in turn impacts on signal to noise ratio over a given path, i.e. less bandwidth = more signal = longer path but lower speed. This is why the carrier utilizes multiple frequencies on their networks.

Besides frequency range and bandwidth power, Technology affects power output. 2G used a large portion of the channel since the majority was voice and limited data. With 3G, the carrier needed to accommodate more data so they began using CDMA and WCDMA for more bandwidth utilization, but this meant that more of the channel would be used, which meant less power output. LTE came in and now uses even less power, but in turn, the technology does have a much higher sensitivity which means that less power is needed.

Carriers are working to deploy 5G technology which will be utilizing a more advanced LTE than we use today. 5G will be utilizing millimeter wave which includes 30 GHz to 300 GHz as well as Massive MIMO (Multiple Input Multiple Output) which currently uses 2x2 MIMO, but will be going to 4x4 and possible more in different capacity environments. Utilizing these higher frequencies and more bandwidth will greatly reduce output power. Which would require a higher concentration of antenna closer to the user including indoors. 5G standards are still in development and equipment will take time to come to market.

## **Frequency Spectrum**

Frequency allocation is always changing. The levels that are seen today may not be the same levels tomorrow. The carriers are moving frequencies around for better resource utilization as well as technology advancement. Currently many areas have already phased out 2G. 3G is also used less and less now. Most carriers are only pushing 3G on a single frequency band and are moving their frequencies to LTE. 3G is being used as more of a backup, as well to accommodate users and equipment that may still use 3G. Also, there have been additions of frequency purchases recently. T-Mobile has purchased 600MHz and is currently rolling it out in many of its markets. Sprint has the 2600 band which they are also integrating into their system.

## **Drive Test Set Up**

PCtel Scanner Equipment was utilized to perform the collection using a GPS antenna to place data points along the route. All cellular signal was collected in the area for the four major carriers.

PCtel is the leading Scanner equipment for Cellular data collection and is used by the major carriers referenced herein.

### Collected Frequencies

This is the list of the frequencies that were collected that are reviewed in this report. Please note that more than one channel may have been collected on the same frequency band.

<b>Verizon Wireless</b>	<b>T-Mobile</b>
700 MHz	700 MHz
1900 MHz	1900 MHz
2100 MHz	2100 MHz
<b>AT&amp;T Mobility</b>	<b>Sprint</b>
700 MHz	1900 MHz
1900 MHz	2600 MHz

### Radio Frequency Data Collection KPI (Key Performance Indicator)

- **RSRP:** (Reference Signal Receive Power) is the average power of Resource Elements (RE) that carry cell specific Reference Signals (RS) over the entire bandwidth in LTE.
- **RSRQ:** (Reference Signal Received Quality) indicates the quality of the received reference signal. Optimal levels are values > -15.0 dB.
- **CINR:** (Carrier-to-interference plus Noise Ratio) is the ratio of the RF Carrier power to the summation of the average interference power from the other cells and background noise. Low SINR means bad quality and slower speeds.

### RSRP Levels Utilized

The RSRP levels used in this report to categorize coverage levels are summarized in the below table.

<b>RSRP Value</b>	<b>Coverage Level</b>
> -75.0 dBm	Very Strong (In-Building)
-75.0 to -90.0 dBm	Strong (In-Building)
-90.0 to -100.0 dBm	Good (In-Vehicle)
-100.0 to -110.0 dBm	Fair (Outdoor)
-110.0 to -115.0 dBm	Poor (Minimal Outdoor)
< -115.0 dBm	No Coverage

### Drive Test Data Processing

The data collected during the drive tests consists of geographical information and associated signal levels at each location. Dewberry inserted the drive-test data for each band analyzed into ArcMAP and categorized the data based on RSRP readings values that were recommended by Mod Data Tech Inc. Then, a separate data set was created for each band, showing only data with 'Indoor' Coverage (RSRP > -90.0 dBm). Next, Dewberry determined that the area driven for the drive test included parcels from Tax Maps 1-7, and 14-16. The parcels on these tax maps were isolated to determine the total number of parcels analyzed in the drive test. Finally, the parcels within 150' from where 'indoor' coverage was recorded were counted to determine the total parcels "covered" for each Band analyzed. It should be noted that coverage measured in the right of way is not necessarily a good indication of coverage levels in larger parcels where elevation and terrain may vary. These parcels counts should only be considered approximations used to illustrate the general coverage levels in the area.

### Existing Coverage Summary

- The area that was driven has (10) ten existing oDAS (Outdoor Distributed Antenna System) nodes which are utilized by AT&T Mobility & Verizon Wireless. Additionally, there is a water tank on Howland Ave. where each carrier has an existing site.
- The coverage in the area analyzed for each carrier was best for low band, 700 MHz LTE. However, the only carrier with greater than 50% of parcels covered in this band was Verizon Wireless.
- Bands with the lowest coverage levels were Verizon Wireless 1900 MHz LTE, AT&T Mobility 1900 MHz LTE and T-Mobile 2100 MHz LTE.
- For other frequency bands, the most consistent coverage was found in the neighborhoods along Seaside Drive.
- The majority of the area analyzed has poor coverage outdoors and almost no coverage indoors.

A table summarizing the number of parcels within 150' of RSRP measurements of -90.0 dBm or greater covered for each carrier and band is found below.

Carrier	Frequency Band	Parcels with Coverage (Of 2100 Total)
Verizon Wireless	700 MHz	1100
	1900 MHz	100
	2100 MHz	540
AT&T Mobility	700 MHz	1000
	1900 MHz	170
T-Mobile	700 MHz	600
	1900 MHz	350
	2100 MHz	25
Sprint	1900 MHz	450
	2600 MHz	300

Based on the results of the drive test and the approximate number of parcels covered by each carrier, there is a generally poor coverage for all carriers on the northern half of the island. Adding an additional cellular coverage on the island would be recommended for all carriers, especially in the higher frequency bands where the coverage is generally poor.

# **Attachment A**

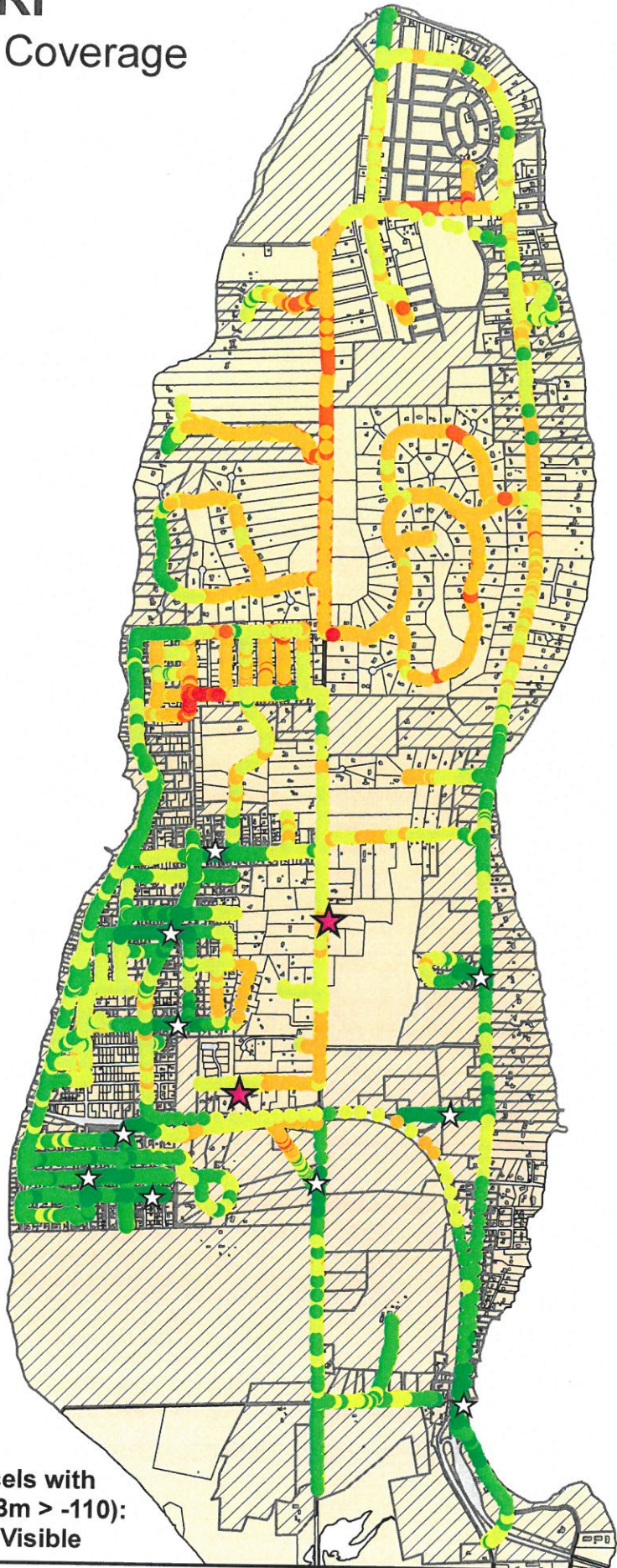
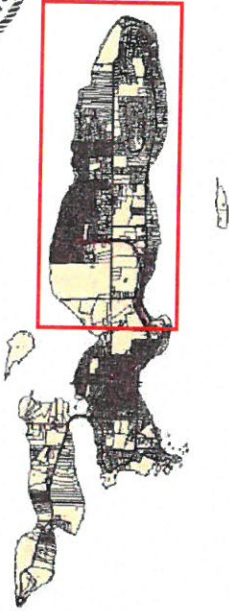
## **Drive Test Coverage Maps**

**October 8, 2019**



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:

**Dewberry**  
99 Summer Street  
Suite 700  
Boston, MA 02110

**MOD** DATA TECH INC.  
155 Park Ave.  
Cranston, RI 02905

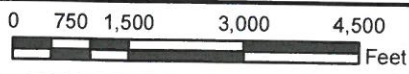
### Legend

- ★ Potential Tower Location
- ☆ Existing oDAS Node

### VZW 700 mHz LTE RSRP (dBm)

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

 Parcel Covered

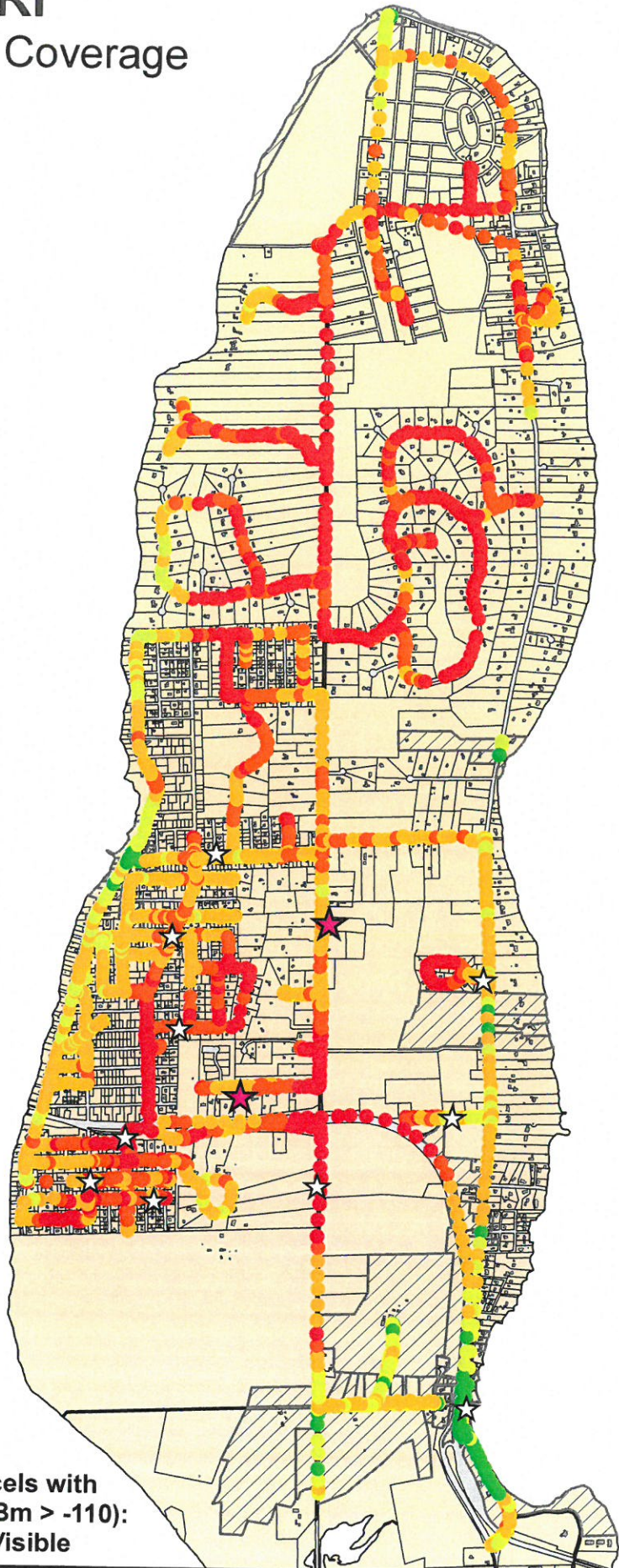
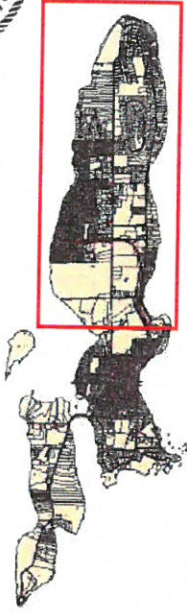


Approx. Parcels with Coverage (dBm > -110):  
1100 of 2100 Visible



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:

**Dewberry**  
99 Summer Street  
Suite 700  
Boston, MA 02110



155 Park Ave.  
Cranston, RI 02905

### Legend

★ Potential Tower Location

☆ Existing oDAS Node

VZW 1900 mHz LTE

RSRP (dBm)

● [MIN, -115] (Poor)

● (-115, -110]

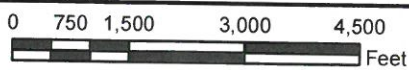
● (-110, -100]

● (-100, -90]

● (-90, -75]

● (-75, MAX] (Good)

