



TOWN COUNCIL MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Tuesday, January 2, 2024
6:30 P.M.

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

THIS MEETING WILL BE LIVE STREAMED: To view the meeting with no interaction:
<https://jamestownri.gov/how-do-i/watch-live-streamed-town-meetings>

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. The Town Council hopes 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:
<https://jamestownri.gov/town-government/town-council/town-council-meetings-minutes/2023-meetings-minutes>

- I. ROLL CALL**
- II. CALL TO ORDER, PLEDGE OF ALLEGIANCE**
- III. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS, RESOLUTIONS, AND PROCLAMATIONS**
 - A) Acknowledgements:
 - 1) Proclamation 2024-02, in honor of Lt. Lewis "Lew" W. Kitts.
 - 2) Jamestown Police Department formal swearing-in probationary officer Kevin Kidd.
- IV. TOWN COUNCIL SITTING AS THE BOARD OF WATER AND SEWER COMMISSIONERS**
 - A) Acknowledgements, Announcements, Presentations, Resolutions, And Proclamations:
 - 1) Review, Discussion, and/or Action and/or Vote: Resolution 2024-03 of the Water and Sewer Commission Relative to a Temporary Moratorium on Applications and Permitting for Water Service Extensions.

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

V. 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 prohibit 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.

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

VI. 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.

- A) No items at this time.

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

Please Note the Following Items are Status Reports and Matters of Interest to the Council and are for Informational Purposes unless Indicated Otherwise:

- A) Town Administrator's Report: Edward A. Mello
 - 1) Fort Wetherill Boat Owner's Association Rental Agreement request. (Consent Agenda)
 - 2) Short-Term Rental Application update.
 - 3) December 17, 2023 Storm Event Summary
 - 4) Mission Broadband Inc. Grant Project (Consent Agenda)

VIII. UNFINISHED BUSINESS

- A) No items at this time.

IX. NEW BUSINESS

- A) Review, Discussion, and/or Action and/or Vote: Review and/or Discussion of the Jamestown Conservation Commission (JCC) recommendations:
 - 1) At the request and recommendation of the Jamestown Conservation Commission to the Town Council, a formal dedication of the Public Right of Way(s) Oversight Responsibility to the Jamestown Conservation Commission.
 - 2) At the request of the Jamestown Conservation Commission permission to develop a Town-Wide Outreach Education Forum for Sustainability in Jamestown.

X. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

- A) Appointments, Vacancies, and Expiring Terms; Review, Discussion, and/or Action and/or Vote:
- 1) Jamestown Tree Warden, pursuant to RIGL§2-14-2: each city and town must appoint a licensed arborist to serve as a tree warden each year during their January Council meeting. Review, discussion, and/or potential action and/or vote:
 - a) Letter of interest for reappointment
 - i) Steve Saracino
 - 2) Beavertail State Park Advisory Committee, One (1) member vacancy; with a three-year term ending December 31, 2026, duly advertised in the December 14th and 21st editions of the Jamestown Press:
 - a) Interested Applicant(s):
 - i) Gordon Rapkin
 - Application received November 6, 2023
 - Interviewed on December 4, 2023
 - b) Request to Order to re-advertise the vacancy
 - 3) Elections Training and Advisory Ad hoc Committee, One (1) Jamestown Board of Canvassers Member; Four to Six (4-6) Jamestown Citizen-at-Large Members; and One (1) Jamestown Town Council Ex-Officio Member with a term not to exceed 6 months:
 - a) Interested Citizens-at-Large Applicants:
 - i) Daphne G. Meredith
 - Application received December 19, 2023
 - Interview to be scheduled
 - ii) Laura Goldstein
 - Application received December 26, 2023
 - Interview to be scheduled
 - iii) Linda Jamison
 - Application received December 28, 2023*
 - b) Interested Board of Canvasser Applicants:
 - i) Carol Nelson-Lee
 - Application received December 27, 2023
 - ii) Kenneth Newman
 - Email expressing interest received December 28, 2023*
 - c) Request to Order to re-advertise the vacancy(s)

**These applications were received after the December 27th advertised deadline.*

- 4) Juvenile Hearing Board, One (1) alternate member vacancy, with a two-year term ending December 31, 2025; duly advertised in the December 14th and 21st editions of the Jamestown Press:
- a) Interested Applicant(s):
- i) Nicole Fuoco
- Application received December 15, 2023
 - Interview to be scheduled
- 5) Library Board of Trustees, One (1) member vacancy, with a three-year term ending December 31, 2026, duly advertised in the December 14th and 21st editions of the Jamestown Press:
- a) Interested Applicant(s):
- i) Gordon Rapkin
- Application received November 6, 2023
 - Interview on December 4, 2023
- ii) Janet Schachtel Baker
- Application received December 4, 2023
 - Interview to be scheduled
- iii) Jean Burditt
- Application received December 22, 2023
 - Interview to be scheduled
- 6) Tick Task Force Ad hoc Committee, Five to Seven (5-7) member vacancy, for an unspecified term, duly advertised in the December 14th and 21st editions of the Jamestown Press:
- a) Interested Applicant(s):
- i) Taryn Breneman
- Application received December 22, 2023
 - Interview to be scheduled
- ii) Wayne C. Breneman
- Application received December 22, 2023
 - Interview to be scheduled
- b) Request to Order to re-advertise the vacancy(s)

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 the 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 Library Board of Trustees (December 13, 2022)
 - 2) Jamestown Library Board of Trustees, (January 10, 2023)
 - 3) Jamestown Library Board of Trustees, (February 14, 2023)
 - 4) Jamestown Library Board of Trustees, (March 14, 2023)
 - 5) Jamestown Library Board of Trustees, (April 4, 2023)
 - 6) Jamestown Library Board of Trustees, (May 2, 2023)
 - 7) Jamestown Library Board of Trustees, (June 13, 2023)
 - 8) Jamestown Library Board of Trustees, (August 8, 2023)
 - 9) Jamestown Library Board of Trustees, (September 12, 2023)
 - 10) Jamestown Library Board of Trustees, (October 17, 2023)
 - 11) Jamestown Library Board of Trustees, (November 16, 2023)
 - 12) Newport & Bristol County Convention and Visitor's Bureau and Subsidiary, Annual Comprehensive Financial Report, June 30, 2023

- B) At the recommendation of Town Administrator Mello approval of the lease agreement between the Fort Wetherill Boat Owner's Association and the Town of Jamestown for use of the town-owned building at Fort Wetherill to be used only for the construction of floating docks and storage of associated materials for the period of January 15 through June 30, 2024, in the amount of \$5000 or the exchange of in-kind construction services.

- C) At the request of Town Administrator Mello grant approval for the Town of Jamestown to partner with the Greater Newport Chamber of Commerce to consult with Mission Broadband Inc. on the grant-funded project to research and report on internet speeds and pricing models available to Jamestown residents and businesses.

