

TOWN COUNCIL MEETING
March 4, 2019

I. ROLL CALL

Town Council Members present:

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

Also in attendance:

Andrew E. Nota, Town Administrator
Christina D. Collins, Finance Director
Lisa W. Bryer, Town Planner
Edward A. Mello, Police Chief
Peter D. Ruggiero, Town Solicitor
Cheryl A. Fernstrom, Town Clerk

II. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Town Council President White called the regular meeting of the Jamestown Town Council to order at 6:36 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue, and led the Pledge of Allegiance.

A Moment of Silence was observed in memory of one of our Town Fathers, Joseph Tiexiera, former Fire Chief, Town Council member, and outstanding citizen of Jamestown, who passed away on Saturday. Flags will lowered to half-staff for the week in honor of Joe.

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

None.

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

- A) Presentation
 - 1) Quonset Development Corporation Report: Job Toll, Jamestown Board of Directors Representative

Job Toll gave an update and overview of the 3,212 acre Quonset Point Industrial Park and its operations, with 203 companies and over 11,000 employees. The Board meets the third Tuesday of each month at 5:00 p.m. and is made up of one member from Jamestown, one from East Greenwich, three from North Kingstown, five members appointed by the Governor, and the Director of the RI Commerce Corporation. 2018 construction activities, expansions, and new tenants were highlighted, with 25 parcels available for development.

The major project for 2019 is the Electric Boat expansion. As a deep-water port Quonset serves offshore wind projects. The Council thanked Mr. Toll for his informative report.

V. PUBLIC HEARINGS, LICENSES AND PERMITS

None.

VI. OPEN FORUM

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

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

- A) Town Administrator's Report: Andrew E. Nota

Town Administrator Nota reported on the following:

- 1) Submittal of FY 2020 Town Administrator's Budget

Town Administrator Nota referenced the FY 2020 Budget Binders distributed to Council members. This information will be posted on the Town website tomorrow. An overview of the contents of the Binders proceeded, noting the challenges faced in this year's budget process, beginning with an overall budget increase of 7.5% based on departmental requests. Discussion ensued of budget factors, including bonds and notes, equipment, and capital improvements, with an explanation of debt and budget cost drivers. Jamestown sustained strong growth in real estate values to over \$2.6 billion. The Town is currently under statistical revaluation and it is estimated the tax rate will drop from \$8.85 to \$8.00, based on the new assessments and budget revisions to date. More detail is contained in the Budget Binders and the proposed budget will be revised as the overall budget process continues. Budget Hearings begin the week of March 18th.

Council discussion ensued of the statistical revaluation increases that average approximately 16% and opportunity to meet with representatives of Vision Appraisal to review the new assessments, as noted on the assessment notices. Taxpayers who do not schedule an assessment hearing will have time to appeal assessments after the tax bills go out this fall. Property assessments are based on recent real estate sales and a statistical revaluation doesn't always result in a tax increase. Council members would like to review the criteria for assessments to better understand the process and information can be found on the Vision Appraisal website. The deadline for appeals is March 5th. If a taxpayer can't schedule a meeting it was suggested they write a letter to Vision outlining their concerns.

- 2) Golf Course Status Update

Town Administrator Nota reported on recent discussions with the Golf Course operator including a long-term lease, change in legal representation, and weather conditions that prohibited some of the key work planned for the off-season. Permitting with CRMC continues and should be completed soon. It was expected the lease agreement would be finalized in December and key factors in the negotiations include Greens condition and

rehabilitation. The current lease is under an extension agreement and it is hoped a new extended lease will be back before Council in the near future.

3) RI League of Cities and Towns 2019 Legislative Priorities
Town Administrator Nota highlighted the League's 2019 Legislative Priorities included in this meeting's packet.

VIII. UNFINISHED BUSINESS

- A) Establishment of a Charter Review Committee to review Jamestown Town Charter Sec. 218 Initiative and Referendum, Sec. 219 Initiative Procedure, and Sec. 220 Referendum Procedure and make recommendations to the Jamestown Town Council; continued from February 19, 2019; review, discussion and/or potential action and/or vote

- 1) Review and adoption of Committee Charge

President White referenced the advertisement for the three Citizen-at-Large members to serve on the Charter Review Committee advertised last week and this week. The Committee Charge references a specific time period for the limited Charge to review Sec. 218, Sec. 219 and Sec. 220. Discussion ensued of revising the Charge language to read for a "Term of three (3) months from the date of the first Charter Review Committee Meeting."

A motion was made by Vice President Meagher with second by Councilor White to approve the Committee Charge as amended. President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.