▨ Parcel Covered

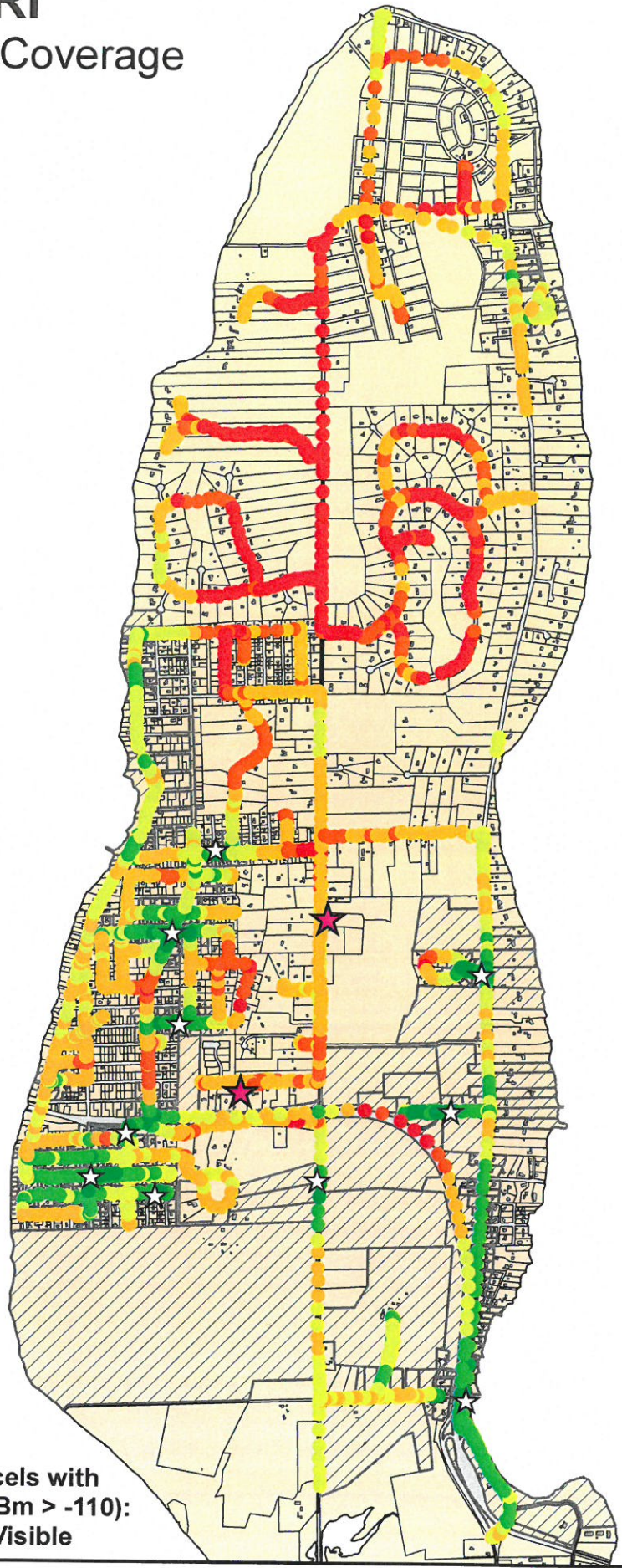
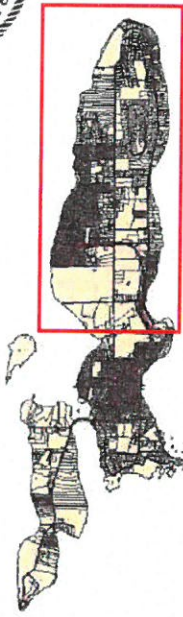


Approx. Parcels with Coverage (dBm > -110):  
100 of 2100 Visible



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:

**Dewberry**  
99 Summer Street  
Suite 700  
Boston, MA 02110



155 Park Ave.  
Cranston, RI 02905

### Legend

★ Potential Tower Location

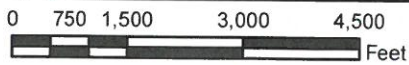
☆ Existing oDAS Node

### VZW 2100 mHz LTE

### RSRP (dBm)

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

▨ Parcel Covered



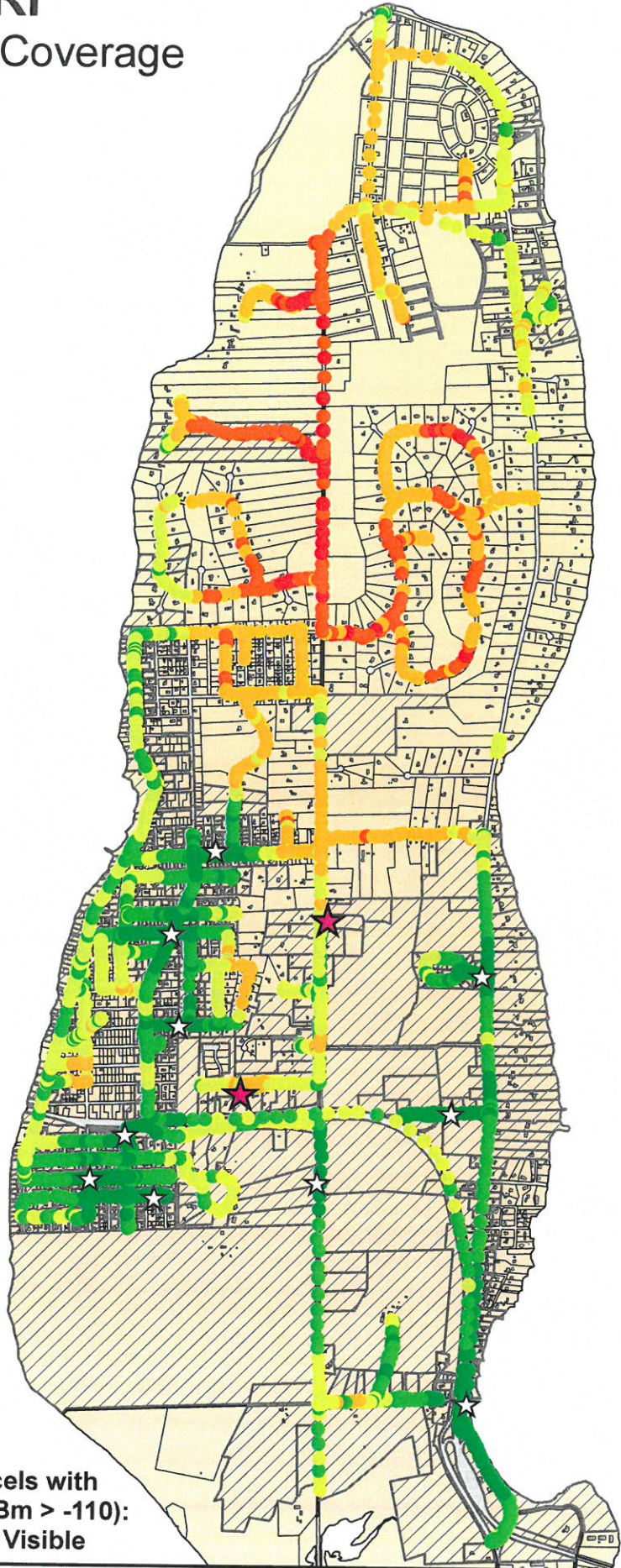
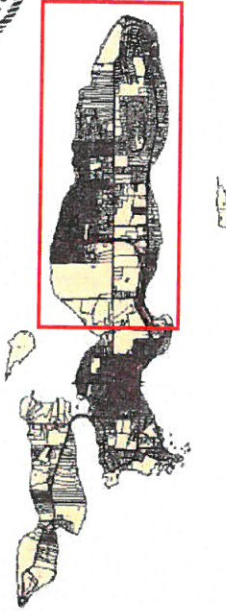
Approx. Parcels with Coverage (dBm > -110):  
540 of 2100 Visible





# Jamestown, RI

## Existing Cellular Coverage



Prepared By:

 **Dewberry**  
99 Summer Street  
Suite 700  
Boston, MA 02110



155 Park Ave.  
Cranston, RI 02905

### Legend

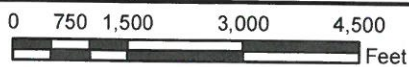
- ★ Potential Tower Location
- ☆ Existing oDAS Node

### ATT 700 mHz LTE

#### RSRP (dBm)

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

 Parcel Covered

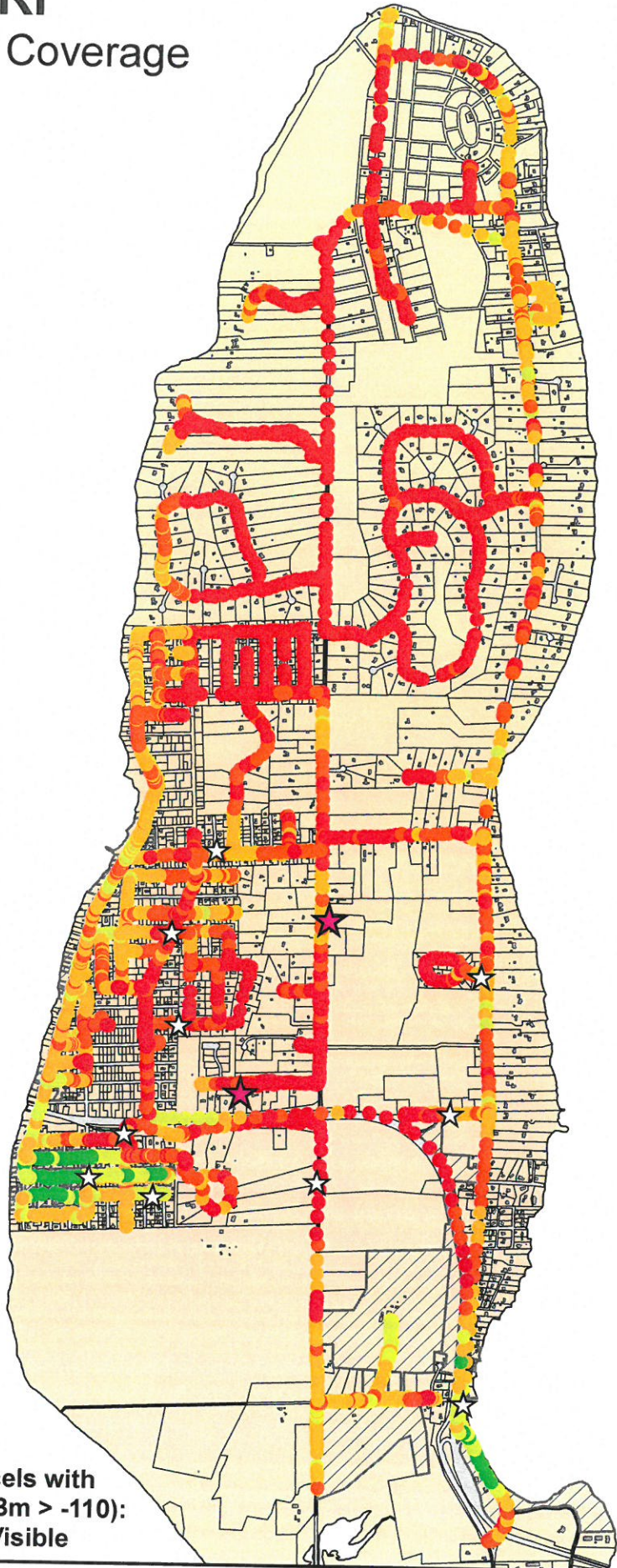
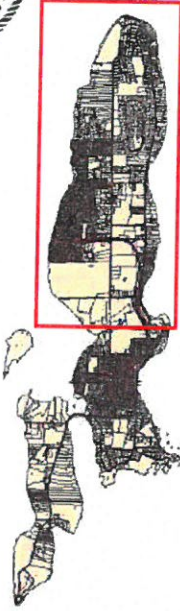


Approx. Parcels with  
Coverage (dBm > -110):  
1000 of 2100 Visible



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:

 **Dewberry**  
99 Summer Street  
Suite 700  
Boston, MA 02110

 **MOD**  
DATA TECH INC

155 Park Ave.  
Cranston, RI 02905

### Legend

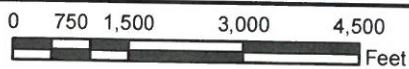
- ★ Potential Tower Location
- ☆ Existing oDAS Node

### ATT 1900 mHz LTE

#### RSRP (dBm)

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

 Parcel Covered

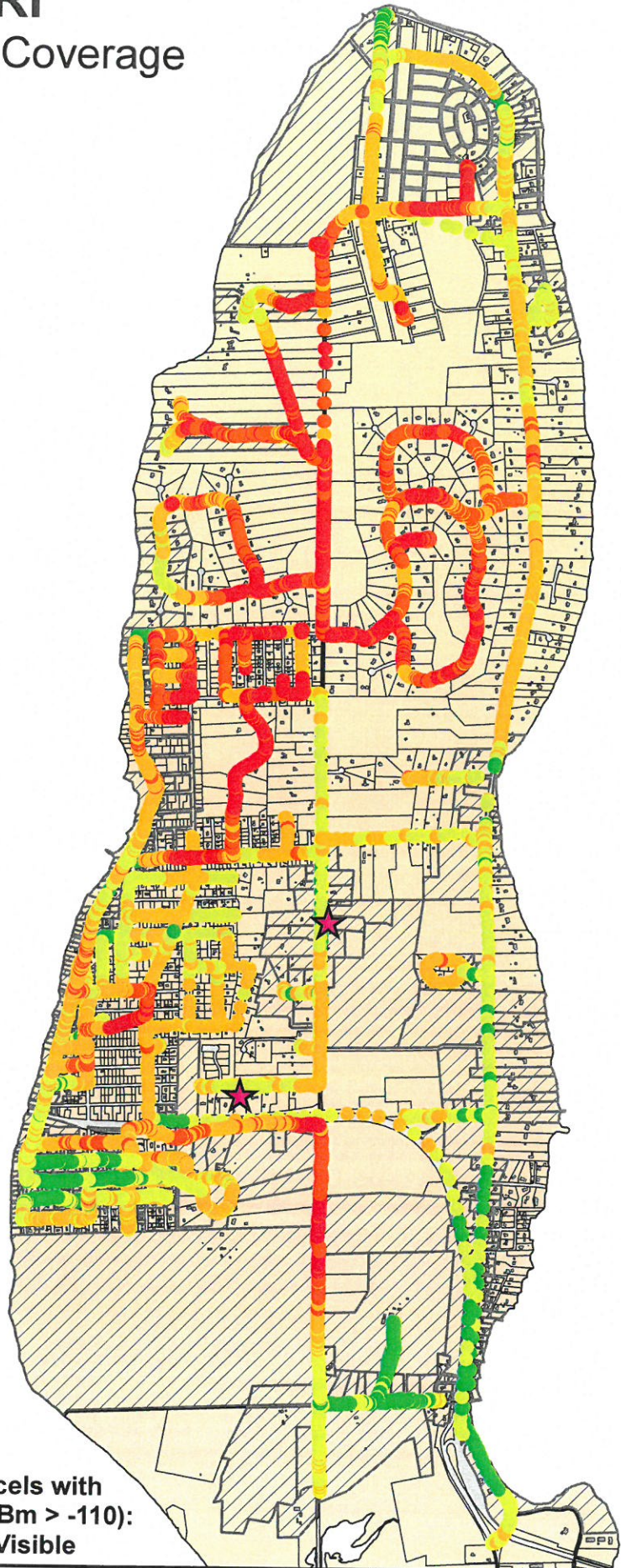


Approx. Parcels with Coverage (dBm > -110):  
170 of 2100 Visible



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:

 **Dewberry**

99 Summer Street  
Suite 700  
Boston, MA 02110







 **MOD**  
DATA TECH INC

155 Park Ave.  
Cranston, RI 02905

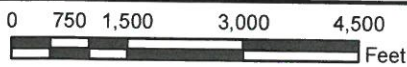
### Legend

 Potential Tower Location

**T-Mobile 700 MHz LTE  
RSRP (dBm)**

-  [MIN, -115] (Poor)
-  (-115, -110]
-  (-110, -100]
-  (-100, -90]
-  (-90, -75]
-  (-75, MAX] (Good)