- D) Ratification of the Administratively approved Short-Term Rental application for the period of January 1, 2024 through December 31, 2024:
 - 1) Jeffrey Gravdahl, STR-91, 28 Newport Street
 - 2) Marianne Kirby, STR-28, 83 Bay View Drive
 - 3) Lisa Musco, STR-50, 6 Knowles Court
 - 4) Reva & Bruce DiGennaro, STR-77, 49 Hamilton Avenue
 - 5) Charles Higgins, STR-86, 24 Pierce Avenue
 - 6) Marie Broadley, STR-75, 30 Seaview Avenue
 - 7) Ratsamy Keointhisone, STR-55, 33 Clinton Avenue
 - 8) Sarah Baines, STR-92, 59 Intrepid Lane

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 Received:

- 1) Copy of letter to: Town Council
- From: Dorianna Carella and Andrea Colognese
- Dated: December 20, 2023
- Re: Short-Term Rentals in ADUs.

XIII. 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 Clubhouse Library. Notice is also posted at the Jamestown Police Station and on the Internet at www.jamestownri.gov.

ALL NOTE: 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 rfagan@jamestownri.net not less than three (3) business days prior to the meeting.

Posted on the RI Secretary of State website on December 28, 2023.

Town of Jamestown



PROCLAMATION OF THE TOWN COUNCIL NO. 2024-02 “LT. LEWIS W. KITTS DAY”

WHEREAS, We, the Town Council of the Town of Jamestown, proclaim January 2, 2024 as Lt. Lewis W. Kitts Day, in celebration and honor of Lew Kitts, one of Jamestown’s shining lights and irrepressible spirits; a man who devoted his life to serving his community;

WHEREAS, Lew was a facet of this community, proudly serving on the Jamestown Fire Department spanning over four decades. Throughout his tenure, he actively engaged in various department projects, programs and Committees, embodying the spirit of service and leadership;

WHEREAS, in 1991 Lew started another chapter in his career and accepted the position as Superintendent of Buildings and Grounds for the Jamestown School Department. He dedicated 25 years to the role, and remarked in his 2016 retirement letter, “My mission, every day, has been to provide a safe, clean, comfortable learning environment that the children, teachers, and community of Jamestown can be proud of. I have always done my very best to be mindful of resources, and to conserve and save, to give the taxpayers the best value I could.”;

WHEREAS, as a member of the Jamestown Fire Department Lew held many important roles: he was an Engine 3 firefighter, served as Lieutenant of Engine 2 from 1994-2001, contributing valuable insights to the Board of Fire Wardens; and was a mentor to many, recognizing the importance of training the next generation of officers;

WHEREAS, his outstanding service earned him the “Responder of the Year” award 15 times in the past 19 years, a reflection of his selflessness and dedication to keeping the community safe;

WHEREAS, Lew’s hands-on approach to station maintenance and involvement in community events showcased his dedication. He was instrumental in organizing the Department’s annual Santa Claus ride around Town in December visiting all the residents, driving his antique Fire Engine with Santa; he spearheaded a program to raise funds and purchase all dress uniforms for all the JFD members; and he spent countless hours being the lead organizer for JFD’s participation in the Memorial Day Parade, the Newport St. Patrick’s Day Parade and countless other social events;

WHEREAS, Lew lead a life defined by determination, commitment and dedication;

NOW, THEREFORE, BE IT RESOLVED, With this proclamation, we honor the legacy of Lt. Lewis A. “Lew” Kitts. His generosity, love, and selflessness will live on in our Community.

By Order of the Jamestown Town Council,

Nancy A. Beye, President

IN WITNESS WHEREOF, I hereby attach my hand and the
Official seal of the Town of Jamestown this 2nd day of January 2024.

Roberta J. Fagan, Town Clerk



MEMORANDUM

From the desk of Chief James P. Campbell

DATE: DECEMBER 22, 2023

To: Town Clerk Roberta J. Fagan

FROM: Chief James P. Campbell

SUBJECT: Swearing In Ceremony January 2, 2024

Roberta,

I would like to have our newest patrol officer Kevin Kidd sworn in at the upcoming January 2nd Council meeting. Nancy Beye, Town Council President, has kindly agreed to conduct the Oath of Office for Kevin.

Sincerely,

A handwritten signature in blue ink, appearing to read "James P. Campbell", is written over a light blue circular stamp.

James P. Campbell
Chief of Police

**A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM
ON APPLICATIONS AND PERMITTING FOR WATER SERVICE
EXTENSIONS**

The Commissioners of the Town of Jamestown Water and Sewer Commission hereby resolve and ordain as follows:

WHEREAS by special act the Rhode Island General Assembly authorized the creation of the Jamestown Board of Water Commissioners (the "Board") [Chapter 273 PL 1968] which authorized the Board to purchase the assets of the Jamestown Water Company and thereafter may "construct, operate, maintain, extend and improve a water works system for the town and to provide an adequate supply of water for the town or any part thereof." (emphasis added); and

WHEREAS by subsequent special act of the Rhode Island General Assembly provided for in relevant part to amend Chapter 273 of the Public Laws of 1968 to provide for the establishment of a water and sewer commission for the Town of Jamestown (the "Commission") [Chapter 233 PL 1973], adding a provision that the Town may "plan, construct, operate, maintain, extend and improve a sewage disposal system for the town or any part or parts thereof." (emphasis added); and

WHEREAS the Commission has thereafter adopted service area plans and regulations governing the provision of water and sewer services to areas less than the entire Town; and

WHEREAS by general act of the Rhode Island General Assembly in 2022 amendments were made to Chapter 15 of Title 46 [Chapter 66 PL 2022] (the "Amendments") which purportedly conflicted with the prior special acts of the General Assembly which authorized the Town of Jamestown to limit its water service area to less than the entire Town; and

WHEREAS after the passage of the Amendments the Commission received an application for a water service extension outside of the existing defined and limited urban water service area which led to protracted and expensive litigation without any resolution of the purported conflict between the special acts and the general laws regarding the obligation of the Commission to provide public water outside of their defined and limited service area; and

WHEREAS to define and resolve the conflicts between the special acts and general laws concerning the obligation of the Commission to provide water outside of their service area, the Commission hired consultants to prepare a new water service plan in conformance with the pertinent requirements of Chapter 15 of Title 46 of the General Laws and to submit conforming rules and regulations to implement the new water service plan; and

WHEREAS the Commission approved and adopted a Resolution Relative to Request Amendments to Chapter 15 of Title 46 of the General Laws, in part, to remove and eliminate any conflict between the authority of the Commission to supply water to only part of the Town and be protected from unsustainable service demands on their limited-capacity water supply and system; and

WHEREAS during the pendency of the drafting and adoption of the new water service plan, rules and regulations implementing the water service plan, and the possible amendments to the general laws to remove any actual or purported conflict regarding the Commission's obligation to provide water service outside of the current water district, the Commissioners find and require a pause and temporary moratorium on any water service extensions outside of the current Urban Water District boundaries to preserve and protect the limited water supply for its existing users and prevent any negative impacts on the health, safety and welfare of the water system's existing users.