- B) Upcoming Meetings and Sessions – dates and times
- 1) Town Council Meeting Schedule: March 18th, April 1st & April 15th at 6:30 p.m.; review, discussion and/or potential action and/or vote
 - 2) Budget Work Sessions for FY 2019-2020: Capital Budget Hearing, March 19th; Town/School Committee Budget Hearing, March 21st; Operating Budget Hearings, March 25th & April 2nd; Budget Review Hearings, if needed, April 4th, April 8th & April 11th; review, discussion and/or potential action and/or vote

IX. NEW BUSINESS

- A) Church Community Housing request for Approval of Gap Construction Loan in the amount of \$510,000 for affordable housing units at 91 Carr Lane to fund the construction of three (3) single-family homes, to be repaid in full upon sale to income eligible families; review, discussion and/or potential action and/or vote
- 1) Extension of Purchase and Sales Agreement between the Town of Jamestown and Church Community Housing for the property located at 91 Carr Lane from March 31, 2019 to September 31, 2019; review, discussion and/or potential action and/or vote

Town Planner Lisa Bryer introduced Sean Saunders, new Deputy Director of Church Community Housing Corporation, and explained the request for the gap construction loan, the same procedure as followed with the Beach Avenue property. There is enough funding available and granting this request benefits CCHC as they would not have to seek a loan from a bank/lending institution.

Discussion. Councilor White asked about the request and Planner Bryer explained the lines of credit CCHC has with banks. The request was made as CCHC has three projects they are seeking funding for and if all projects were under construction at once they would exceed their line of credit. Discussion ensued of the current plans to develop three single-family homes at the Carr Lane property. This request would secure the loan so that the project can go forward as soon as possible. Council would like a timeline for this project, as the revolving fund will not be available for other projects as the money will be tied up until this project is completed and the units sold. Mr. Saunders noted the 91 Carr Lane property will become their primary focus.

A motion was made by Vice President Meagher with second by Councilor Piva to approve the Gap Construction Loan in the amount of \$510,000 for the construction of three single-family homes to be repaid in full upon the sale to income-eligible families, subject to legal counsel review, and hopes of creating some type of timeline.

Discussion. Council discussion ensued of the new construction as well as renovation of the existing home for three affordable rental units, which is not part of this project. Planner Bryer has more information if Council needs it.

Back to the vote on the motion. **President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.**

Planner Bryer explained the request for an extension of the Purchase and Sales Agreement, which she recommends.

A motion was made by Councilor White with second by Vice President Meagher to extend the Purchase and Sales Agreement from March 31, 2019 to March 31, 2020. President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.

- B) Proposed FY 2019-2020 Harbor Operating Budget, 2019 Harbor Rates and FY 2019-2020 Long Range Infrastructure Plan; review discussion and/or potential action and/or vote

Police Chief/Harbor Executive Director Mello explained the Harbor Budget as approved and recommended by the Harbor Commission, with no rate increases proposed for the 2019 season, and operating expenses of \$262,000. This is an Enterprise Fund that operates independently and requires Town Council approval. Discussion ensued of the Long Range Infrastructure Plan. Projects proposed include the Fort Getty Pier, West Ferry Bulkhead, and Fort Getty Repairs and will be addressed as funds become available.

A motion was made by Vice President Meagher with second by Councilor Beye to approve the Harbor Operating Budget, the Harbor Rates, and the Long Range Infrastructure Plan. President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.

X. ORDINANCES, APPOINTMENTS, VACANCIES AND EXPIRING TERMS

- A) Appointments, Vacancies, and Expiring Terms; review, discussion and/or potential action and/or vote on each listed appointment and/or vacancy
- 1) Jamestown Affordable Housing Committee (One vacancy with a three-year term ending date of May 31, 2021; duly advertised; no applicants
 - 2) Jamestown Fire Department Compensation Committee (One Citizen-at-Large vacancy with a three-year term ending date of May 31, 2021); duly advertised; no applicants
 - 3) Jamestown Juvenile Hearing Board (One Alternate Member vacancy with a two-year term ending date of December 31, 2020); duly advertised; no applicants
 - 4) Jamestown Tree Preservation and Protection Committee (Three vacancies with One unexpired three-year term ending date of December 31, 2019 and Two three-year term ending dates of December 31, 2021); duly advertised; interviews conducted
 - a) Letters of interest for appointment
 - i) Susan Gorelick
 - ii) Beth Herman
 - iii) Walter Bopp

A motion was made by Vice President Meagher with second by Councilor Piva to appoint Beth Herman for the term expiring in 2019 and Susan Gorelick and Walter Bopp for the three-year terms expiring in 2021. President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.

- 5) Jamestown Zoning Board of Review – Alternate Member (One vacancy with a one-year term ending date of December 31, 2019); duly advertised; interviews conducted
 - a) Letter of interest for appointment
 - i) James King
 - ii) Denise Cassisi Finkelman

A motion was made by Councilor Piva with second by Vice President Meagher to appoint James King to the Zoning Board Alternate Member.

Discussion. Council members reviewed the candidates, Mr. King's congeniality with the other Zoning Board members, the qualifications of the candidates, the outstanding skills of Ms. Cassisi Finkelman, and keeping her on the Council's radar for future opportunities.