 Parcel Covered

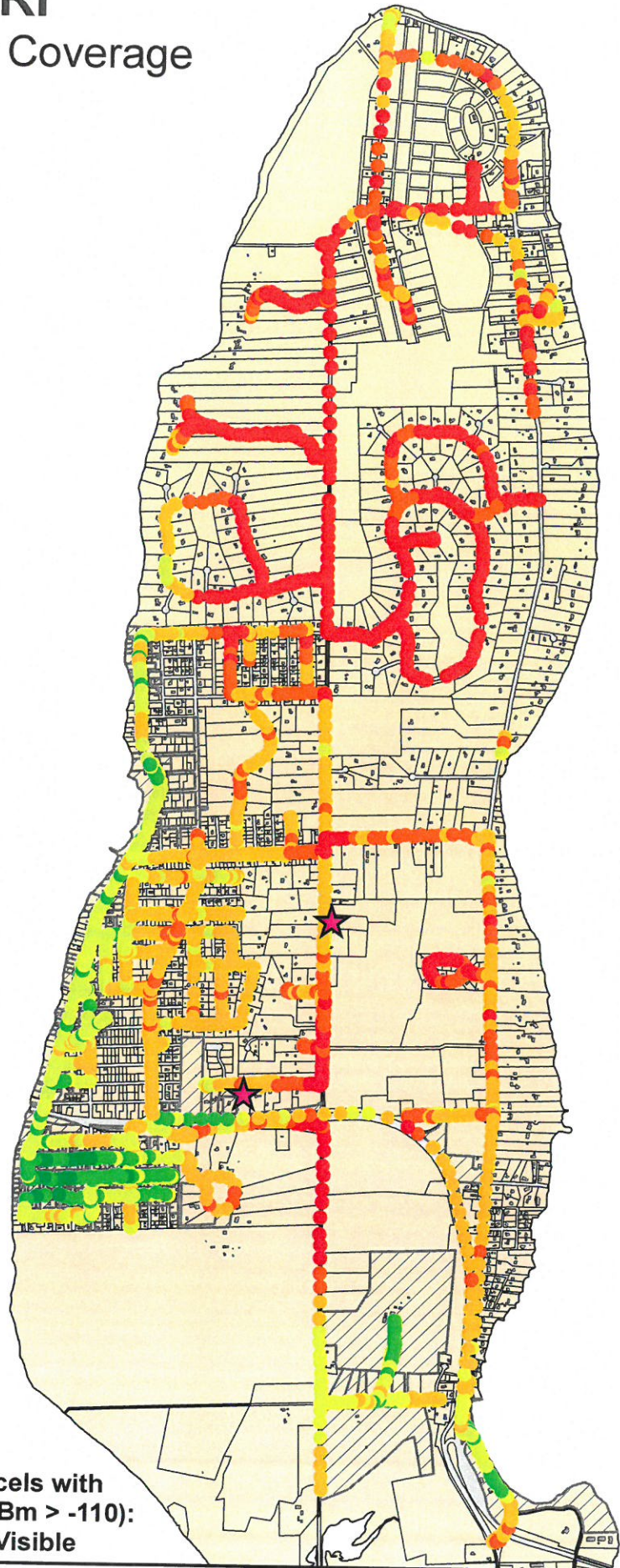
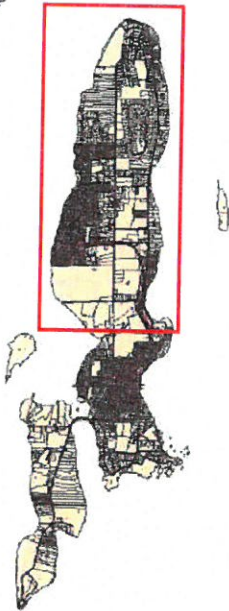


**Approx. Parcels with  
Coverage (dBm > -110):  
600 of 2100 Visible**



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:



99 Summer Street  
Suite 700  
Boston, MA 02110



155 Park Ave.  
Cranston, RI 02905

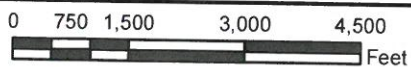
### Legend

★ Potential Tower Location

### T-Mobile 1900mHz LTE RSRP (dBm)

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

 Parcel Covered

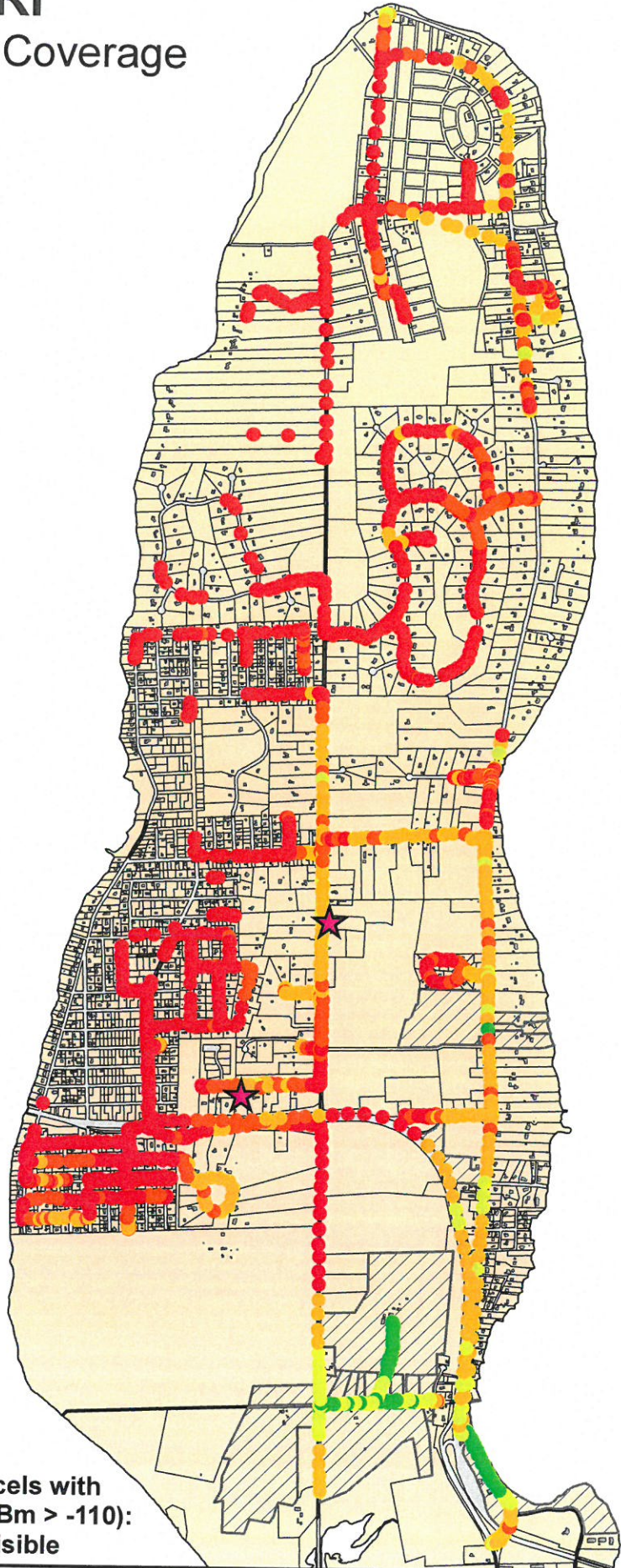
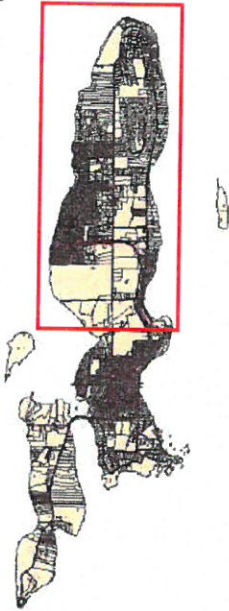


Approx. Parcels with  
Coverage (dBm > -110):  
350 of 2100 Visible



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:



99 Summer Street  
Suite 700  
Boston, MA 02110



155 Park Ave.  
Cranston, RI 02905

### Legend

★ Potential Tower Location

T-Mobile 2100 mHz LTE  
RSRP (dBm)

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

 Parcel Covered

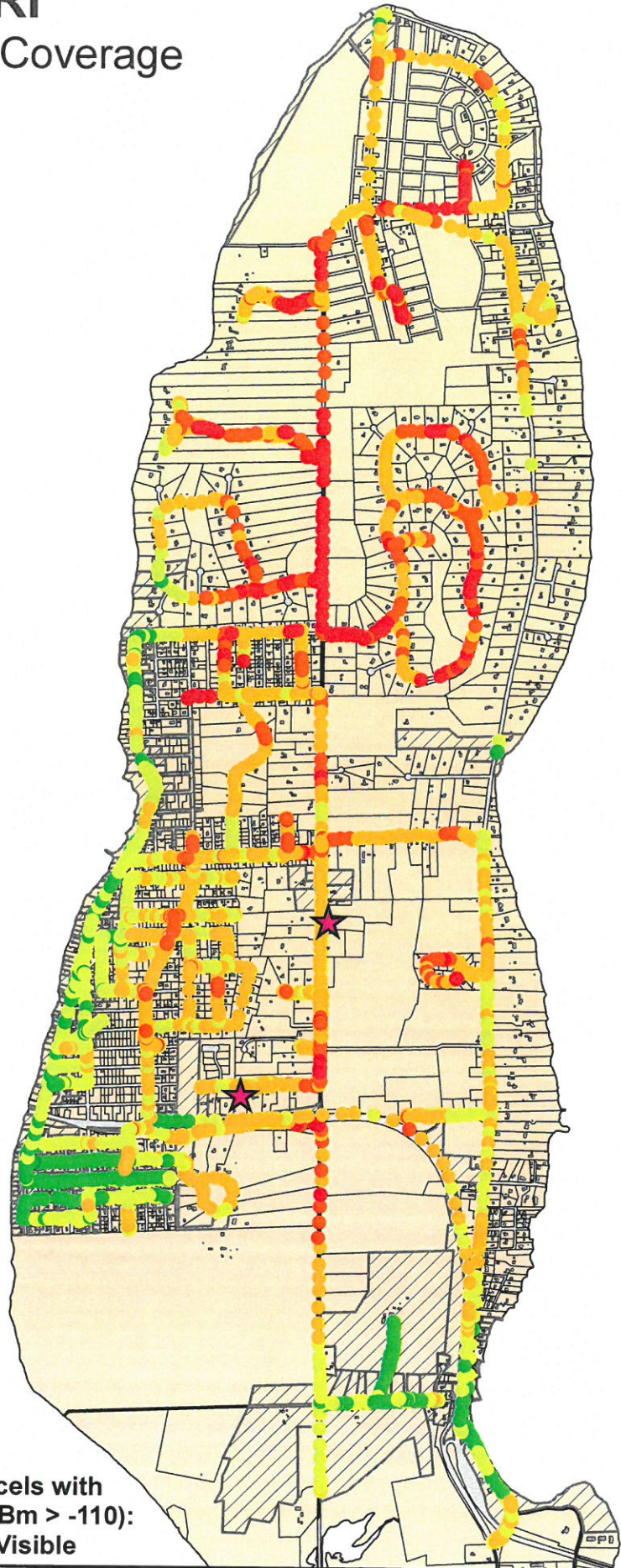
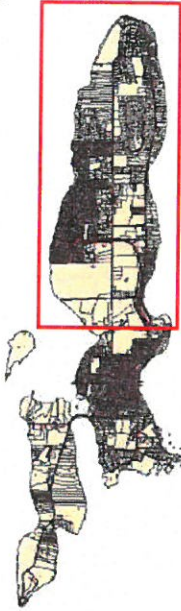
0 750 1,500 3,000 4,500  
Feet

Approx. Parcels with  
Coverage (dBm > -110):  
25 of 2100 Visible



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:

**Dewberry**

99 Summer Street  
Suite 700  
Boston, MA 02110

**MOD**  
DATA TECH INC

155 Park Ave.  
Cranston, RI 02905

### Legend

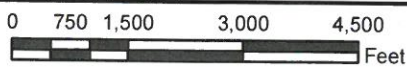
Potential Tower Location

### Sprint 1900 mHz LTE

#### RSRP\_d\_Bm

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

Parcel Covered

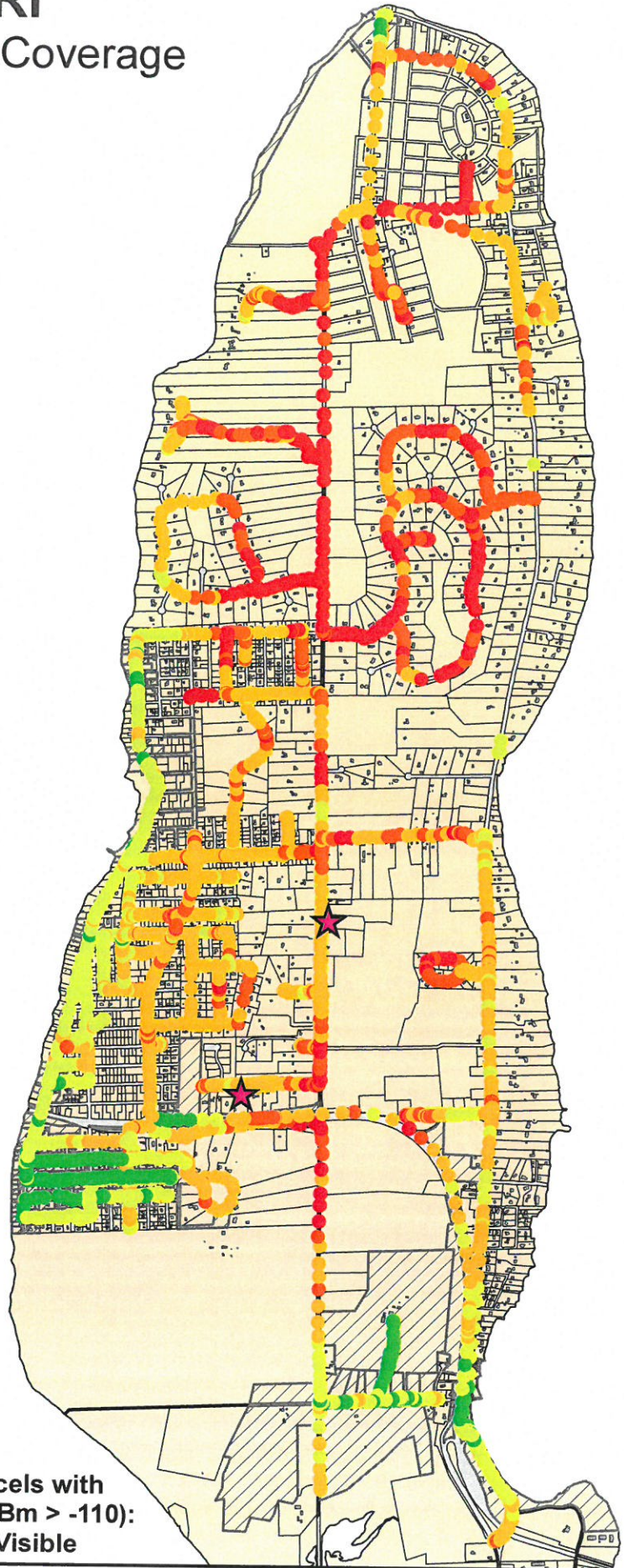
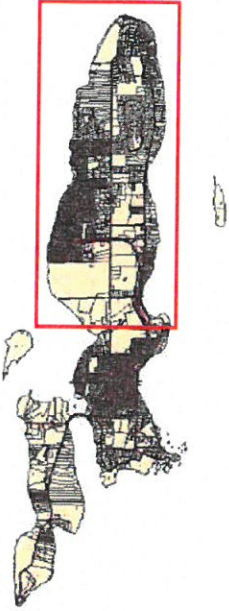


Approx. Parcels with Coverage (dBm > -110):  
450 of 2100 Visible



# Jamestown, RI

## Existing Cellular Coverage



Prepared By:



99 Summer Street  
Suite 700  
Boston, MA 02110



155 Park Ave.  
Cranston, RI 02905

### Legend

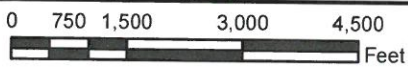
★ Potential Tower Location

### Sprint 2600 mHz LTE

#### RSRP\_Domin

- [MIN, -115] (Poor)
- (-115, -110]
- (-110, -100]
- (-100, -90]
- (-90, -75]
- (-75, MAX] (Good)

 Parcel Covered



Approx. Parcels with Coverage (dBm > -110):  
300 of 2100 Visible



To: Jamestown Town Council  
Attn: Michael White, President  
From: Pat Tuff, Wendy Ross, and Joan Swift  
Re: Whale's Tail Gift Proposal  
Date: October 15, 2019

We are writing to notify you of the decision to withdraw our gift proposal for donation of the Whale's Tail sculpture to the Town of Jamestown.

In light of the complexity and time involved with confirming placement of the sculpture at Beavertail - the location designated by the Town Council for this piece - we believe it is not feasible to continue with this effort. The number of entities involved with the site, the lengthy process it will require to obtain approvals, and the strong possibility of an unfavorable outcome are the primary factors we considered in reaching this conclusion.

We regret this result but hope that our work to channel the commitment of so many Jamestown residents to incorporate public art in our landscape will find expression in future projects. We look forward to seeing these interests succeed over time, and we hope that placement of art in the East Ferry area - the core of the Jamestown community and its central gathering space - will one day become a priority for the Town in realizing that goal.