NOW THEREFORE BE IT RESOLVED that the Commissioners of the Town of Jamestown Water and Sewer Commission hereby declare the imposition of a temporary moratorium on any application, processing, or approval of any new application for water service extension outside of the current Urban Water District boundaries (See Exhibit 1 attached hereto and incorporated by reference herein for the current service limits of the Jamestown water system).

1. This temporary moratorium is to remain in effect for six (6) months from the date of passage by the Commission or upon the passage of an ordinance, rule or regulation by the Commission permitting new water service extension applications outside of the Urban Water District, whichever comes first, or unless affirmative action is taken by the Commission to extend the moratorium period for just cause.
2. The Town Administrator is hereby requested to review the existing water service plan and rules and regulations concerning water service areas and provide any recommended actions to the Commissioners for their consideration to address regulating the water service area, applications for water service, design standards, location considerations and regulatory standards which should include provisions regarding the appropriate supply service limits and regulatory permitting procedures.
3. All appropriate town officials and employees are hereby instructed not to accept any new applications for review or approval for water service extensions outside of the Urban Water District for the length of this moratorium.
4. Any application(s) for permitting of water service extension extensions outside of the Urban Water District presently filed with the Town shall not be affected by this moratorium if such application(s) complies with the provisions of such service extension submission filing in effect prior to the adoption of this moratorium.

This resolution shall take effect immediately upon passage.

Attested To By:

Adopted By Water and Sewer Commission
On:

Roberta Fagan, Town Clerk

DRAFT

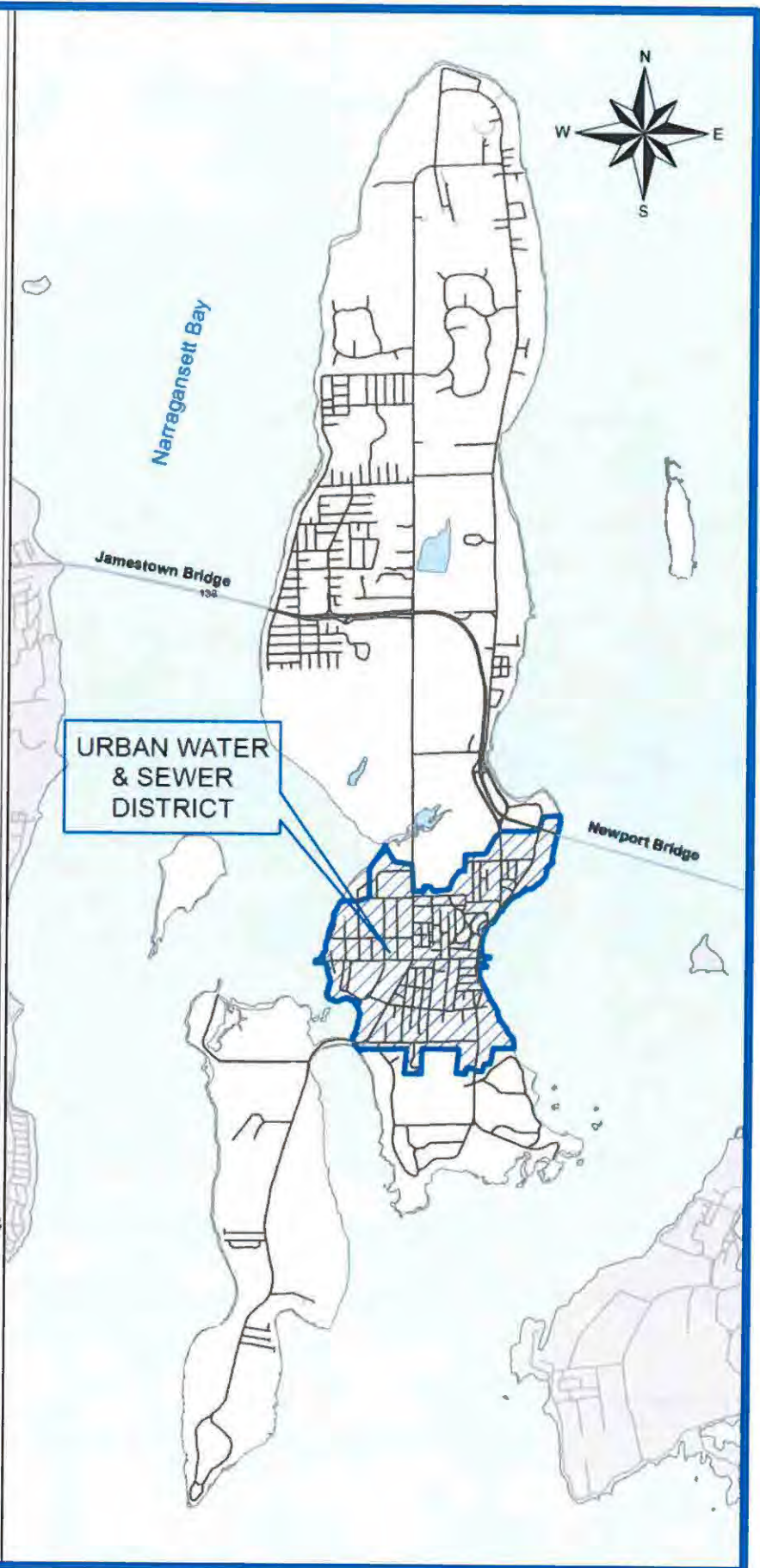
TOWN OF JAMESTOWN

RHODE ISLAND

URBAN WATER & SEWER DISTRICT



JAMESTOWN GIS DEPARTMENT
DECEMBER 2019



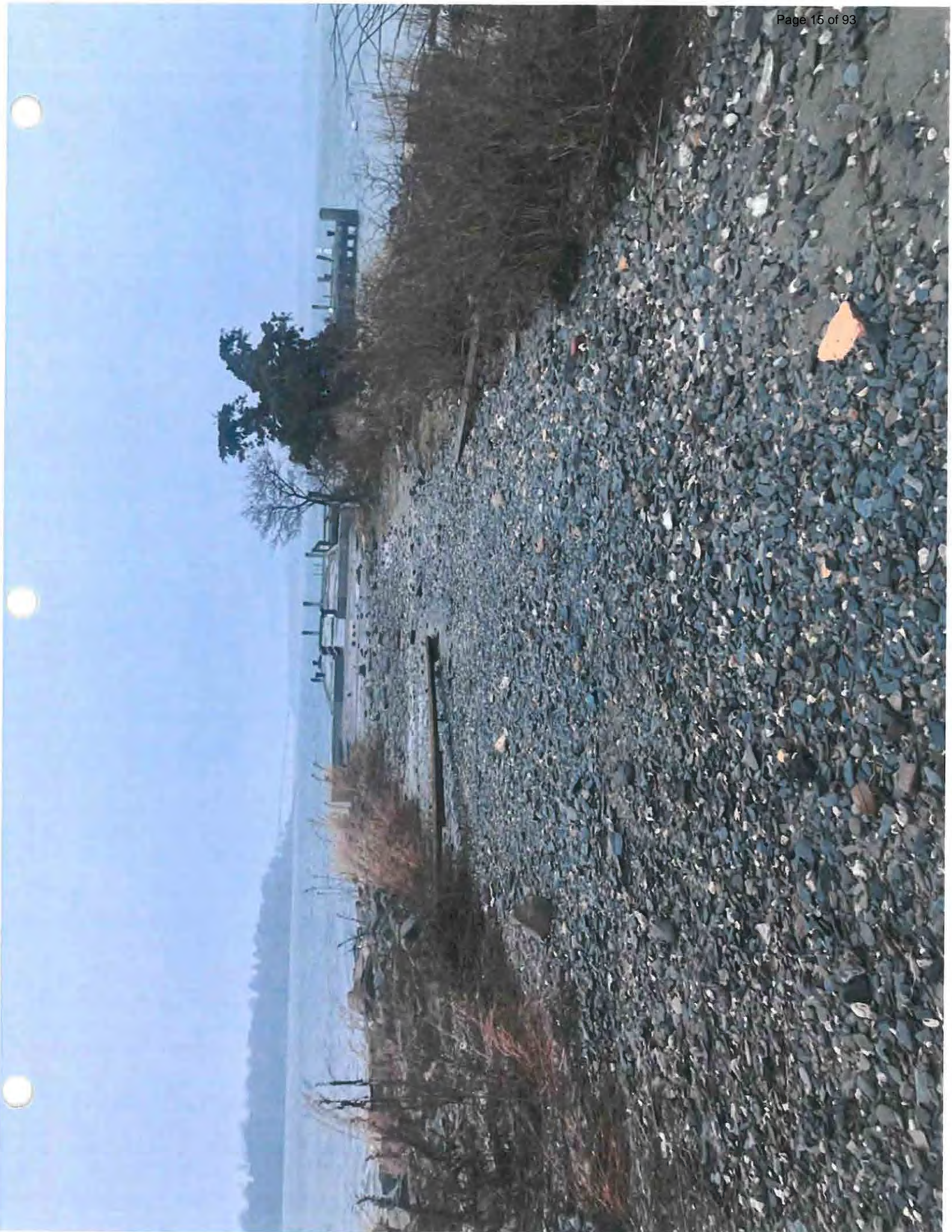
Fort Getty Pier



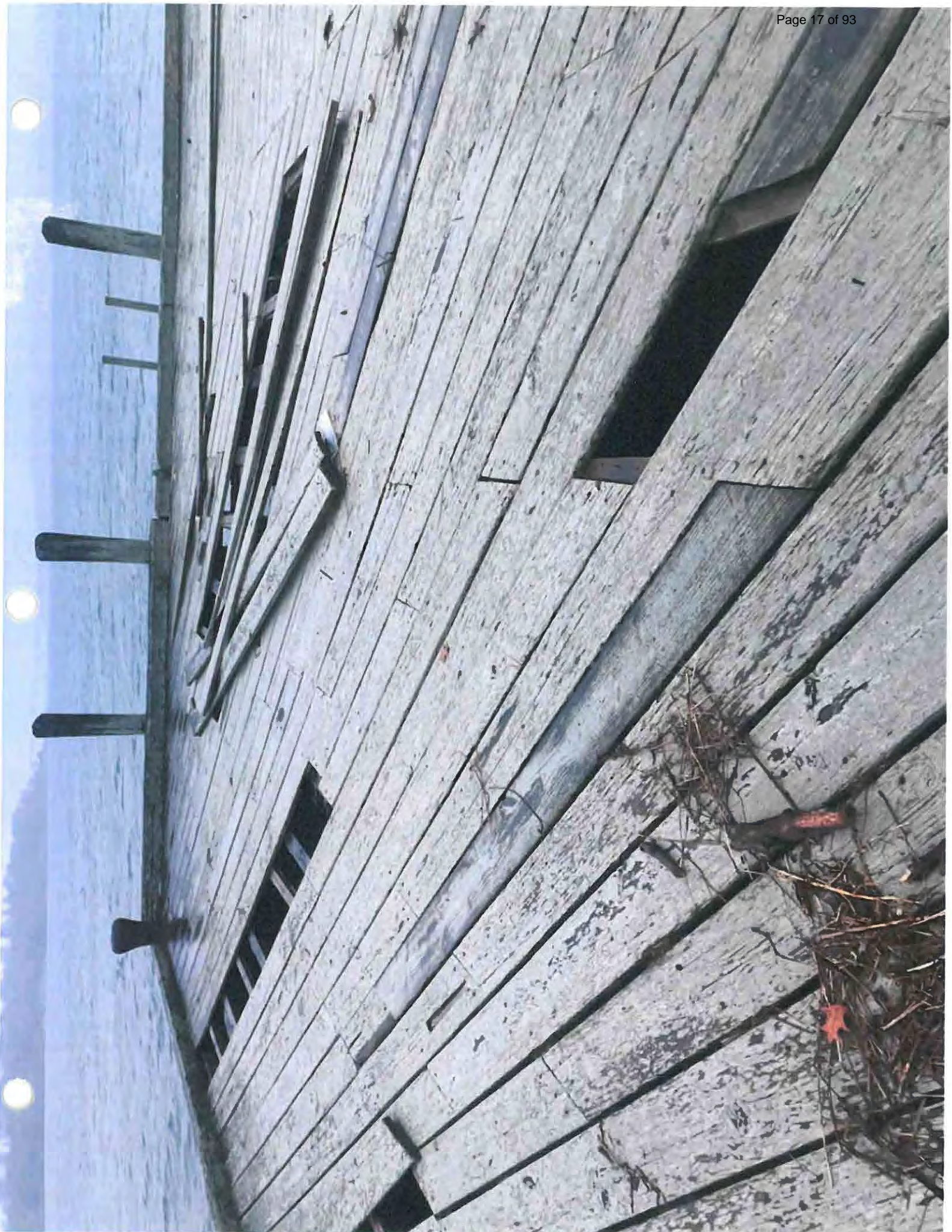
Fort Getty stringer decay – top 2" of stringers













JAMESTOWN CONSERVATION COMMISSION

To: Honorable Town Council, Ed Mello

From: Jamestown Conservation Commission

Date: December 13th, 2023

Subject: Oversight Responsibility for Public Right of Ways

The Jamestown Conservation Commission is currently working on an update to the 2013 report of the Jamestown Public Rights of Ways (ROWs) and expects to have the report completed in early 2024.

As part of the process of gathering information for the update, it has become clear that there seems to be a lack of clarity when it comes to which commission or group has oversight responsibility for the town's ROWs. The Harbor Commission, Conservation Commission, and the citizens group Friends of Jamestown ROWs all have interest in maintaining and preserving our public ROWs, however no one group is responsible for providing leadership to oversee the ROWs across the island.