Back to the vote on the motion. **President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.**

XI. CONSENT AGENDA

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

The Consent Agenda approved consists of the following:

- A) Adoption of Town Council Minutes
 - 1) February 19, 2019 (regular meeting)
- B) Minutes of Town Boards/Commissions/Committees
 - 1) Jamestown Zoning Board of Review (01-29-2019)
- C) Marine Vessel Beverage License – **Class G** – Renewal
 - 1) Conanicut Marine Services
dba: MV The Jamestown
Location: East Ferry Wharf
 - 2) Conanicut Marine Services, Inc.
dba: MV The Katherine
Location: East Ferry Wharf
- D) Trash Collector License Renewal Application
 - 1) Applicant: Waste Management of RI, Inc.
dba: Waste Management of RI
Address: 1610 Pontiac Avenue, Cranston, RI 02920
- E) One Day Event/Entertainment License Application
 - 1) Applicant: Conanicut Island Art Association
Event: CIAA 45th Annual Artist Member Show
Date: July 20th – July 28th
Location: Jamestown Recreation Center
- F) One Day Vendor/Peddler License application
 - 1) Applicant: Paco's Tacos Mobile Unit – Frank Mapes
Event: 2nd Annual St. Paddy's Day Splash
Date: March 17, 2019
Location: East Ferry

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

A motion was made by Vice President Meagher with second by Councilor Piva to receive the Communications and Petitions.

Discussion. Dennis Webster of Mount Hope Avenue, on behalf of the Taylor Point Restoration Association, invited the Council to visit Taylor Point for a tour sometime

during March. Council accepts the invitation for the week of March 18th, weather permitting.

Back to the vote on the motion. **President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.**

The Communications received consists of the following:

- A) Communications
 - 1) Email of Jamestown Conservation Commission re: erosion at the bluff on Potters Cove at Taylor Point
 - 2) Letter of Taylor Point Restoration Association with activities update and invitation to visit Taylor Point during the week of March 4th to tour improvements
 - 3) Letter of FEMA Branch Chief Patrick F. Sacbibit re: map revision to remove Coastal Barrier Resources System unit boundaries from the effective Flood Insurance Rate Maps
 - 4) Statewide Planning Council Transportation Advisory Committee public notice of State Transportation Program request for removal of Major Amendment #11
 - 5) Invitation of Newport Mayor Jamie Bova to be part of the 63rd Annual Saint Patrick's Day Parade on Saturday, March 16th

XIII. AGENDA ITEMS FOR THE NEXT MEETING AND FUTURE MEETINGS

- A) Paper streets in Jamestown and water access
- B) Road abandonment petition discussions (March/April)
- C) Amendments of Code of Ordinances to Article IV. Stopping, Standing and Parking for parking restrictions
- D) Town Council Goals and Objectives and Rules and Procedures (April/May)
- E) Library Rehabilitation Project/Funding Program Presentation (March 18)
- F) Proposed Water Resources Protection Committee Discussion (March)
- G) Review and Discussion of Conservation Easement on Shores Lots (March)

The following items were added to future agendas:

- Golf Course update for March 18th
- Rules and Procedures and Goals and Objectives for the first week in April
- Water Resource Protection Committee – Mr. Nota stated he has been in communication with URI and this is moving forward
- Amendments to the Code of Ordinances to Article IV. Stopping, Standing and Parking – this will be on a future agenda in April for presentation and vote to proceed to advertise for public hearing
- Amendments to the Harbor Ordinance – this will be on a future agenda for presentation and a vote to proceed to advertise for public hearing for amendment of the Conservation Zones for riparian rights

XIV. EXECUTIVE SESSION

- A) Pursuant to RIGL § 42-46-5(a) Subsection (2) Collective Bargaining (union contract negotiations); review, discussion and/or potential action and/or vote in executive session and/or open session
- B) Pursuant to RIGL § 42-46-5(a) Subsection (5) Real Estate (property in Town); review, discussion and/or potential action and/or vote in executive session and/or open session

A motion made by Vice President Meagher with second by Councilor Piva to enter into Executive Session at 7:43 p.m. pursuant to RIGL § 42-46-5(a) Subsection (2) and RIGL § 42-46-5(a) Subsection (5) to discuss Collective Bargaining and Real Estate.

Pursuant to RIGL § 42-46-5(a) Subsection (2) and RIGL § 42-46-5(a) Subsection (5) the following vote was taken to discuss Collective Bargaining and Real Estate: President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.

The Town Council reconvened the regular meeting at 8:44 p.m. President White announced that the Town Council took no action in Executive Session.

A motion was made by Vice President Meagher with second by Councilor Piva to seal the Minutes of the Executive Session. President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.

XV. ADJOURNMENT

A motion was made by Councilor Beye with second by Councilor White to adjourn. President White, Aye; Vice President Meagher, Aye; Councilor Beye, Aye; Councilor White, Aye; Councilor Piva, Aye.

The Jamestown Town Council adjourned the regular meeting at 8:45 p.m.

Attest:

Cheryl A. Fernstrom, CMC, Town Clerk

Copies to: Town Council
 Town Administrator
 Finance Director
 Town Solicitor