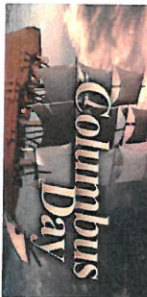

Thank you very much,

The Whale's Tail Donor Committee  
Pat Tuff, Wendy Ross, and Joan Swift



All meetings are held in the Town Council Chambers unless otherwise noted (BLM)=Beavertail Museum; (CR)=Conference Room; (JPD)=Jamestown Police Dept; (JPL)=Jamestown Philomenian Library; (LS)=Lawn School; (MS)=Metrose School; (PA)=Pemberion Apartments;

# October

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 Probate Court: 9 am Town Council Agenda & Bills Deadline @ Noon Planning Commission: 7 pm	3	4	5
6	7 Town Council: 6:30 pm	8 Library Board of Trustees: 5 pm (JPL) Conservation Commission: 7 pm (CR)	9 Town Council: 11:00 A.M. Housing Authority: 10 am (PA) Harbor Commission: 7:00 pm	10	11	12
13	14  CLOSED	15 Tree Committee: 6:45 pm (JPL) Town Council : 12:00	16 Town Council Agenda & Bills Deadline @ Noon	17 Traffic Committee: 6 pm	18	19
20	21 Town Council/Water & Sewer: 6:30 pm	22 Town Council: 9: 30 A.M. Town Council: 11:00 A.M. Zoning Board of Review: 7 pm	23	24	25	26
27	28	29	30 Town Council Agenda & Bills Deadline @ Noon	31 		

# 2019

*All meetings are held in the Town Council Chambers unless otherwise noted (BLM)=Beavertail Museum; (CR)=Conference Room (JPD)=Jamestown Police Dept; (JPL)=Jamestown Philomenian Library; (LS)=Lawn School; (MS)=Melrose School; (PA)=Pemberton Apartments*

# November

Sun

Mon

Tue

Wed

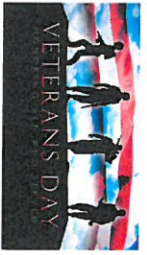
Thu

Fri

Sat

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3	4	5	6	7	8	9
Daylight Saving Time Ends	Town Council: 6:30 pm		Probate Court: 2 pm Planning Commission: 7 pm	CIAA Intake 1:30 – 6:30 pm		

10	11	12	13	14	15	16
	 VETERANS DAY <b>CLOSED</b>	Library Board of Trustees: 5 pm (JPL) Conservation Commission: 7 pm (CR)	Housing Authority: 10 am (PA) Harbor Commission: 7:00 pm	CIAA Opening 5:00 – 7:00 pm		

17	18	19	20	21	22	23
	Town Council/Water & Sewer: 6:30 pm	Gould Island Restoration Advisory Board: 5:30 pm		Traffic Committee: 6 pm		

24	25	26	27	28	29	30
		Zoning Board of Review: 7 pm		 Happy Thanksgiving <b>CLOSED</b>	 <b>CLOSED</b>	

# 2019

All meetings are held in the Town Council Chambers unless otherwise noted (BLM)=Beavertail Museum; (CR)=Conference Room; (JPD)=Jamestown Police Dept; (JPL)=Jamestown Philomenian Library; (LS)=Lawn School; (MS)=Metrose School; (PA)=Pemberton Apartments

# December

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 Probate Court: 9 am Planning Commission: 7 pm	5	6	7 Pearl Harbor Remembrance Day
8	9	10 Library Board of Trustees: 5 pm (JPL) Conservation Commission: 7 pm (CR)	11 Housing Authority: 10 am (PA) Harbor Commission: 7:00 pm	12	13	14
15	16	17	18	19 Traffic Committee: 6 pm	20	21 Happy First Day of Winter
22	23	24 Christmas Eve CLOSE AT 11:45	25 MERRY CHRISTMAS CLOSED	26	27	28
29	30	31 New Year's Eve				

**CONSERVATION EASEMENT**

***THIS GRANT OF CONSERVATION EASEMENT*** is made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the TOWN OF JAMESTOWN, Rhode Island, a duly organized municipal corporation (the "Grantor") and the CONANICUT ISLAND LAND TRUST, a Rhode Island non-business corporation, having its principal office at Jamestown, Rhode Island, and the (the "Grantee").

**WITNESSETH:**

***WHEREAS***, Grantor is the owner in fee simple of certain real property located in the Town of Jamestown, County of Newport, State of Rhode Island, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Premises"); and

***WHEREAS***, the Premises possesses open, natural, scenic, water resource, ecological, flood control and educational value; and

***WHEREAS***, Grantor and Grantee recognize the value and special character of the Premises and acknowledge a common purpose to conserve the values of the Premises, and to conserve and protect the special plant and animal populations on the Premises, as well as subsurface and surface water resources and to prevent its use or development for any purpose or in any manner that would conflict with the maintenance of the Premises, in its current, natural, scenic and open condition; and

***WHEREAS***, Grantor as owner of the Premises intends to convey to Grantee the right to preserve and protect the conservation values of the Premises in perpetuity.

***NOW, THEREFORE***, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein and in consideration of ONE DOLLAR (\$1.00) paid by Grantee to Grantor, the receipt and sufficiency of which is

hereby acknowledged and pursuant to the laws of the State of Rhode Island, and in particular Title 34, Chapter 39 and Title 45, Chapter 36 of the General Laws of Rhode Island, as amended, Grantor hereby voluntarily grants and conveys unto Grantee a Conservation Easement in perpetuity over the Premises, of the nature and character, and to the extent hereinafter set forth.

### **Purpose**

It is the purpose of this Conservation Easement to assure that the Premises will be retained forever in its open, natural, scenic, water resource, ecological, flood control or educational condition and to prevent any use of the Premises that will significantly impair or interfere with the conservation values of the Premises. Grantor intends that this Conservation Easement will confine the use of the Premises to a Conservation Area and such uses as are consistent with the purpose of this Conservation Easement and the Management Plan developed by Grantor (the "Management Plan"), which Management Plan is incorporated herein by reference, and which sets forth specific procedures by which the Premises shall be maintained including, but not limited, to the adequate maintenance of the Premises to preserve the natural values, to provide public access as deemed appropriate and other matters as may be required and/or desirable for the conservation and preservation of the Premises. Grantor shall have the right from time to time to amend the Management Plan, subject however to the Grantee's consent, which consent shall not be unreasonably withheld.

### **Rights of Grantee**

To accomplish the purpose of this Conservation Easement, the following rights are conveyed to Grantee by this Conservation Easement:

- a. To preserve and protect the conservation values of the Premises;
- b. To enter upon the Premises at all reasonable times and, if necessary, across other lands owned by Grantor adjacent to the Premises in order to: (i) monitor and inspect Grantor's or its successors or assigns compliance with the covenants and purposes of this Conservation Easement, (ii) enforce the terms of this Conservation Easement, (iii) take any and all actions as may be necessary or appropriate, with or without order of court, to remedy or abate violation hereof; and (iv) after prior notice to Grantor, its successors or assigns, to observe and study nature, make scientific and educational observations and studies in such manner as will not disturb the quiet enjoyment of the Premises by Grantor.
- c. To prevent any activity or use of the Premises that is inconsistent with the purpose of this Conservation Easement and the Management Plan.
- d. To require restoration of such areas or features of the Premises that may be damaged by any inconsistent activity of use, pursuant to section 5 hereof.

### **Rights of Grantor**

Grantor reserves for itself, its heirs, successors and assigns, the following reserved rights provided, however, that the exercise of such rights will not interfere with or have an adverse impact on, the essential natural, open and scenic quality of the Premises:

- a. To use the Premises for all purposes not inconsistent with this Conservation Easement and the Management Plan.
- b. To sell, give or otherwise convey the Premises or any interest in the Premises, provided such conveyance is subject to the terms of this Conservation Easement and the Management Plan.
- c. The erection, maintenance and replacement of signs with respect to hunting, trespass, trail access, identity and address of the occupants, sale of the Premises, the Grantee's interest in the Premises, and the protected conservation values.

- d. Such other non-prohibited activities requested by the Grantor and expressly approved in writing by the Grantee, in its sole and exclusive discretion, which permission may only be given if the Grantee expressly finds that the activity is consistent with, and does not materially impair, the purposes or conservation values of the Premises.
- e. To allow public access to the Premises for passive recreational uses, including hiking, and for educational purposes as set forth in the Management Plan.

### **Restrictive Covenants/Conservation Values Protected**

The conservation values of the Premises shall not be obstructed or impaired in any way.

### **Prohibited Activities and Uses**

Any activity on or use of the Premises inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited on, above, and below the premises:

- a. The subdivision of the Premises or the disturbance or change in the natural habitat that would be inconsistent with the conservation values.
- b. The placement or construction of any buildings, structures, or other improvements of any kind including, without limitation, camping accommodations or mobile homes, fences, signs, billboards or other advertising material, tennis courts, swimming pools, asphalt driveways, roads, parking lots, utility poles, towers, conduits, or lines or other structures, other than those structures currently on the Premises and as may be permitted pursuant to the Management Plan. No commercial or industrial activity of any kind shall be permitted on the Premises, except as set forth in the Management Plan.
- c. Any ditching, draining, digging, filling, excavating, dredging, mining or drilling, removal of topsoil, sand, gravel, rock, minerals or other materials, or any building of roads or change in the topography of the land in any manner except the maintenance of existing trails and as may be allowed in the Management Plan.
- d. Any removal, destruction or cutting of trees or plants or planting of trees or plants (except as is necessary to maintain the Premises and to construct trails or implement the requirements of the Management Plan), use of fertilizers, spraying with biocides, introduction of non-native animals, except as may be set forth in the Management Plan.

- e. The dumping or storing of ashes, trash, garbage, wastes, refuse, debris, or other unsightly or offensive material, and the changing of the topography through the placing of soil or other substance or material such as land fill or dredging spoils, nor shall any activities be conducted directly on the Premises, or on adjacent property which could cause erosion or siltation on the Premises.
- f. The manipulation or alteration of natural ponds, water courses, lake shores, marshes or other surface or subsurface water bodies, or activities which would be detrimental to water purity or to the protection of the watershed, which includes the subject property, or which could alter natural water level and/or flow.
- g. The operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles, or any other types of motorized vehicles, except such motorized vehicles as are necessary for the maintenance of the Premises or to protect the Premises during an emergency.
- h. The hunting or trapping of animals except as set forth in the Management Plan.
- i. No portion of the Premises may be used towards building or development requirements on this or any other parcel.
- j. Use, parking or storage of vehicles including motorcycles, mopeds, all-terrain vehicles, trail bikes, or any other motorized vehicles on the Premises except as specified in the Management Plan.
- k. The disruption, removal, or destruction of the stone walls or granite fence posts on the Premises.
- l. Activities detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, or archaeological conservation.
- m. Any other use of the Premises or activity thereon which is inconsistent with the purpose of this Conservation Easement or which would materially impair its conservation interests.

#### **Grantee's Remedies**

If Grantee determines that Grantor is in violation of the terms of this Conservation Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation. If Grantor



fails to cure the violation within thirty (30) days after receipt of notice thereof from Grantee, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which Grantee may be entitled for violation of the terms of this Conservation Easement or injury to any conservation values protected by this Conservation Easement, including damages for the loss of scenic, aesthetic, water resource protection or environmental values, and to require the restoration of the Premises to the condition that existed prior to any such injury. Without limiting Grantor's liability therefore, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Premises. If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Premises, Grantee may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Conservation Easement, and Grantor agrees that if Grantee's remedies at law for any violation of the terms of this Conservation Easement are inadequate, that Grantee shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or

in equity. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Premises resulting from any causes beyond Grantor's control, including, without limitation, fire, flood, storm, or earth movement.

- a. Costs of Enforcement. Any costs incurred by Grantee in prevailing to enforce the terms of this Conservation Easement against Grantor, including, without limitation, costs of suit and attorney's fees, and any costs of restoration incurred by the Grantee necessitated by Grantor's violation of the terms of this Conservation Easement, shall be borne by Grantor.
- b. Grantee's Discretion. Enforcement of the terms of this Conservation Easement shall be at the sole discretion of Grantee, and any forbearance or delay by Grantee to exercise its rights under this Conservation Easement, in the event of any breach of any term of this Conservation Easement by Grantor, shall not be deemed or construed to be a waiver by Grantee of such terms or of any subsequent breach of the same of any other term of this Conservation Easement or any of Grantee's rights under this Conservation Easement.
- c. Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription.

#### **Formal Provisions**

- a. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Premises, including the maintenance of adequate comprehensive general liability insurance coverage. Grantor shall keep the Premises free of any liens arising out of any work performed for, materials, furnished to, or obligations incurred by Grantor. Grantee shall obtain appropriate liability insurance to cover any of its employees, servants, agents or designees who enter upon the Premises for any activity related to the rights or duties arising under this agreement.
- b. Taxes. Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Premises by competent authority, and shall furnish Grantee with satisfactory evidence of payment upon request.
- c. Hold Harmless. Grantor shall defend, hold harmless, indemnify, and defend Grantee and its directors, officers, employees, agents, contractors

and the heirs, personal representatives, successors, and assigns of each of them from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, including bodily injury or death, demands, or judgments, including, without limitation, reasonable attorney's fees, arising from or in any way connected with bodily injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Premises, regardless of cause.

- d. Condemnation. If the Premises is taken in whole or in part, by exercise of the power of eminent domain, Grantee shall be entitled to no value of any such condemnation award paid to Grantor.

### **General Provisions**

- A. Successors. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Premises.
- B. Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.
- C. Rhode Island law. This Conservation Easement shall be and is deemed to be a conservation restriction under the laws of the State of Rhode Island only, and shall be construed and given effect in accordance with the laws of the State of Rhode Island and not otherwise.
- D. Severability. If any provision of this Conservation Easement or the application hereof to any person or circumstance shall be to any extent invalid or unenforceable, the remainder of this Conservation Easement and the application to persons or circumstances other than those as to which it is invalid or unenforceable shall not be effected thereby, and each term and provision of this Conservation Easement shall be valid and enforceable to the fullest extent permitted by law.
- E. Waiver. No consent or waiver, express or implied by either party to or of any breach in the performance by the other party of its agreements hereunder shall be construed as a consent or waiver to or of any breach in the performance by such party of the same or any other agreement. The failure on the part of either party to complain of any such action or inaction on the part of the other or to declare the other in default, no matter

how long such failure may continue, shall not be deemed to be a waiver by either party of any of its rights hereunder.

- F. Construction. This Conservation Easement shall not be construed, without regard to any presumption or other rule requiring construction, against the party causing this Conservation Easement to be drafted.

**Amendments, Assigns and Transfers**

- a. Assignment. This Conservation Easement is transferable, but Grantee may assign its rights and obligations under this Conservation Easement only to an organization authorized to acquire and hold conservation easements under R.I. General Laws 34-39-1 et seq. (or any successor provision then applicable). As a condition of such transfer, Grantee shall require that the conservation purposes that this grant is intended to advance continue to be carried out.
- b. Subsequent Transfers. Grantor agrees to incorporate the terms of this Conservation Easement in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Premises, including, without limitation, a leasehold interest.

**Signatory, Witness and Notary Clauses**

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

**WITNESS:**

\_\_\_\_\_ By: \_\_\_\_\_  
Michael White, President  
Jamestown Town Council  
Duly Authorized

\_\_\_\_\_ By: \_\_\_\_\_  
Quentin Anthony, President  
Conanicut Island Land Trust  
Duly Authorized

**STATE OF RHODE ISLAND  
COUNTY OF NEWPORT**

In Jamestown, in said County and State, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me personally appeared Michael White, President of the Jamestown Town Council, to me known and known by me to be the party executing the foregoing instrument for and on behalf of the Town of Jamestown, and he acknowledged said instrument by him executed to be his free act and deed in his capacity as aforesaid, as President of and on behalf of said municipality and individually.