Given this lack of clarity, the Conservation Commission would respectfully like to request that the Town Council grant the authority to the Conservation Commission to take on a leadership role overseeing Jamestown's ROWs. In its leadership role, the Conservation Commission would look to be responsible for providing updates to the Town Council as to the status of any current or potential ROW's and work with all interested groups in maintaining and preserving Jamestown's Public ROWs.

Respectfully
Robert Laman
Jamestown Conservation Commission



JAMESTOWN CONSERVATION COMMISSION

To: Jamestown Town Council, Town Administrator, Ed Mello, Town Planner, Lisa Bryer

From: Jamestown Conservation Commission (JCC)

Date: December 14, 2023

Re: Town-wide Outreach Education Forum for Sustainability in Jamestown

Jamestown Conservation Committee (JCC) members are seeking your support for our endeavor to establish a town-wide outreach education platform for sustainability in Jamestown.

In addition to JCC's concentration on sustainability through an environmental conservation lens, this endeavor aims to holistically foster sustainability that intersects and encompasses environmental, social, and economic domains by underscoring interconnectedness and interdependence of various facets of our daily decisions. We would like to see this endeavor seed collective paradigm shifts from individual to collective levels in Jamestown by making connections between such daily choices and impact of their consequences on all sustainability fronts.

On behalf of JCC, our fellow JCC member, Susan Shim Gorelick, reached out to various Jamestown community organizations and schools as a preliminary needs assessment. Enthusiastically supportive responses and positive feedback from the assessment encouraged us to reach out to the town council to propose launching this initiative with the town council's support and authorization in taking further steps as detailed below:

1. Complete the needs assessment while continuously compiling a comprehensive inventory of "who is doing what" within the sustainability realm within Jamestown
2. Revitalize and update the existing *Sustainable Jamestown* website, created by Lisa Bryer as the online go-to resource forum for sustainability and a gateway for dynamic collaboration and communication between Jamestown community members and the Town of Jamestown
3. Designate a sustainability outreach educator coordinator to:
 - a. Update and maintain the *Sustainable Jamestown* website
 - b. Coordinate the town-wide outreaching education that cultivates continual learning
 - c. Communicate with systemic resource sharing and information dissemination for collective and coordinated efforts
 - d. Research and explore funding opportunities for sustainability and coastal resiliency

Upon town council's approval, Susan Shim Gorelick is to apply for various grants to finance these steps. One upcoming grant particularly pertinent to this endeavor is the EPA's Climate Change Community Engagement due this Friday, December 15, 2023 <https://climatechange.ri.gov/act-climate/2025-climate-update> Susan's

non-profit Coalition Center for Environmental Sustainability (CC4ES, www.cc4es.org) is a 501 (c)(3), a requirement for many funding opportunities, which enables CC4ES to apply on behalf of JCC, thus the Town of Jamestown

CC4ES' *Rhody Grows Hope*, a container gardening program that repurposed recyclables as containers to grow food has been implemented in Jamestown since 2022. CC4ES' *Rhody Greeners* are community scientists for sustainability, born of skills training programs (Please see the second link below). Its outreach education component to raise awareness and cultivate sustainable lifestyle practices inspired us to propose this endeavor – an island-wide outreach forum for sustainability.

Susan Shim Gorelick, CC4ES founder and executive director, coined the term *Rhody Greeners* from "Rhody" for Rhode Island, and "Greeners", a contraction of 'green' for sustainability and 'eers' from engineers, and developed curricula for all three tiers of *Rhody Greeners* (as explained in the slides below). We would like to replicate this program's success from the urban setting of Providence and Pawtucket in Jamestown, customizing it to Jamestown's unique needs and environmental, social, and economic landscapes.

(1) Y4US (Youths for Urban Sustainability) *Rhody Greeners Summer 2023 program at JSEC H.S.*

https://drive.google.com/file/d/1GhFJpT_KXOCYKnWWfTLpeaQTij3kPt0/view?usp=drive_link

(2) General description of *Rhody Grows Hope* with *Rhody Greeners* at Gardens of Second Chances

https://drive.google.com/file/d/1f8smLR0FpwmVtu8kjSDcCklGsj-75cl/view?usp=drive_link

Conservation and protection of natural trails, rights of way, bike paths, coastal climate resilience, aquaculture, organic farming, composting, recycling, and water conservation and more are all interrelated and support sustainability. These important issues call for an island-wide "clearinghouse" platform to engage us in sustainable actions and keep everyone continually informed, cultivating community social norm shifts with continual learning. People are political and paradigm shifts always start by individual actions and become collective organically, which is feasible by creating a platform that brings out the commonality among us beyond our political, socioeconomic, and cultural differences.

We thank you in advance for your time and consideration.

If you have any questions or would like to continue this discussion, please let us know

Sincerely,

Jamestown Conservation Commission

December 4, 2023

Roberta Fagan
93 Narragansett Avenue
Jamestown RI, 02835

RECEIVED
DEC 05 2023 01:57
Roberta J. Fagan
TOWN OF JAMESTOWN

RE: TREE WARDEN REAPPOINTMENT

Dear Roberta,

At this time, I would like to respectfully request to be reappointed as Tree Warden for the Town of Jamestown, Rhode Island for 2024. For the past 17 years I have enjoyed my duties and responsibilities as Tree Warden, and look forward to having the opportunity to continue.

The health and sustainability of Jamestown's Tree's are very important to its community, and having future opportunities to continue to improve Jamestown's Tree Management Program is extremely important and rewarding to me.

Working with the Tree Preservation and Protection Committee, and Jamestown's Department of Public Works on a yearly basis, has assisted me in continuing to identify and complete important projects that have benefited the Town of Jamestown and its residents.

During my time in the position, we have also been consistently successful in receiving grant assistance that have helped fund many of our completed projects to date, and continue to be recognized as a Tree City USA Community.

New projects identified for 2024 and the continuation and completion of others from 2023 are the following:

- 1) Design and implementation of new plantings along areas of the Bike Path and Reservoir.
- 2) Continuation of upgrades with our Town Tree Nursery.

- 3) Town-wide tree planting projects and relevant tree management educational seminars/lectures for community members to participate in.

In closing, I would like to thank the Town Administrator, Town Council, Director of Public Works, and other Town employees who have assisted and supported me in this position over the years.

I enthusiastically look forward to being reappointed as Jamestown's Tree Warden and continue to meet the Town of Jamestown's high expectations.

Sincerely,



Steven Saracino

Tree Warden

Jamestown, RI 02835

For insertion on December 14 and 21, 2023

**Attention Jamestown Residents
Committee Volunteers Needed**

There are openings on the following Committees:

Committee Name	# of openings	Term Ending Date
Beavertail State Park Advisory Committee	1	12/31/2026
Juvenile Hearing Board Alternate	1	12/31/2025
Library Board of Trustees	1	12/31/2026
Tick Task Force	5-7	Unspecified Term
Elections Training and Advisory Ad hoc Committee	4-6	6 months

The Director of DEM shall consult with the Advisory Committee not less frequently than twice annually regarding the development, use, and operation of Beavertail State Park, and in any event shall consult with the Advisory Committee before making any policy or development decisions with respect to such Park.

To develop an education plan and a plan of action to address the increase in Lyme disease and other tick-borne disease cases, with a focus on the importance of public awareness, personal protection, and environmental measures.

To develop an action plan for developing and advising on election-related policies, procedures, and training programs to guarantee the integrity of the electoral process.

Those members currently in an expiring term wishing to be reappointed should notify the Town Clerk. Any resident who is a qualified elector in the Town of Jamestown and is interested in serving should contact the Town Clerk by submitting an application and resume. Applications can be found on the internet at www.jamestownri.gov or at the Jamestown Library, 245 Conanicus Avenue and the Town Clerk's Office at 93 Narragansett Avenue. Persons who have submitted letters in the past are encouraged to do so again. **Please forward all applications to the Town Clerk prior to December 27, 2023.**

Jamestown Philomenian Library
Board of Trustees Meeting Minutes
Tuesday, December 13, 2022

- A. Call to Order:
- a. This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:02 pm by Eugene Mihaly. In attendance were: Chair Eugene Mihaly, Trustees Paul Housberg, Peter Carson, Bob Flath, Devi Ross, Chris Walsh, Marla Romash, Councilor Mary Meagher and Library Director Lisa Sheley
- B. Report of the Chair:
- a. Gene Mihaly reported on the progress of the Library renovation project. He noted that Electricians had been on site removing the old fixtures and making the site safe for demolition which is due to begin next week. Discussions with the Contractor (Buhrman) had indicated that there might be delays in concrete work due to the cold weather.
- C. Executive Session 1.
- a. A motion to convene in Executive Session pursuant to RIGL 42-46-5 (a) (2): Pending or Potential Litigation in order to report, update and discuss developments regarding NIT artifacts inventory and transfer was made by Peter Carson, seconded by Bob Flath. Motion passed unanimously
 - b. Councilor Meagher departed the meeting at this time.
 - c. A motion to exit Executive Session was made by Chris Walsh, seconded by Devi Ross. Motion passed unanimously
 - d. A motion to seal the minutes of the Executive Session was made by Bob Flath, seconded by Paul Housberg. Motion passed unanimously
 - e. No vote was taken during this Executive Session
- D. Executive Session 2.
- a. A motion to convene in Executive Session pursuant to RIGL 42-46-5 (a) (1): Personnel in order to review, discuss, and possibly vote on Director's Performance Review and Compensation was made by Peter Carson, seconded by Bob Flath. Motion passed unanimously
Director Lisa Sheley departed the meeting at this time.
 - b. A motion to exit Executive Session was made by Paul Housberg seconded by Chris Walsh. Motion passed unanimously
 - c. A motion to seal the minutes of the Executive Session was made by Bob Flath, seconded by Paul Housberg. Motion passed unanimously.
 - d. No vote was taken during this Executive Session
 - e. Director Sheley was invited to return.
- E. Director's Report:
- a. The Director's Report was reviewed and accepted.
 - b. Chairman Mihaly noted that the Board was very pleased with the Director's performance.
- F. Consent Agenda:
1. Approval of Minutes: 11/1/2022.
 2. Approval of Financial Reports
 - a. Library Board of Trustees
 - b. Jamestown Philomenian Library
 - c. Treasurer's report
 3. Progress and Service Report of the Director
 - a. Consent agenda was accepted.
 - b. Motion to accept by Devi Ross, Seconded by Chris Walsh.
Motion approved unanimously

G. Public Input
No Public Input

Next Scheduled Meeting being January 10th 2023 at 5:00 PM at the Jamestown
Town Hall meeting room Motion to adjourn by Paul Housberg and Seconded by
Peter Carson Ross. Motion approved unanimously.

H. Meeting was adjourned at 6:30 p.m.

Respectfully submitted, Bob Flath

Jamestown Philomenian Library
Board of Trustees Meeting Minutes
Tuesday, January 10, 2023

A. Call to Order:

- a. This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:00 pm by Chairman Eugene Mihaly.
In attendance were: Chair Eugene Mihaly, Trustees Ted Baldwin, Antonia Baum, Bob Flath, Devi Ross, Chris Walsh, Councilor Mary Meagher and Library Director Lisa Sheley.
Marla Romash was absent.

B. Report of the Chair:

- a. Gene Mihaly asked Chris Walsh to present the slate of Officers for the 2023 calendar year. The following is the slate presented;
Gene Mihaly Chair
Chris Walsh Vice Chair
Ted Baldwin Treasurer
Bob Flath Secretary
Gene Mihaly asked for a motion to accept the slate of Officers as presented.
Bob Flath made the motion to accept the slate as presented. Motion was seconded by Devi Ross. All trustees present voted to approve.
- b. Gene discussed further Ted Baldwin's role as Director of the JPL Foundation and Peter Carson as Co-Chair.
- c. Gene gave a short overview of how the renovation project was going and then discussed the need for a Design Committee. A motion to create a Design Committee was made by Devi Ross, and Seconded by Ted Baldwin. All trustees present voted to approve.
- d. Devi Ross volunteered to work on the Committee, other volunteers with this type of experience would be enlisted.

C. Director's Report:

- a. The Director's Report was reviewed and accepted as submitted.

D. Consent Agenda:

1. Approval of Minutes: 12/13/2022.

2. Approval of Financial Reports

- a. Library Board of Trustees
b. Jamestown Philomenian Library
c. Treasurer's report

Ted Baldwin discussed some changes to the formatting and information he felt would be valuable if included in the reports.

Motion to accept the Consent Agenda by Devi Ross, Seconded by Chris Walsh.
All trustees present voted to approve.

E. Public Input

No Public Input

Next Scheduled Meeting will be February 14th 2023 at 5:00 PM at the Jamestown Town Hall meeting room.

Motion to adjourn by Ted Baldwin and Seconded by Chris Walsh.

Motion approved unanimously.

F. Meeting was adjourned at 5:58 p.m.

Respectfully submitted, Bob Flath

Jamestown Philomenian Library Board
of Trustees Meeting Minutes Tuesday,
February 14, 2023

A. Call to Order:

- a. This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:00 pm by Chairman Eugene Mihaly in the Town Hall Meeting Room.

In attendance were:

Chair Eugene Milhaly,

Trustees Bob Flath, Devi Ross, Chris Walsh, Marla Romash

Councilor Mary Meagher

Library Director Lisa Sheley.

Ted Baldwin and Antonia Baum were absent.

- B. A Motion was made by Secretary Bob Flath to open the Executive Session minutes from the December 13th, 2022 meeting to the public. The motion was discussed and it was determined that the item under discussion in the Executive Session had not been resolved and that the minutes should remain closed until resolution.

Devi Ross made a motion to rescind the original motion, seconded by Marla Romash and unanimously approved by all present.