\_\_\_\_\_  
Notary Public  
My Commission

Expires:

**STATE OF RHODE ISLAND  
COUNTY OF NEWPORT**

In Jamestown, in said County and State, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me personally appeared Quentin Anthony, President of the Conanicut Island Land Trust, to me known and known by me to be the party executing the foregoing instrument for and on behalf of the Conanicut Island Land Trust and he acknowledged said instrument by him executed to be his free act and deed, his free act and deed in his capacity as aforesaid, as President of and on behalf of the said Conanicut Island Land Trust and individually.

\_\_\_\_\_  
Notary Public  
My Commission

Expires:

**Return original Conservation Easement to:**

Conanicut Island Land Trust  
P.O. Box 106  
Jamestown, Rhode Island 02835

**Exhibits:**

- A. legal description of property
- B. property management plan

## EXHIBIT A

Those certain lots or parcels of land, together with all the buildings and improvements thereon, situated in the Town of Jamestown, County of Newport, State of Rhode Island, bounded and described as follows:

Being located and described as Lots 196, 202, 203, 211, 212, 213, 216, 250, 251 and 529 on that certain plat entitled "Jamestown Shores Plat No. 4, Owned by James G. Head, Scale 1" = 100', April 1947, E. Newman, Eng'r." and recorded in Hanging Plat Files 3A & 3B of the Land Evidence Records of said Town of Jamestown.

Being designated as Lots 60, 61, 115, 116, 119, 120, 138, 170, 251, 287, 316, and 320 on that certain plat entitled "Jamestown Shores Plat No. 1, Owned by James G. Head, Scale 1" = 100', March 1947, E. Newman, Eng'r." recorded in Hanging Plat File 1A of the Land Evidence Records of said Town of Jamestown, excepting those portions taken for state highway and freeway purposes on behalf of the State of Rhode Island and Providence Plantations by the Director of Transportation as shown on Plat No. 2120, recorded March 8, 1990 in Hanging Plat File 85A of the Land Evidence Records of said Town of Jamestown.

Being designated as Lots 30, 51, 52, 60, 120 and 220 on that certain plat entitled "Jamestown Shores Plat No. 3, Owned by James G. Head, Scale 1" = 100', April 1947, E. Newman, Eng'r." and recorded in Hanging Plat File 2A of the Land Evidence Records of said Town of Jamestown.

Being designated as Lots 42, 67, 68 & 69 on that certain plat entitled "Jamestown Shores Plat No. 5, Owned by James G. Head, Scale 1" = 100', July 1947, E. Newman, Eng'r." and recorded in Hanging Plat File 4A of the Land Evidence Records of said Town of Jamestown.

All of the above-referenced lots or parcels are subject to restrictions, conditions, easements and assessments of record; insofar as the same may be in force an applicable.

September 10, 2019

To: Jamestown Town Council Members  
And Town Solicitors  
Town Hall  
Jamestown, RI 02835

RECEIVED  
TOWN OF JAMESTOWN, RI  
19 SEP 16 PM 2:18

Dear Council Members and Town Solicitors,

Enclosed you will find 2 formal complaints against the management of the Jamestown Housing Authority. I am sure that, at this point in time, you are probably aware, or have at least heard of, some of the problems that exist at the Jamestown Housing Authority. I will attempt to give you a synopsis of the issues that I, as well as other residents have experienced as well. My name is Bernie Courtney, I have been at Pemberton Apartments since November of 2017 and I reside in bldg. A, (my backyard area and garden area is adjacent to Mrs. Clock closest to Watson Ave).

**HUD was contacted for various reasons over 4 months ago in May or 2019.** Though I made the initial contact with HUD, many residents have since called for multiple reasons and complaints. However, the main reason I contacted HUD was because in May, 2019, **Brian Anthony, the Operations Manager,** decided to write up a "Garden policy", **basically vetoing all previous granted permissions,** posting it on everyone's door as **POLICY,** without the JHA board even reviewing it or approving it. (Residents had previously granted permissions, by the Executive Director Rick Leco for lawn furniture, hanging brackets for hanging pots, potted plants, outdoor grills, and permission to use the outside enclosures for storage of personal properties). Rick Leco was not at that May Board meeting, when Brian Anthony became quite agitated at several residents, (myself included) and snapped several times during that meeting. His temper was evident over the issue of the Garden policy, and basically accused residents of lying, when they attempted to communicate to the board that certain things had been previously allowed by the Executive Director. He made false statements to the Board at that meeting, claiming that certain outdoor permissions we had been given, were against HUD rules! Though residents consequently were very upset about Brian Anthony vetoing all of these previously granted permissions, the ED Rick Leco was seldom in the office or available to speak with. Though I had made numerous attempts to speak with the Executive Director, he never returned any of the voice messages I left in the office, nor did he reply when I had sent him a sealed envelope in the office, requesting to meet with him to specifically ask what exactly were the HUD rules regarding the use of outdoor lawn furniture, flower pots, grills, etc. Consequently, I contacted HUD.

I wanted to find out: **1)** what the HUD rules were regarding outdoor gardens and lawn furniture. (What I found out was: that the **outdoor policies are determined by each individual, housing Authority.**) and also, **2)** I had been made aware of the fact that residents in attendance at the JHA board meetings were never documented, (HUD Rule) and their comments and concerns during Public comment section of the meetings were NEVER RECORDED in the

minutes (another HUD rule)! I found this out merely by accident, upon inquiry at the Town Hall in Jamestown, when I requested the copies of the most recent JHA board meeting minutes. Not only were minutes from 2019 NOT available, but the most recent minutes that they had were from December 2018! I also found out that this Housing Authority submits the minutes to the town **once a year**, at the end of the year, **for the entire year!** How would the Town be aware of any issues of serious concern, if they are not even provided the minutes 8-10, even 12 months afterwards?

Though I had tried to speak directly to the ED, Rick Leco, **prior to contacting HUD**, he never returned my calls or made any attempt to contact me until AFTER HUD was contacted, and his only reaction towards me was one of **extreme hostility**. This hostility was witnessed by another resident (Sam Bough) the day he finally showed up, around one o'clock in the afternoon, on a Thursday, after being absent for weeks, directly in front of the JHA office. When I saw him I said "Hi Rick, did you get my envelope of any of the messages I left you?" He refused to speak with me, glared at me, then threw up his hands and **yelled**, "You contacted HUD, it's out of my hands, and I'm not speaking to you" This **retaliatory hostility** has been obvious not only from the Executive Director **Rick Leco**, the Operations Manager **Brian Anthony**, but from the Chairman of the Board **Ed Gromata as well**, since HUD was contacted.

The Chairman of the JHA Board, Ed Gromata runs the Board Meetings with an extreme authoritarian attitude, as though these meetings are his own personal Court Room, rather than a Housing Authority Board Meeting! It has gotten to the point where residents are not allowed to speak and are discouraged from having any kind of exchange whatsoever with the Board! He **changes the rules every single meeting** as to HOW the residents can even address the board, with no advance notification whatsoever. In the **June 27th** meeting, **he completely shut down the public comment session** of the meeting and stopped all residents from speaking, asking questions and having any chance to speak. This was also the meeting where Talitha Pope was in attendance, directly from the HUD Regional office in Boston! His attitude towards this woman (and her intruding into HIS meeting) was obvious from the start of the meeting. He came in late, announced that we had a visitor from HUD, introduced her, and then proceeded to tell her that **she is a guest here, she cannot speak and interrupt the meeting!** She complied with his request, but her reaction seemed to be one of disbelief with raised eyebrows! (I personally could not believe how disrespectful he was towards this superior HUD representative from the Regional Office in Boston.)

In the **July 18<sup>th</sup>** meeting, there were only two residents in attendance, (not surprisingly after everyone was stifled from speaking in June), myself and Jim Anderson. At that meeting, he told us **he would allow one question a piece, and one question only!** Jim Anderson was shut off completely after his question and was not allowed to elaborate or even ask **how he would receive an answer** to his question! (His question was on behalf of another resident and he wanted to know what was the policy regarding how much time is allowed a resident to move from one apartment to another on the premises). BTW, He still has not gotten an answer to his question, OR have we be informed HOW our questions will be answered and it is now 2 months later! My question pertained to the garden policy that had been accepted and I wanted to



know how he and the board could implement this garden policy and basically veto all the previously granted permissions that the residents were allowed. I had a piece of documentation that I had kept from 2017 which was from the ED stating the residents needed to have all of their outdoor garden furniture and pots stored in the enclosures for the upcoming HUD inspections. I walked up to the board table and placed it on the table. He immediately **started yelling at me telling me to "sit down"** and **"you're out of order"** He then proceeded to **angrily and aggressively swipe the paper off the table** that I had placed on the table! He yelled at me again to **"sit down"**. I walked back to my chair, gathered my things and very calmly said "no, I'm not going to sit down, I'm walking out." And before I walked out the front door I turned to the board and calmly said to the entire board, "Apparently we do not have a voice here".

In the **August 22<sup>nd</sup>** board meeting, again the rules were changed again as to how the residents might be able to exchange with the board. This is also the meeting where Nancy Bye from the Town Council was in attendance. Though there were 8-9 residents in attendance at that meeting, Gromata announced that he **"would allow 5 questions from the entire group, but the questions had to be in writing"** So if you did not have your question in writing (once again, **no advance notice**, or even letting residents know this requirement at the beginning of the meeting, rather than at the end as he opens up the meeting to the public comment session) then you could not speak or address the board. I know he was aware that Nancy was going to be at this meeting and I believe Gromata planned on intentionally discouraging the residents to speak and address the board, simply so that he would not have to deal with responding to resident issues in front of a town council member present. This chairman not only lacks communication skills, but also people skills as well.

Nancy can also inform the town council of the **uncontrolled yelling, screaming and ranting from Executive Director Rick Leco that she herself experienced at this particular meeting.** (Please see my Formal Complaint against Rick Leco). Gromata, as well as the resident commissioner Kathy Powers (who does not live on the premises) and the operations manager were all present in the office when this happened, and they allowed it to continue for quite an extended period of time, obviously without making any attempt to stop him from screaming and yelling uncontrollably! This is typical of the intimidating, bullying and hostility that is now prevalent (and seeming permissible) at this Housing Authority. The simple fact that his explosive, volatile behavior, which is **and should be a serious concern for the safety of any resident living** at the JHA, and, the fact that this behavior **went unchecked by this Chairman or the members of this board is absolutely shocking to me.** This behavior from the ED and also the fact that Brian Anthony, thinks it is acceptable to threaten a resident who calmly walks into the office and requests a copy of the minutes and is then threatened to have the police called, is just another example (in my opinion) of how this behavior from management is considered acceptable by this Chairman and even seems to be encouraged.

Another issue of concern for me as well as other residents, is the recording of minutes. Since HUD was contacted in **May of 2019**, and resident comments were never recorded or documented prior to **June of 2019**, and since the JHA Board are now aware that resident comments and questions **HAVE** to be recorded into these minutes, not only do the minutes

reflect the totally **hostile and insolent attitude** of Brian Anthony (who acts as secretary, writing the minutes and notices, albeit inappropriately!), and Rick Leco, but Ed Gromata as well.

As previously mentioned, (regarding the changing of the rules at every meeting by Gromata), what is consequently put into the minutes (since they are now required by HUD) are fabrications, inaccuracies and purely manufactured statements. This is all done in an attempt to cover up for Gromata's contemptuous behavior at these meetings towards the residents, and his lack of providing the residents with advance notice or any protocol whatsoever. The resident comment section of the minutes not only lack a neutral tone, but target certain residents (namely me) for challenging them, and calling them out on their inappropriate treatment of the residents. (Though there have been problematic tenants there in the past and still are, not all residents deserve to be treated like second class citizens) Brian Anthony (and Gromata as well) now document things into the minutes that not only were never said at these meetings, but also never happened! (One example is the July minutes where it is written: "MS Courtney became agitated and began to speak over the chair.....she continued to raise her voice and aggressively approached the board table throwing a paper on the table asking the chairman to read it") Total lies and fabrications. I placed the paper on the table, saying simply that: "I have this piece of documentation for the board to read" Gromata himself angrily and aggressively swiped it off the table yelling at me to "sit down".

I have suggested in writing, that they hire someone once a month to record the minutes accurately. Jim Anderson brought up in the August meeting ***the fact that the minutes do not reflect or have a neutral tone to them, and targets certain individuals specifically.*** It doesn't seem to matter what is requested by the residents, all requests are ignored. Residents cannot and do not even get answers to their questions that are raised at meetings months prior.

The fact that Brian Anthony, Rick Leco and chairman Gromata feel completely entitled to not allow a resident to obtain a draft of ANY minutes, or an unofficial copy of the minutes before they are approved (title 42:open meetings, Chapter 42-46), just goes to show (in my opinion) that this JHA Board **lacks transparency** and are completely aware of the deception and fabrications that they themselves put into the minutes to target certain residents and "paint a negative picture" of that individual, and in the process, clear themselves of any wrongdoing.

This Housing Authority has many problems that the Town Council needs to be aware of, not just in the violations that have already been mentioned, but in the fact that there are other issues and reports never documented into the minutes and consequently never followed up on in a timely manner if at all, that should indeed concern the town. One such example is the fact that Brian Anthony reported several months ago in April that the water bill, which averages around **\$1600.00 quarterly, spiked to \$12,437.00!** The fact that none of this is documented into the minutes, ***is just another example of nonspecific and totally poor documentation of the issues and reports at these meetings.*** He was asked to follow up on this matter, check with the water dept. for a faulty meter, and numerous other recommendations were made by various board members, including putting in separate meters for each building, and or each unit. Resident Jim Anderson suggested that the water dept. actively read the meters each month instead of doing a drive by. NONE of those recommendations were put into the minutes, nor the report itself, so

consequently, it was forgotten, until, the July board meeting, when Gromata himself stated he was "still concerned over the \$6,000.00 increase in the water bill". (When it was actually over \$10,000.00!!!) He asked Brian Anthony if he had contacted the water dept. and Brian claimed he was still waiting to hear from them!!!!(FYI I had the water dept., at my apartment in less than 3 days when I contacted them regarding manganese in my water.) It was obvious that the Operations Manager never contacted the water department, since this was 3 months later!!!! The water department will absolutely respond to a request to check on something and arrange a time and date. If he still "was waiting to hear from them" 3 months later, obviously, he never contacted them!

I am hoping with the town council's intervention that something can be done about the problems here with this housing authority. I would like to ask the Town Council Members to seriously consider any future applicants for JHA Commissioners so that future commissioners will not be afraid to speak up, voice their concerns, investigate residents' concerns and issues (instead of this seemingly current policy where any interaction between board members and residents is completely discouraged and board member are actually chastised for speaking to residents). The fact that certain actions by the management are ignored, accepted and never acted upon by the board is baffling to me. If the Board of the JHA will not hold this management accountable for poor management, then it is no wonder that residents have gone and continue to go to outside agencies for assistance. I have hope that future commissioners will not be afraid to oppose the current and seemingly prevalent sentiment that no one can actually stand up to this chairman, management, and or future chairs, for whatever reasons, political or otherwise. I also would strongly recommend that the Town Council consider any future Commissioners in regards to the Nepotism that is so prevalent on this island and is quite obvious here at JHA with a certain individual's sense of entitlement and therefore, has protection under any circumstances, however uncalled for and inappropriate his actions might be, whatsoever. Also I would like the Council to make it a requirement for future Resident Commissioners that they must be living in Pemberton Apartments and not merely have an apartment on the premises.

I would be more than happy to speak with or before the town Council if you would like any additional information, have any questions, or would like my opinions on any of the above mentioned issues. Please feel free to contact me or have Nancy reach out to me at any point in time.