C. Report of the Chair:

- a. Gene started an overview of the renovation project and then asked Lisa Sheley to take over as Lisa had been attending the Construction Meetings. Lisa reviewed the current status of the project as detailed in the Director's Report and expanded on subjects questioned by the Trustees.
- b. The Trustees asked about who approves Change Orders and what the timeframe for long lead time items was.
- c. The Design Committee was reported to be working in colors and textures and that a number of samples had been attained and were under review.
- d. The Chair requested approval of payment to EW Burman in the amount of \$204,709.00 for Construction Services and to Chris Fabiszak for \$2,700.00 for Construction Oversight. A Motion was made by Marla Romash and Seconded by Chris Walsh. Approved unanimously by all present.

D. Director's Report:

- a. The Director's Report was reviewed and accepted as submitted.

E. Consent Agenda:

1. Approval of Meeting Minutes: 01/10/2023.

2. Approval of Financial Reports ** Treasurers Report was unavailable at this meeting

a. Library Board of Trustees

b. Jamestown Philomenian Library

c. Treasurer's report

Gene Mihaly explained that Ted Baldwin was working on gaining a thorough understanding Foundation and Library accounts and would report on them when available.

Motion to accept the Consent Agenda was made by Chris Walsh, Seconded by Chris Walsh.

Approved unanimously by all present.

F. Public Input

No Public Input

Next Scheduled Meeting will be March 14th 2023 at 5:00 PM at the Jamestown Town Hall meeting room.

Motion to adjourn by Bob Flath and Seconded by Chris Walsh.

Approved unanimously by all present.
G. Meeting was adjourned at 5:59 p.m.

Respectfully submitted, Bob Flath

**JAMESTOWN PHILOMENIAN LIBRARY
BOARD OF TRUSTEES MEETING MINUTES
Tuesday, March 14, 2023**

Call to Order:

This meeting of the Jamestown Philomenian Library Trustees was called to order at 5p by Chairman Eugene Mihaly. Also in attendance were Ted Baldwin, Marla Romash, Devi Ross, Chris Walsh, and Library Director Lisa Sheley.

Report of the Chair: Gene Mihaly reported

- Toni Baum is resigning from the Board. The Town Clerk has been informed. The Town Council will be informed next week.
- Construction and renovation project is proceeding extremely well.
 - Lisa Sheley, Gene Mihaly, and Mike Gray meet every two weeks with Construction Manager Chris Fabiszak, Jack Evans representing the architects, Jack Wright from Burman, and Job Superintendent Dan.
 - Construction bills for work in progress will be paid as authorized by prior Board vote.
 - The Board will visit the construction site at 26 North Road at 3:30p on Tuesday, March 21st.
 - Chris Walsh offers motion that the Board accept the offer from the Town of Jamestown to use unspent library funds, if appropriate, to cover expenses incurred in relation to the Narragansett Tribe. Marla Romash seconded the motion. The Board voted unanimously in favor of the motion.

Director's Report: Lisa Sheley reported

- Ongoing concerns about staff parking at the Clubhouse. Staff are parking across the street at the Police Station. For some staff with less mobility, it is a dangerous crossing. There is discussion of parking options, including staff parking in handicapped spots at the clubhouse. Lisa Sheley to pursue with operator of golf course.
- Board members have been emailed revised JPL Policy Manual for their review and comment.
- Discussion of consideration of a "Library of Things" at the Jamestown Philomenian Library.
- Discussion and praise for recent program with URI Professor on originalism.
- Design committee meeting on renovation issues, asking for additional options on flooring for Sidney Wright Room.

Consent Agenda:

- No treasurer's report because bank statements had not yet arrived
- Marla Romash offers. Motion to approve the consent agenda. Walsh seconds the motion. The Board voted unanimously in favor of the motion.

Public Input

- There was no public input.

The Board will conduct its next monthly meeting at 5p Tuesday, April 4, 2023, at Jamestown Town Hall.
Date of next meeting and adjournment

Marla Romash offered a motion to adjourn at 6:30p. Ted Baldwin seconded that motion. The Board voted unanimously in favor of the motion to adjourn.

Respectfully submitted, Marla Romash.

**JAMESTOWN PHILOMENIAN LIBRARY
BOARD OF TRUSTEES MEETING MINUTES
Tuesday, April 4, 2023**

Call to Order:

This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:07 PM by Chairman Eugene Mihaly.

In attendance were Ted Baldwin, Marla Romash, Devi Ross, Bob Flath, and Library Director Lisa Sheley.

Report of the Chair: Gene Mihaly reported

-Toni Baum is resigned from the Board. Posting for the vacancy will be in the Jamestown Press this week. He asked Board Members for possible volunteers for the vacancy.

-Construction and renovation project is proceeding. Trustees had an opportunity to walk through the site on the 21st of March.

One concern raised is with the Energy Recovery Unit a component of the HVAC system to be located in the basement. The delivery of the unit is very delayed with receipt expected in the November timeframe. Due to the size of the unit it must be lowered through a hole in the floor where the offices are located. This means the flooring and baseboard in this area cannot be completed, as well as other finishes which impacts the scheduled completion date.

Questions posed by Trustees;

Is there a financial implication to this delay? Is there a alternate unit that can be sourced? The Chair will investigate and report back to the Board.

Another issue raised was the delay in getting samples for "Luxury Vinyl" flooring.

-The Town of Jamestown Administration has taken over all interactions with the Narragansett Tribe after the tribe was paid for the outstanding invoice. This includes any new excavations, and the disposition of artifacts currently in storage.

Director's Report: Lisa Sheley reported

The Director attended the second session of Legal Issues for Libraries and was able to include some of what was learned in the revised JPL Policy Manual. The Board discussed the issues facing the Library including inclusion of materials in the Library and the rental of meeting facilities.

-Still ongoing concerns about staff parking at the Clubhouse. Some Staff are parking across the street at the Police Station.

-Discussion of the "Library of Things" at the Jamestown Philomenian Library and what sort of items are appropriate and what some of the differing items requested were.

-Training for the new Online Public Access Catalog (OPAC) is scheduled for April 24th with all full time staff participating. Part time Staff will receive video based training.

New Business:

Items brought up for consideration at the next meeting were the review and possible approval of the JPL Policy Manual, and discussion on a Logo update to go with the new building.

Consent Agenda:

-Marla Romash made the Motion to approve the consent agenda. Devi Ross seconded the motion. The Board voted unanimously in favor of the motion.

Public Input

-There was no public input.

The Board will conduct its next monthly meeting at 5p Tuesday, May 2nd, 2023, at Jamestown Town Hall.
Date of next meeting and adjournment

Bob Flath made a motion to adjourn at 6:01PM. Marla Romash seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

Respectfully submitted, Bob Flath

**JAMESTOWN PHILOMENIAN
LIBRARY BOARD OF TRUSTEES
MEETING MINUTES
Tuesday, May 2nd, 2023**

Call to Order:

This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:03 PM by Chairman Eugene Mihaly.