Respectfully,



Bernie Courtney  
45 Pemberton Ave  
774-402-1130

Bernie Courtney  
45 Pemberton Ave  
Unit A1  
Jamestown, R.I. 02835  
774-402-1130  
[courtneybernie@yahoo.com](mailto:courtneybernie@yahoo.com)

To: The Jamestown Housing Authority  
Board of Commissioners  
45 Pemberton Ave  
Jamestown, RI, 02835

## FORMAL COMPLAINT

September 16, 2019,

I am making a **FORMAL COMPLAINT** against the Executive Director **Rick Leco**, of the Jamestown Housing Authority for the following reason:

On August 22<sup>nd</sup> the day of the August board meeting, I went into the office to request a copy of a draft of the unofficial Minutes from the last board meeting, which was held on July 18<sup>th</sup>. (According to Open Government Meeting Laws, anyone has the right to request a copy of these minutes 35 days after the meeting OR at the next scheduled board meeting, whichever comes first!) I had already put this request in writing, and submitted it to the office on August 8<sup>th</sup>. When I entered the office, I simply asked for a copy of the minutes that I had already put in writing.

**Mr. Leco immediately started yelling and screaming at me with uncontrolled hostility and rage.** Also Present in the office at the time was the Chairman Ed Gromata, Brian Anthony and Kathy Powers, the Resident Commissioner. **His yelling continued for some time, and was clearly audible to every board member there, as well as all the residents in the next room waiting for the meeting, and the town council woman Nancy Bye.**

No resident should have to deal with such inappropriate and unprofessional behavior from the Executive Director and anticipate these kinds of reactions from **either** management whenever they walk into the office. This intimidating and harassing behavior is totally **unacceptable**.



Bernie Courtney

Bernie Courtney  
45 Pemberton Ave  
Unit A1  
Jamestown, R.I. 02835  
774-402-1130  
[courtneybernie@yahoo.com](mailto:courtneybernie@yahoo.com)

To: Members of the  
Jamestown Town Council  
Jamestown Town Hall  
Jamestown, RI, 02835

## FORMAL COMPLAINT

August 28, 2019

I am making a **FORMAL COMPLAINT** against the Operations Manager **Brian Anthony**, of the **Jamestown Housing Authority** for the following reason:

On July 19<sup>th</sup>, I went into the office to request a copy of the Minutes from the board meeting, which occurred the day before, on July 18<sup>th</sup>. (According to Open Government Meeting Laws, anyone has the right to request a copy of the minutes!) Mr. Anthony first told me I had to put the request in writing. I replied that I could put it in writing, if he would give me a pen and paper. He then said that I would need to come in on the following Monday and speak to the Executive Director, Rick Leco. Before I could say anything more, he proceeded to say:

**"I am not comfortable with you in my office and the way you've been acting lately, and if you don't leave, I will call the police and have you removed"**

This response to my request was totally **inappropriate and unacceptable**. As a resident, I do not appreciate, expect and will not tolerate this kind of harassment, intimidation or bullying from management.



Bernie Courtney

Sample Letter from Municipality for a Notice to Purchase  
Send on municipal letterhead

October 16, 2019

Mr. Terence Sobolewski, President  
National Grid Rhode Island  
280 Melrose Street  
Providence, RI 02907

Dear Mr. Soboleski,

The purpose of this letter is to serve as notice the Town of Jamestown has decided to proceed with the purchase of its streetlight system as provided by R.I.G.L. § 39-30-1. This includes all lights provided on the inventory supplied by the Company.

Please finalize the purchase price and provide the required closing documentation. The information should be forwarded to me as soon as possible.

Notification of the intent to purchase the streetlight system has also been sent to the Rhode Island Public Utilities Commission as required by R.I.G.L. § 39-30-1.

Thank you for your assistance with this matter.

Sincerely,

Christina D. Collins  
Interim Town Administrator

cc: Paula Roseen  
Outdoor Lighting & Attachments  
National Grid  
40 Sylvan Road  
Waltham, MA 02451

## Discover Newport

(1) Member, Jamestown

3-Year Term

Meetings are held monthly

**\*Charge:**

**The Newport and Bristol County convention and visitors' bureau shall be comprised of eighteen (18) members who are residents of Newport and Bristol Counties.**

(2) All members of the bureau as of September 1, 2005 shall cease to be members of the authority on September 1, 2005, and the bureau shall thereupon be reconstituted as follows:

(i) Three (3) members shall be appointed by the Newport City Council; two (2) of whom shall be associated with the hospitality industry;

(ii) Three (3) members shall be appointed by the Middletown Town Council; two (2) of whom shall be associated with the hospitality industry;

(iii) One member shall be appointed by the Jamestown Town Council who shall be associated with the hospitality industry;

(iv) One member shall be appointed by the Portsmouth Town Council who shall be associated with the hospitality industry;

(v) One member shall be appointed by the Tiverton Town Council who shall be associated with the hospitality industry;

(vi) One member shall be appointed by the Little Compton Town Council who shall be associated with the hospitality industry;

(vii) One member shall be appointed by the Bristol Town Council who shall be associated with the hospitality industry;

(viii) One member shall be appointed by the Warren Town Council who shall be associated with the hospitality industry;

(ix) One member shall be appointed by the Barrington Town Council who shall be associated with the hospitality industry; and

(x) Those members appointed pursuant to paragraph (i) – (ix) shall thereupon appoint five (5) members, who shall be:

**\*Restructured; effective 11/10/09 per RIGL §42-63.1-5 and RIGL § 42-105**

- (A) One representative of hotels of more than one hundred (100) rooms;
  - (B) One representative of hotels, inns or bed-and-breakfasts of less than one hundred (100) rooms;
  - (C) One representative of the restaurant industry;
  - (D) One representative of the attractions industry; and
  - (E) One member of the general public to serve as an at-large representative who shall be associated with the hospitality industry.
- (3) Those persons initially appointed under paragraphs (2)(i) and (2)(ii) of this section, shall serve initial terms of one year.
- (4) Those persons initially appointed under paragraphs (2)(iii), (2)(iv), (2)(v), (2)(vi), (2)(vii), and (2) (viii) under this section shall serve initial terms of two (2) years.
- (5) Those persons initially appointed under paragraphs (2)(ix) and (2)(x) of this section shall serve an initial term of three (3) years.
- (6) Thereafter, all members shall be appointed to serve terms of three (3) years. Members of the bureau shall be eligible for appointment for two (2) consecutive terms.
- (7) No state legislator shall serve or be otherwise eligible for membership on the bureau.
- (b) The members of the Newport and Bristol County convention and visitors' bureau shall serve without compensation and shall be residents of Newport and Bristol Counties.
- (c) The Newport and Bristol County convention and visitors' bureau shall meet every other month at a time to be designated by the chairperson. Special meetings of the authority may be called by the chairperson in accordance with the open meetings law. The chairperson shall be elected by the membership of the authority.

<b>Current Member:</b>	<b>Term Ending</b>
* Frank Sallee      Jamestown Rep.-Hospitality Industry	09/07/2020
↳ Resigned 10/7/19	



**JAMESTOWN PHILOMENIAN LIBRARY**  
**26 North Main Road, Jamestown, RI 02835**  
**Board of Trustees Meeting Minutes**  
**Tuesday, September 10, 2019**

**A. Call to Order:**

The monthly meeting of the Jamestown Philomenian Library Board of Trustees was called to order at 5:01 pm in the Sydney Wright Room by Eugene Mihaly. In attendance were members Peter Carson, Jennifer Cloud, Paul Housberg, Christian Infantolino, Kathy Kaiser, Chris Walsh, and Donna Fogarty. Ed Gromada was also present.

**B. Report of the Chair**

**1. Fundraising Report**

Gene gave a report on the efforts of the fundraising committee.

Champlin visited JPL and met with committee members in late August. The logistics of timing for the plan were discussed. Construction documents and bids are being completed so that we meet the Champlin deadline of November 1. Tina Collins and Mike Gray are working with the Foundation in order to meet this deadline.

OLIS (Karen Mellor) is meeting with Donna, Lisa, Gene, Mike Gray, and Tina Collins on September 19 to discuss the state financing process.

Ed and Gene met with Senator Jack Reed. The senator believes that there might be federal money available for the renovation. Two conference calls ensued with promising results. USDA and IMLS were mentioned. The National Endowment of the Humanities has an endowment for this type of project. Gene has an upcoming call with them on September 16.

Capital Campaign sub-committee has been formed to reach out to friends regarding introductions to the renovation project.

Two honorary chairs have been announced for the Capital Campaign: Senator Reed and John Murphy.

OLIS needs to see a commitment of the money that they will be loaning up front (written pledges).

Federal grants will be written by Betsy Grenier and Janey Harris.

Marisa Quinn is chairing a sub-committee on corporate and foundation giving.

Linda Warner is chairing the general giving campaign.

A meeting after Columbus Day of the Capital Campaign group will occur and new members are welcome. The Board of Trustees is encouraged to attend.

BankNewport is being approached for a corporate gift. Details were discussed.

### **C. Bookmark Proposal:**

Paul introduced his proposal for a bookmark as a PR piece. There will be a quote on one side and renovation facts on the other. Suggestions of other quotes were included. "Ask a Librarian" for more information and "For up to date news..." will be taglines. Discussion of updating FB page for Capital Campaign. 4 colors of 250 each with quote was decided on for bookmarks.

### **D. Treasurer's Report:**

Treasurer's Report from August was shared.

Motion to approve the Treasurer's Report was made by Cloud. Walsh seconded. Motion passed unanimously.

### **E. Governance Policies:**

1. Policy D3 Chair's Role-sesquiennial review
2. Policy C4 – Accountability of Library Director/requirement for executive session

Library Director review was handed out by Walsh to Trustees.

### **F. Board Process Review:**

**G. 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.**

1. Approval of Minutes: August 13, 2019
2. Approval of Financial Reports

- a. Library Board of Trustees
  - b. Jamestown Philomenian Library
3. Approval and Service Report of the Director

Motion to approve the Consent Agenda was made by Mihaly. Kaiser seconded. Motion passed unanimously.

**H. Public Comment:**

**I. Date of Next Meeting and Adjournment:**

Tuesday, October 8 is the next Trustee Meeting at 5:00 p.m.

Mihaly moved to adjourn the meeting at 6:17 p.m. Kaiser seconded. The motion passed unanimously.

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Jamestown Philomenian Library and the Town Hall. In addition to the two above-mentioned locations, notice also may be posted on the internet at [www.jamestownri.gov](http://www.jamestownri.gov). ALL NOTE: This meeting location is accessible to the physically challenged. If communications assistance is needed or other accommodations to ensure equal participation, please call 1-800-745-5555, or contact the Town Clerk at 401-423-9800, via facsimile to 401-423-7230, or email to [cfernstrom@jamestownri.net](mailto:cfernstrom@jamestownri.net) not less than three (3) business days prior to the meeting.

Respectfully submitted,  
Lisa Sheley  
Assistant Director

Town of Jamestown as an abutter.

Town Property: Plat 4, Lot 12.

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE JAMESTOWN ZONING BOARD OF REVIEW WILL HOLD A PUBLIC HEARING October 22, 2019, AT THE JAMESTOWN TOWN HALL 93 NARRAGANSETT AVENUE, JAMESTOWN, RHODE ISLAND AT 7:00 P.M. UPON THE FOLLOWING:

Application of Christian and Elaine Infantolino, Buyers of the property owned by Barbara A. Infantolino, whose property is located at 28 Reservoir Circle, Jamestown, Rhode Island, and further identified as Tax Assessor's Plat 4, Lot 77 for dimensional relief granted under Article 6, Special Use Permits and Variances, pursuant to Section 82-302, District Dimensional Regulations and Table 3-2, RR 80 Zoning District Regulations, to construct an addition to the existing house which will be located 20 feet from the side line where 30 feet is required and 29.4 feet from the rear property line where 40 feet is required. The Applicant also seeks relief from Article 7 Section 82-705 as the existing structure is currently located 29.4 feet from the rear property line. Said property is located in a RR80 zone and contains 22,504 square feet.

BY ORDER OF THE ZONING BOARD OF REVIEW  
RICHARD BOREN, CHAIRMAN  
CHRIS COSTA, ZONING OFFICER

This meeting location is accessible to the physically challenged. Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to the meeting.

Town of Jamestown as an abutter.

Town Property: Plat 11, Lot 11 & 39.

TOWN OF JAMESTOWN  
ZONING BOARD OF REVIEW  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE JAMESTOWN ZONING BOARD OF REVIEW WILL HOLD A PUBLIC HEARING October 22, 2019, AT THE JAMESTOWN TOWN HALL 93 NARRAGANSETT AVENUE, JAMESTOWN, RHODE ISLAND AT 7:00 P.M. UPON THE FOLLOWING:

Application of Geoff Hamlin, whose property is located at 134 Battery Lane, and further identified as Assessor's Plat 11, Lot 38 pursuant to Article 5, Section 503 to appeal Building Official's refusal to obey Zoning Board of Review decision overruling his Stop Work Order, in which they found him to be arbitrary & capricious, as well as his illegal building permit order about a border wall. Said property is located in a R80 zone and contains 5.28 acres.

BY ORDER OF THE ZONING BOARD OF REVIEW  
RICHARD BOREN, CHAIRMAN  
CHRIS COSTA, ZONING OFFICER

This meeting location is accessible to the physically challenged. Hearing or speech impaired individuals requiring the services of an interpreter should call 1-800-745-5555 not less than 3 business days prior to the meeting.



**Town of Jamestown  
Tax Assessor**

93 Narragansett Avenue  
Jamestown, RI 02835

Phone: 401-423-9802  
Email: cbrochu@jamestownri.net

To: COUNCIL PRESIDENT WHITE, JAMESTOWN TOWN COUNCIL

From: CHRISTINE BROCHU, JAMESTOWN TAX ASSESSOR

Subject: ABATEMENT OF TAXES FOR THE **OCTOBER 21, 2019 MEETING**

**MOTOR VEHICLE ABATEMENTS TO 2019 TAX ROLL**

02-0575-00M Berger, G. Spencer	Uncollectable/ taxpayer is deceased.	\$27.30
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**REAL ESTATE ABATEMENTS TO 2019 TAX ROLL**

03-0990-00 Coble, Carolyn A	Plat 5, Lots 301 & 511 – Foreclosure on lot 301, remove Elderly exemption from account.	\$1,544.84
03-1522-30 Creed, Joseph	Plat 8, Lot 607 – Tax Appeal – Updated field card data	\$751.87
06-0037-75 Falla, Marian & Dupre Robert	Plat 9, Lot 285 – Tax Appeal – Updated field card data	\$743.82
07-1116-00 Gutierrez, Marsha & A. O.	Plat 9, Lot 195 – Tax Appeal – Updated field card data	\$361.45
19-1122-20 Smith, Cynthia	Plat 8, Lot 346– Tax Appeal – Updated field card data	\$99.02

**ADDENDA TO 2019 TAX ROLL**

03-0990-00 Coble, Carolyn A	Plat 5, Lot 511 – Reissue of bill without elderly exemption	\$553.04
18-0730-80 Rose, Laura L & Hall, William T.	Plat 8, Lot 488, Unit 301 was sold on 9/30/2019, Removed Veteran's exemption.	\$250.00
19-0581-00 Shalvey, Adam & Brooks, Abbigail	Plat 1, Lot 134, was sold on 9/30/2019, Removed Veteran's exemption.	\$250.00

<b>TOTAL ABATEMENTS</b>	<b>\$ 3,528.30</b>
<b>TOTAL ADDENDA</b>	<b>\$ 1,053.04</b>

RESPECTFULLY SUBMITTED,

*Christine Brochu*

CHRISTINE BROCHU  
TAX ASSESSOR

**Town of  
Jamestown, Rhode Island**

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PO Box 377  
Jamestown, RI 02835- 1509  
Phone: (401) 423-7220  
Fax: (401) 423-7229



**Date:** October 16, 2019

**To:** Christina Collins  
Interim Town Administrator

**From:** Michael Gray  
Public Works Director

**RE:** Bids for Road Paving

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The annual budget includes capital funding for paving of roads selected from the pavement management program which are included in the following list:

- North Main Road Carr Lane
- Rosemary Lane Atlantic Circle
- Decatur Avenue
- Beacon Avenue (Spirketing to Garboard)
- Grinnell Street (Narragansett to Watson)
- Bike Path (North Main to Eldred)
- Bike Path along North Main West Reach to North Reservoir
- Highland Drive (overlays)

Bids were advertised and received on October 1, 2019 where they were opened and read in public. Bids were received from five contractors and reviewed for completeness and to determine the lowest responsible bidder. Six items are included in the bid solicitation and they include Bituminous surface course, bituminous binder course, pavement reclamation and grading, Fine Grading and Compaction (Bike Path), bituminous surface course (Bike Path), and bituminous binder course (Bike Path).

Attached is a bid tabulation of the six bids received with a summary below:

Bituminous Surface Course	\$71.00/ ton and \$83.75/ton
Binder course	\$66.50/ton and \$81.75/ton.
Reclamation and grading	\$1.70/square yard and \$2.85/square yard
Fine grading and compaction	\$1.00/square yard and \$2.90/square yard
Surface course for bike path	\$89.50/ton and \$130.00 per ton
Binder course for bike path	\$89.50/ton and \$116.00 per ton

**I have reviewed the bids received and recommend the bid be awarded to lowest responsive bidder, Cardi Corporation, Inc for the following:**

<b>Item 1:</b>	<b>Bituminous Surface Course</b>	<b>\$71.00 per Ton</b>
<b>Item 2:</b>	<b>Bituminous Binder Course</b>	<b>\$66.50 per Ton</b>
<b>Item 3:</b>	<b>Pavement Reclamation</b>	<b>\$1.70 per Square Yard</b>
<b>Item 4:</b>	<b>Fine Grading and Compaction</b>	<b>\$1.50 per Square Yard</b>
<b>Item 5:</b>	<b>Bituminous Surface Course (Bike Path)</b>	<b>\$89.50 per Ton</b>
<b>Item 6:</b>	<b>Bituminous Binder Course (Bike Path)</b>	<b>\$89.50 per Ton</b>

Based upon the estimated quantities for the roads to be completed in our paving program and the unit costs submitted by Cardi Corporation the total for the lowest bid is \$592,173.

Cardi Corporation is an approved asphalt plant by the State of Rhode Island DOT and has been awarded our annual paving bid for the last ten years. Materials have conformed to the project specifications and the crews have worked well with our public works department.

We are anticipating paving of North Main Road, Carr Lane, Rosemary Lane and Atlantic Circle this fall season. The remainder of the work will be completed in the spring of 2020. Based upon the unit costs of the lowest bidder we will be able to complete all of the streets selected including the Bike Paths within our budget.



Town of Jamestown  
Annual Roadway Paving 2019

Bid Tabulation

Item	Cardi Corporation	T. Miozzi	JH Lynch & Sons	Dambra	Narragansett Improvement Co.
#1 Bit. Surface (3457 Tons)	\$71.00/Ton(\$245,447)	\$73.00/Ton(\$252,361)	\$76.90/Ton(\$262,732)	\$83.00/Ton (\$286,931)	83.75/Ton (\$289,523.75)
#2 Bit. Base (3369 Tons)	\$66.50/Ton(\$224,038.50)	\$70.00/Ton(\$235,830)	\$73.00/Ton(\$245,937)	\$78.00/Ton (\$262,782)	\$81.75/Ton (\$275,415.75)
#3 Reclamation (27,210 SY)	\$1.70/SY (\$46,257)	\$1.80/SY(\$48,978)	\$2.55/SY (\$69,385.50)	\$2.75/SY (\$74,827.50)	\$2.85/SY (\$77,548.50)
#4 Fine Grading and Compaction (7755 SY)	\$1.50/SY (11,632.50)	\$1.00/SY(\$7,755)	\$2.90/SY (\$22,489.50)	\$2.00/SY(\$15,510)	\$1.25/SY(\$9,693.75)
#5 Bit. Surface (362 Tons)	\$89.50/Ton (32,399)	\$95.00/Ton(\$34,390)	\$130/Ton(\$47,060)	\$103/Ton (\$37,286)	\$95.00/Ton(\$34,390)
#6 Bit. Surface (362 Tons)	\$89.50/Ton (32,399)	\$90.00/Ton(\$32,580)	\$116/Ton (\$41,992)	\$100/Ton(\$36,200)	\$91.00/Ton(\$32,942)
<b>Total Based on Estimated Quantities</b>	\$592,173.00	\$611,894.00	\$689,596.00	\$713,536.50	\$719,513.75

RECEIVED  
TOWN OF JAMESTOWN, R.I.

19 OCT 10 AM 10:53

*Keri Hague*  
*20 Cedar Ridge Trail*  
*Jamestown, Rhode Island 02835*

October 8, 2019

Jamestown Town Council  
c/o Town Clerk  
93 Narragansett Avenue  
Jamestown, RI 02835

Dear Town Council Members:

I am writing this letter in opposition to the proposed construction of a cell tower on Cedar Lane. My children and I reside at 20 Cedar Ridge Trail in Conanicut Preserve, a subdivision that is in very close proximity to the location of the proposed cell tower on Cedar Lane. We are extremely concerned about the impact that the proposed cell tower will have on our property values together with the drastic change to the overall aesthetic of this historically preserved part of the island. As an AT&T customer, I have never had any problems with cellular coverage in this part of the island. That said, despite very reliable cellular coverage, I have also maintained a landline through Cox since moving to the island in 2013. As the parent of young children, this was and has always been an extra precaution I felt was worth taking in the event of an emergency.

I acknowledge that cellular coverage is a problem on the north end of the island. There needs to be a solution to that problem. We urge you to consider all viable solutions before the construction of a cell tower is approved. Moreover, if a cell tower is indeed approved, alternative locations for the cell tower must be vetted. It is my understanding that a location close to the reservoir as well as the transfer station are also being considered. It is also my understanding that these alternative locations reach the most households in those neighborhoods that are complaining of poor cell service.

Thank you for your consideration.

Sincerely,

*Keri Hague*  
Keri Hague

*Adam J. Phillips  
45 Cedar Ridge Trail  
Jamestown, Rhode Island 02835*

October 8, 2019

Dear Town Council Members:

I am writing this letter as follow up to last night's Town Council Meeting. Although the discussion was ultimately postponed until the next meeting, I appreciate the opportunity to speak that was provided to the many members of the community that were there to oppose the placement of a cell tower on Cedar Lane. My wife Allison, six-year-old daughter Faith and I live at 45 Cedar Ridge Trail, a stone's throw from the location of the proposed tower. Not only will the tower result in a reduction of our collective property values, it will diminish our use and enjoyment of our beautiful neighborhood. I cannot help but thinking about how dramatically different Faith's daily journey to the bus stop will be following the construction of the tower. Today our adventure down the hill it is filled with birds, flowers, trees and wildlife. It is hard to image that wonderful experience being replaced by a massive tower of steel, cables, fencing and electronics.

I understand and appreciate that our neighbors in other parts of the island may lack adequate cellular coverage and as a community we need to come together to identify a solution. I am not opposing the construction of a cell tower on Jamestown, but I am asking that the Council identify another location that would meet the needs of the community. It is my belief that alternate locations such as reservoir and or the transfer station may be better suited for the construction of a cell tower. Neither location would have the same type of impact on the use and enjoyment of our beloved Island.

Thank you for your time.

Sincerely,

Adam Phillips



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## JAMESTOWN CONSERVATION COMMISSION

Coastal Resources Management Council (CRMC)  
Oliver Stedman Government Center  
4808 Tower Hill Road; Suite 3  
Wakefield, RI 02879

State of Rhode Island  
Department of Environmental Management  
Office of Technical and Customer Asst.  
235 Promenade Street  
Providence, RI 02908-5767

Re: CRMC Application File Number: 2019-06-014  
RIDEM Water Quality Certification Number: WQC 19-123 DP 19-174

August 26, 2019

Dear Coastal Resources Management Council and RIDEM,

The Jamestown Conservation Commission (JCC) would like to comment on an application under your consideration, submitted by the applicant: Jamestown Boat Yard, Inc. (CRMC File No. 2019-06-014/ RIDEM WQC 19-123 DP 19-174). We are writing to express concerns about the proposed marina improvements & dredging project. In reviewing the proposed plans and supporting documents provided by the applicant (Submerged Aquatic Vegetation (SAV) & Shellfish Survey-completed 7/19/19; Sediment Dredge Analysis completed 5/15/19), we have identified several environmental concerns.

Our most pressing concern is that the area for the proposed dredging plan to establish an expanded marina perimeter and increased water depth, is contiguous and immediately adjacent to very large, dense and productive eelgrass beds (*Zostera marina*). The JCC recognizes that the CRMC is an important partner and sponsor of the RI Eelgrass Mapping Task Force, led by the URI EDC, the Narragansett Bay National Estuarine Research Reserve (NBNERR) and Save The Bay. This group has coordinated eelgrass mapping efforts and developed a long-term plan for mapping and monitoring SAV throughout the state's coastal waters. Based on these mapping efforts throughout the state, it has been established that more than half of the state's eelgrass occurs around Jamestown, which has experienced a 19 percent decrease in eelgrass acreage from 2012-2016 (Bradley et al. 2017; map showing SAV change in Dumpling Area from 2012-2016: <https://arccg.is/1qKHib>).

The JCC also recognizes that the CRMC and RIDEM are keenly aware of the ecosystem services and natural benefits provided by healthy, productive eelgrass beds: providing essential habitat for many commercially important and iconic estuarine/marine organisms, while maintaining the physical, chemical, and biological integrity of the ecosystem. The direct and indirect risks and impacts to eelgrass health posed by dredging

sediment are well known and established: direct risks/impacts include the inadvertent physical removal of vegetation along with dredged material; indirect risks/impacts in adjacent un-dredged areas include increased turbidity and/or siltation associated with dredging activities (Sabot et al. 2005). Other potential risks associated with marina expansion operations include mooring chains, propeller damage, shallow-water boating, and habitat shading from docks or piers.

Considering these known risks and potential impacts to eelgrass health, and the results of the SAV & Shellfish Survey (conducted by Natural Resource Services, Inc.), the JCC strongly recommends that the CRMC and RIDEM request that the applicant revise the proposed perimeter dredging area to avoid and exclude the observed SAV and greatest concentration of shellfish located in the northwest corner (transects N-Q for SAV, transects D1-D6 for shellfish; as identified in Natural Resource Services, Inc. report) of the proposed dredging area. In addition to the findings of SAV and the greatest concentration of shellfish in this northwest corner of the proposed dredging project, the sediment substrate in this area is described as 'sandy with high organic'. Organic matter in marine surface sediments is principally from detrital material of plants and animals, and many chemical contaminants have an affinity for fine-grained sediment particles with high organic content and a propensity to bind metal ions and sorption of organic compounds.

Given these concerns about dredging adjacent to healthy eelgrass beds and the risks and impacts associated with increased turbidity and potential issues with the release of sediment contaminants during the dredging process, the JCC also recommends that "best management practice" methods such as silt/turbidity curtains be considered for deployment to prevent impacts to sensitive adjacent eelgrass beds and shellfish areas.

Thank you for your consideration of our concerns.

Respectfully,

Anne Kuhn-Hines, Chair Jamestown Conservation Commission

**MSL**  
21 Bay View Drive  
Jamestown, RI 02835

October 10, 2019

Jamestown Town Council Members  
93 Narragansett Avenue  
Jamestown, RI 02835

Dear Town Council Members:

As you know, at the October 7<sup>th</sup> meeting of the Jamestown Town Council, the findings of the Attorney General's office DETERMINING VIOLATIONS OF THE OPEN MEETING ACT BY MEMEBERS OF THE JAMESTOWN BOARD OF CANVASSERS in relation to complaints against the Board of Canvassers was discussed.

According to Section 1001.2 of the Town Charter, "it shall be the responsibility of the Town Council to develop and promulgate rules and procedures for all boards, commissions, and committees and to ensure their compliance with State Open Meeting Laws. " A primary responsibility of the BOC is custody of Voter registration documents bearing authentic voter signatures and conducting meetings in compliance with the OMA. Due to non-compliance with both of those legal responsibilities, several complaints were filed against the local board. Two of those complaints resulted in the Rhode Island Attorney General issuing decisions finding the local board violated the law. During the discussion period of the JTC October 7th meeting Mr. Murphy, a member of the JBOC, who is a person of high moral integrity and character and well versed in the necessary compliance of the OMA law and Rhode Island Election law, tried to bring clarity to the issue and decision with detailed factual background. He was met with resistance, rudeness, and insulting remarks and was not allowed to finish his commentary by several Town Council members. One member of the Town Council, challenged Mr. Murphy to file suit against the town in court. Courtesy should be freely extended to those members of the public who care enough about local matters to participate in local government but that is not the experience of many citizens of Jamestown. Yet, when another BOC member (Mr. Newman), whose actions led to findings of violations, pontificated on the issue at the same meeting, was allowed to continue uninterrupted.

The Town Council should have been gracious and thanked Mr. Murphy for identifying the flaws in the town charter, errors in the signature verification process and violations of the OMA. The Council should apologize to the public for their appointees to the local board responsible for incurring these violations and taxpayer funded hefty related legal expenses attempting to defend those local board members who violated the law.

I too was involved in a situation where a board member was bullying me yet the Town Council liaison just sat there and let it continue to happen.

Is this the kind of representation I want from our local government officials? I hope Town Council members will right these situations, attend to their responsibilities conducting the business of Jamestown in compliance with the law, and represent the citizens of Jamestown with courtesy.

You work for us.

Thank you

Mary Lou Sanborn

## Erin Liese

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**From:** Chris Cannon <ccannon160@gmail.com>  
**Sent:** Monday, October 14, 2019 11:00 PM  
**To:** Erin Liese  
**Cc:** Randy White; Michael White; Mary Meagher; Carol  
**Subject:** Cell phone coverage in the north end of Jamestown

Hi Erin, hope you are enjoying your new job.

Please forward this to the two councilors not listed above as I don't have their email addresses.

Carol Hopkins and I live at 845 E Shore Rd. We are asking that the town address the poor cell phone reception that has plagued the north end of Jamestown for a long time. We moved here in 2012 not knowing how poor the reception is, but starting immediately hoping that technology and infrastructure would catch up. But it hasn't, it's as challenging as it was seven years ago.

It's too the point that it's a safety concern. Many of us are glued to mobile devices for business, pleasure and more increasingly for safety. If in a medical emergency if you couldn't reach your landline, one's cell phone is a 50/50 chance to get help in the north end, whereas those south of Zeeks Creek can count on a 95% chance.

When it comes to ones safety all deserve the highest level Jamestown can provide via police, fire and EMT. Good cell phone coverage has become part of the safety offering a town should provide its residents.

My hope is this matter will be high on the councils agenda as it will bring the north end up to the same standards as the rest of Jamestown.

Respectfully yours,

Chris Cannon & Carol Hopkins



Charles H. DiLuglio  
2019  
34 Nun Avenue  
Jamestown, RI  
02835

October 10,

Michael E. White, President  
Jamestown Town Council  
Town Hall, Jamestown, RI 02835

Re: Cell Tower


Dear Mr. White:

I am in favor of the a cell tower in the North End.

I would also like to correct the misconception that a tower structure is somehow related to the type of "G" it can provide. Towers support antennas which are chosen in accordance with the type of service for which they are designed. Going from "4G" to "5G" on a particular tower would require only a change in antennas, something cell service providers do all the time to improve coverage. Police, Fire and Public Works antennas can often be found on the same tower supporting cell antennas.

I hope this provides a bit of clarification.

Very truly yours,



Charles H. DiLuglio

RECEIVED  
TOWN OF JAMESTOWN, RI  
19 OCT 15 PM 4:44

**From:** Alexander Allen [<mailto:alex@allenswines.com>]

**Sent:** Tuesday, October 15, 2019 4:47 PM

**To:** Mike White ([mgblanco@cox.net](mailto:mgblanco@cox.net)) <[mgblanco@cox.net](mailto:mgblanco@cox.net)>; Mary Meagher <[meagherjamestowntc@gmail.com](mailto:meagherjamestowntc@gmail.com)>; Nancy Beye <[jtownelc@aol.com](mailto:jtownelc@aol.com)>; Randy White <[Major510@cox.net](mailto:Major510@cox.net)>; Bill Piva ([billpiva8@cox.net](mailto:billpiva8@cox.net)) <[Billpiva8@cox.net](mailto:Billpiva8@cox.net)>

**Cc:** Michael Gray <[mgray@jamestownri.net](mailto:mgray@jamestownri.net)>; Chris Costa <[ccosta@jamestownri.net](mailto:ccosta@jamestownri.net)>; Christina Collins <[ccollins@jamestownri.net](mailto:ccollins@jamestownri.net)>; Deborah Ruggiero <[drjamestown@cox.net](mailto:drjamestown@cox.net)>

**Subject:** Follow Up - Residential Health Hazard on Steamboat Street

Hello again Jamestown Town Council, I wanted to follow up again as I have yet to hear back regarding this issue discussed a few weeks ago. I see that this topic has now been brought up by other North End residents related to the potential construction of a tower in the area. It seems there is concern of property devaluation and I am sure the issue of health effects will be brought up at some point.

I feel as though now would be a good time for the council to discuss my issue at a meeting and perhaps vote on a resolution or ordinance. I hope you would consider passing an ordinance to move any cellphone-related equipment, including pole-mounted repeaters, at least 100' from any residential structure due to RF and EMF radiation risk, and that utility companies such as Verizon need to notify the town when installing new equipment.

This would most likely only affect a handful of repeater nodes, one being on utility pole 109 outside my home. There are many concerned households in the area and I would be happy to organize a petition if necessary.

I look forward to hearing from you.

Best regards,  
Alexander Allen  
46 Steamboat Street  
401-787-6858

October 9, 2019

Town Council  
Town of Jamestown  
Town Hall, 93 Narragansett Ave.  
Jamestown, RI 02835

To the Town Council:

As concerned residents of Cedar Lane, we recently presented a request to the council to have Cedar Lane removed from the list of possible cellular tower sites. As the process is moving further along, we have become aware that some residents of the East Passage area are voicing their concerns that a tower is needed to service the North end of the island.

Any cellular tower site under consideration should be directed to accommodate the areas of the North end that need service. Sites such as the North pond reservoir, transfer station (and possibly private properties if landowners are willing to have a tower) would better service the homes that are requesting better signal strength.

According to previous materials distributed by the public works department, a tower should be within 1.63 miles distance from the home to receive good indoor signal strength. Anything between 1.63 and 2 miles would give outside service but would lack good inside service. There are many areas of the North end that a tower on Cedar Lane would not reach. This justifies the assertion that Cedar Lane should be removed from the list. The North pond site covers all of Jamestown shores, East Passage, West Reach and even areas to the south of 138. A North pond site will also supply many taxpayers a break on water and sewer rates according to Mr Nota's assertions.

With the above information and the following facts our council needs to consider the historical efforts put forth to maintain the island's character and integrity.

Cedar Lane is a part of the RI state RT 138 scenic corridor, it is an access road to 2 cemeteries that are on the state's Historic Register and it is on the boarder of the Historic Windmill District. In 2005 the Town Council rejected a cell tower site on Tasshtassuc Rd. (just south of 138) because it was not consistent with our island's Comprehensive Plan. In light of all of this, how can you justify leaving Cedar Lane on the list of potential sites?

Maintaining one of the most beautiful views in Rhode Island should be a priority for all of us. The view over the Jamestown Bridge from west to east is featured on travel sites, on TV, in destination brochures and magazines. We are so fortunate to return home to that view everyday. A cellular tower marring the beauty of such a collaborative effort by so many, will not only effect our town's residents, but all those who travel to/across our island for generations.

Whether a North end cell tower is decided upon or not, it is imperative that the town-owned Cedar Lane lot is preserved to maintain the scenic and historical integrity that is part of our comprehensive plan. I ask our council to remove Cedar Lane from the list of sites and to respect and be part of what others worked so hard to create, to maintain and protect.

OVER ↓

Sincerely,

Deb Barone  
Jane Murray  
Doug Brill

Rec'd  
9-11-19

*East Passage Estates Lot Owners' Association*  
JAMESTOWN, RHODE ISLAND

September 11, 2019

Town Council  
Town of Jamestown  
Town Hall, 93 Narragansett Ave.  
Jamestown, Rhode Island 02835

To the Town Council:

I read with dismay the front-page story in *The Jamestown Press* about the delay in progress to build a monopole to improve cell phone service in the north end. It was reported that the Council now wants a needs assessment.

Cell phones have rapidly moved from a "nice to have" to a critical technology. According to the Pew Research Center, 96% of Americans own a cell phone, up from just 35% in 2011. Twenty percent of Americans now rely exclusively on a cell phone and no longer have a land line.

Those who live in the village do have strong and reliable signals, thanks to cellular providers leasing transmitter space on the town owned water tower. This permits those in the village to take advantage of all the benefits of today's cell phone technology.

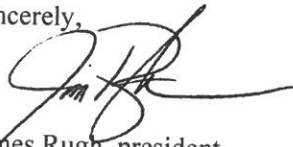
The East Passage Estates Lot Owners' Association includes 97 property owners on the north end. After hearing repeated complaints from our members regarding poor cell service, in 2017 we surveyed them. We found that residents received service from four service providers and regardless of the provider, they rated their cell phone reception as poor or very poor. Some said they were unable to get any signal inside their home. Even those that could get a signal said that workers at their property constantly complained about the poor cell service in this area of Jamestown.

Those few residents who said they had good cell phone service had purchased and installed a cell phone signal booster in order to get service equal to that enjoyed by those in the village.

Residents of East Passage Estates have followed closely the town's progress toward erecting a monopole cell tower at a location of the town's choosing. The two sites currently under consideration would improve cell phone coverage in our area and the income to the town from leasing space on the pole to multiple cell phone providers to install antennas would likely offset the minor cost of the pole.

On behalf of the residents of East Passage Estates, I respectfully submit that there is a critical need for strong, reliable cell phone coverage in the north end, similar to that much of the island now enjoys. I would urge you to continue moving the cell phone pole project forward.

Sincerely,



James Rugh, president  
East Passage Estates Lot Owners' Association

RECEIVED  
TOWN OF JAMESTOWN RI  
19 SEP 12 AM 10:42

Town council

Jamestown, RI 02835

September 12, 2019

This letter is regarding your recent vote to stop the building of a cell tower on the North end of Jamestown. A big mistake!

I live in East Passage Estate, where cell phone service is unreliable. Many people, now use their cell phone as primary communication service with no land line. Very important for emergency service.

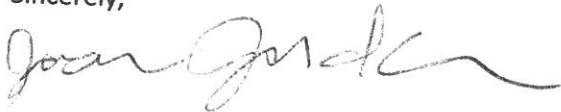
My children had cell phones long before I did. My daughter had to leave the house and go downtown to get a proper signal and not lose her contact. She also had to get a booster for her phone, to try and retain signal. All to no avail.

We have to walk to different parts of house, or go outside to improve signal. I use a wifi connection, in addition to my cell phone signal to try and retain connection.

There is no reliable place to go to retain a signal, except go downtown or off the island.

A cell tower at the North end of the island is a must!

Sincerely,



Joan Jordan

Rcd  
9-13-19

Sarah Baines  
59 Intrepid Lane  
Jamestown  
RI 02835

Sept 10<sup>th</sup> 2019

Jamestown Town Hall  
93 Narragansett Ave.  
Jamestown  
RI 02835

Dear Chairman Mike White, Mr. Bill Piva, Mr. Randy White, Ms. Mary Meagher and Ms. Nancy Beye.

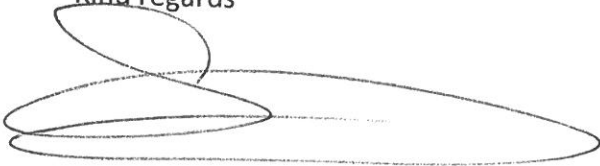
I am writing regarding the article in the Jamestown Press about cell phone service at the north end of the Island.

I live at the above address in East Passage Estates where I have no cell phone service with any provider. My immediate neighbors have the same problem with little or no service. I had always thought that this was a problem that only Verizon/ATT/Sprint/T-Mobile could solve by improving their towers and coverage. I have often received assurances that coverage was going to improve but nothing ever happened. I was delighted to learn that Jamestown could solve the situation by putting up a tower and leasing it to the wireless providers. I thought this had been decided and did not realize that it needed further discussion or research and unfortunately didn't realize there was a meeting to discuss it.

I do have sympathy for those whose property values would be effected by a cell phone tower placement, but my property is being devalued by the fact that my house has no Cell Service, which these days is as important as Electricity, Water or Sewage.

Experience has led me to be cynical about promises of better service or 5g being rolled out imminently in rural areas. I welcome your assessment of need in the North End and live in hope that I will soon enjoy the same cell phone coverage as those living in town enjoy.

Kind regards



Sarah Baines

RECEIVED  
TOWN OF JAMESTOWN, R.I.

19 SEP 16 AM 11:43

John Conroy  
10 Shamrock Court  
Jamestown, RI

September 11, 2019

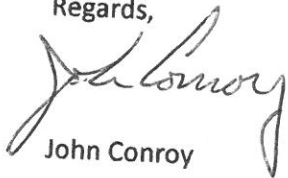
Dear Town Council Members,

I was disappointed to read last week's front-page Jamestown Press story about improving cell phone service as it relates to the Islands north end. As a former Jamestown EMT volunteer, I know through personal experience how precious time is in a critical event. North end residents need reliable access to emergency services. It is my understanding that none of you live on this end of the Island and share the frustrations of a spotty cell signal.

Residents on the north end also wait in long lines at the voting polls. Remind yourselves that your decisions have an impact on all of us. Please reconsider your position on whether or not to re-visit the subject.

Do not isolate a significant portion of the Island's population from a much-needed cell signal boost and the peace of mind knowing their call will be reliably connected in a potentially life saving event.

Regards,



John Conroy



37 Columbia Lane  
Jamestown RI 02835  
401 423 2987 (land line can't use cell phones in our home)

RECEIVED  
TOWN OF JAMESTOWN, R.I.  
19 SEP 16 PM 12:58

Town Council  
Town of Jamestown  
Jamestown RI 02835

September 14, 2019

SUBJECT: North End Cell Phone Tower

Dear Town Councilors,

I was very disappointed to read in the Jamestown Press that the Cell Tower for the North End of Jamestown has been deemed by your decision, to be unnecessary. As a resident of the North End, I disagree with your assessment. Even with a signal booster, we have intermittent cell phone signal making the use of a cell phone for phone call useless. As a result, we have to add the expense of having a landline.

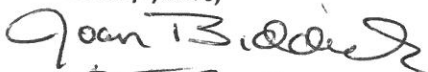

As most of the Town Council live within the village, you receive ample cell phone signal, so you don't suffer from the same inconvenience. You can send and receive cell phone calls in your homes without issue.

I would ask each of you to take one week and not send or receive a cell phone call and see if you find it inconvenient. Guests to our home can't believe that in this day and age we can't send or receive cell phone calls...

I would ask you to reinstate this discussion and allow a cell phone tower on the north end of the island that would provide the same type of service that you enjoy. We pay the same taxes you do and would hope to receive the same type of services.

Thank you for your consideration

Sincerely yours,

  
  
Joan and John Biddick

RECEIVED  
TOWN OF JAMESTOWN, R.I.

19 SEP 18 PM 4: 24

Jamie Enberg  
204 Intrepid Lane  
Jamestown, RI 02835  
401-560-4000  
zieglerje@hotmail.com

September 15, 2019

Jamestown Town Council  
93 Narragansett Ave  
Jamestown, RI 02835

To All Members,

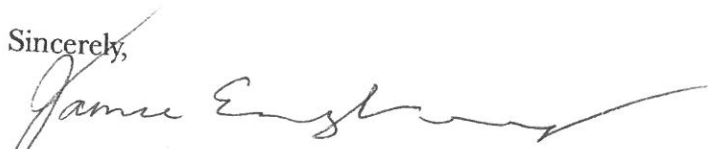
My family lives in East Passage. We adore the neighborhood and community. But no location is perfect. We do NOT have sufficient cell coverage. When my family and I are out walking or biking, we are unable to reach each other or accept phone calls & text messages. This has become a concern of mine as my children have grown old enough to walk or bike to friends houses on their own. They are NOT able to call me from their emergency cell phone if they have trouble along their route. Also, I fear that my husband (an avid road biker & jogger) will not be able to reach me should he have trouble while out on the north end of Conanicut Island. Finally, when we have company visit, they can NOT call and get in touch with us when they are getting close to our home, but have trouble locating it.

All of these fears and concerns seem silly to me at this day in age...I truly believe we should not have to worry about dropped calls and not having cell coverage when we are literally at or near our own homes.

A cell tower on the north end of Conanicut Island will certainly keep us all safer and alleviate these fears/concerns.

Thank you for your time and efforts to make Jamestown, RI such a wonderful place to live.

Sincerely,

  
Jamie Enberg

Jamestown Town Council

c/o Town Clerk

93 Narragansett Ave

Jamestown, RI 02835

Re: Cell phone service on Jamestown north-end

Dear Honorable Members of the Jamestown Town Council,

I feel compelled to urge the Town Council to revisit the actions that have been taken in an attempt to secure desperately needed improvements to the mobile cellular service currently in effect for the north end of our island.

I am a resident of the north end, and as a real estate broker, I rely very heavily on conducting business via cell phone. I also rely on my cell phone as emergency call device when walking for exercise.

I will attest to the fact that the current state of cellular phone service available to the entire north end of Jamestown is extremely dysfunctional. Missed calls, constant signal drift, inability to secure voice mail messages, inability to place and receive calls, are far too excessive occurrences.

What we need is fast and decisive action on the part of elected leaders to correct this problem. What we DO NOT NEED is a study or a needs assessment to determine that a major problem does exist.

Plain and simple: We need a cellular antenna now.

Respectfully submitted,

Robert Marcello

150 America Way, Jamestown, RI 02835



**Town of Jamestown**  
Finance Department  
Town Hall  
93 Narragansett Avenue  
Jamestown, Rhode Island 02835-1199  
401-423-9809 Fax 401-423-7229  
Email: ccollins@jamestownri.net

**Christina D. Collins**  
Finance Director

**MEMORANDUM TO: Honorable Town Council**

**FROM: Interim Town Administrator, Christina D. Collins** 

**DATE: 10/16/2019**

**SUBJECT: Town Administrator's Update**

**Jamestown Golf Course Clubhouse** – On October 16<sup>th</sup> bids were opened publicly for the Jamestown Club House project. Four bids were received:

<u>Company</u>	<u>Amount</u>
Pariseault Builders	\$3,690,700.00
Mill City Construction	\$4,041,000.00
Deslandes Construction	\$4,086,527.00
Sugrue Associates	\$5,163,220.00

Mike Gray and Burgin Lambert Architects will be setting up interviews with each Company in the next week to discuss and review the RFP. The Town will use a similar approach as with the Fire Station project.

**RIDEM 2020 Recreation Acquisition and Development Grant Program-**

The 2020 Recreation Grant round is now open. The application deadline is December 11, 2019. Lisa Bryer, Mike Gray and Andy Wade are assessing projects that may be eligible for this round and may make a recommendation at the next meeting for the Council to consider.

**Jamestown Philomenian Library** – The Town and the Trustees canceled the RFP that was posted. At this time we will continue to work with OLIS to ensure compliance with their regulations in order to obtain the most reimbursement as possible.

**CRMC Aquaculture Preliminary Determination Request Form-** The Town has received a preliminary determination application for a new oyster farm in the Dutch Island Harbor area. I understand that the application has been sent to Westwind Dr. residents. A meeting is scheduled with CRMC and Town Staff at the end of this month to review.