In attendance were Ted Baldwin, Marla Romash, Devi Ross, Bob Flath, Chris Walsh and Library Director Lisa Sheley and Councilperson Mary Meagher

Report of the Chair: Gene Mihaly reported

-Construction and renovation project is proceeding. Wrong shingles arrived on site and were being installed when Contractor noticed the difference. Lisa Sheley was call to the site to review the discrepancy. After reviewing the difference, it was decided to continue to use these new shingles (Black vs. Grey) as they looked good and would weather to a grey at some point.

-Energy Recovery Unit continues to be a source of concern. Notified by the Contractor that now the ship date is in November. There is no projected on-site date as there is not point of origin.

-Deluxe vinyl selected by Devi Ross and Lisa Sheley with a staggered pattern of installation (repeat) recommended.

-Joe Larisa has sent the final bill *\$2260.00 to be paid by the Trustees.

-Gene will remind the Town Administration of the upcoming June 1st date in regards to POD rental and subsequent reinternment of NIT artifacts.

-A replacement for Toni Baum has been selected by the Town Council. McKenzie (Mac) Richards has been selected as a Trustee and will be at the next meeting.

Director's Report:

The Director reviewed the submitted report. Of special interest to the Board was a recent article regarding Rhode Island Democrats putting forward a Bill on censoring books. Marla Romash had reached out and received feedback that the Bill would most likely not make it to the floor for a vote. A discussion ensued on the different Library leadership groups, and how we were considered a 'small' Library. Lisa said the Legislative Group went to the State house to discuss what she called "positive" Library Bills.

The Board as a whole felt this is an issue that requires close attention.

Lisa brought up the Strategic Plan sent out to the Board for discussion. Marla made a motion to approve the Strategic Plan as written. Ted seconded the motion, Approved unanimously by the Board. The Library Policy Manual sent out to the Board was brought up for discussion. After discussion it was felt that some wordsmithing should be done where Marla will work on the Mission Statement and the remainder of the Board will make comments on the document for discussion next meeting.

Consent Agenda:

-Marla Romash made the Motion to approve the consent agenda. Chris Walsh seconded the motion. The Board voted unanimously in favor of the motion.

Public Input:

-There was input from the public.

Next Meeting:

The Board will conduct its next monthly meeting at 5p Tuesday, June 13th, 2023, at Jamestown Town Hall. Date of next meeting and adjournment

Bob Flath made a motion to adjourn at 6:00PM. Devi Ross seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

Respectfully submitted, Bob Flath

**JAMESTOWN PHILOMENIAN
LIBRARY BOARD OF TRUSTEES
MEETING MINUTES
Tuesday, June 13th, 2023**

Call to Order:

This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:00 PM by Chairman Eugene Mihaly.

In attendance were Ted Baldwin, Marla Romash, Devi Ross, Bob Flath, McKenzie Richards, Chris Walsh and Library Director Lisa Sheley.

Report of the Chair: Gene Mihaly reported

-Construction and renovation project is proceeding. During excavation, an issue was discovered concerning the sewer pipe leaving the building and the incorrect pitch of the pipe. Jamestown Public Works evaluated the issue and make the corrections to the pitch of the piping to ensure proper discharge from the building.

Energy Recovery Unit is still an unknown as there is no on-site date. More samples and color discussions were had by Devi Ross and Lisa Sheley.

-NIT artifacts will become an issue as POD was rented until June. Town needs to determine a location for permanent reinternment soon.

Director's Report:

-The Director reviewed the submitted report. Of special interest was the status of Parking at the temporary Library location (Golf Course Clubhouse) and the impact on both the Staff as well as patrons. During high season there is insufficient parking for the Staff who are currently using the Police Station spaces. This is not a good solution as the Staff must cross a major thoroughfare to get to the Library. It was suggested that the Chair and the Director speak with the Town Administration to see if some short stay spaces can be reserved for patrons to drop off and pick up.

-The Director opened a discussion on the Library Strategic Plan and Policy Manual. All members had received the draft versions for comment. Some members had not submitted comments but asked that they be included in the final version.

Devi Ross made a motion to approve the Policy Manual with the comments included, Chris Walsh seconded the motion. The Board voted unanimously in favor of the motion.

After a discussion on the Strategic Plan where Marla Romash had suggested some wording changes it was decided that the document be approved as noted and, as a 'living' document, changes could be made as warranted.

Marla Romash made a motion to approve the Strategic Plan, Devi Ross seconded. The Board voted unanimously in favor of the motion.

Consent Agenda:

-Marla Romash made the Motion to approve the consent agenda. Chris Walsh seconded the motion. The Board voted unanimously in favor of the motion.

Public Input:

-There was no input from the public.

Next Meeting:

The Board will conduct its next monthly meeting at 5pm Tuesday, July 11th, 2023, at Jamestown Town Hall. Date of next meeting and adjournment

Bob Flath made a motion to adjourn at 6:00PM. Devi Ross seconded the motion. The Board voted unanimously in favor of the motion to adjourn.

Respectfully submitted, Bob Flath

Jamestown Philomenian Library
Board of Trustees Meeting Minutes
Tuesday, September 12th, 2023

- A. Call to Order:
- a. This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:01 pm by Eugene Mihaly. In attendance were: Chair Eugene Mihaly, Trustees Ted Baldwin, Bob Flath, Devi Ross, Chris Walsh, Mackenzie Richards, Marla Romash and Library Director Lisa Sheley
- B. Report of the Chair:
- a. Gene Mihaly reported on the progress of the library renovation project.
 - i. Discussions included Change Orders for 2nd basement door, individual shutoffs for each of the 31 terminal air conditioner units, and additional drywall costs. Questions regarding the reason for and location of the shutoffs were discussed, and it was determined that further information was needed.
 - ii. Energy Recovery Unit still unknown onsite delivery date; ship date still indicated as November 7th.
 - b. Plaques for Donors.
 - i. Discussions regarding what level of donations to the Library Renovation should be publicly displayed.
 - ii. A \$1,000 and above donation level would be displayed on a plaque.
 - iii. Previous Library Director had made promises to early donors that need to be revisited.
 - iv. High Level donations may have naming opportunities (rooms/circulation desks, etc.)
 - v. Named Bricks are to be reinstalled once construction is completed.
- C. Director's Report:
- a. The Director's Report was reviewed and accepted.
 - i. The Director indicated the Public Library Annual Survey was handed in on September 11th.
 - ii. Shelving was ordered on September 11th; delivery date is due to be received on September 13th.
 - iii. The Director indicated that after the last construction meeting that it is likely the library will not be able to open until sometime in February.
 - iv. Furniture orders were discussed and concerns over the level of response received by the WB Mason representative were raised. Devi Ross and Lisa Sheley will reach out again, and if no response received will raise the issue with Mason management.
- D. Consent Agenda:
1. Approval of Minutes: 08/08/2023
 2. Approval of Financial Reports
 - a. Library Board of Trustees
 - b. Jamestown Philomenian Library
 - c. Treasurer's report
- Motion to accept the Consent Agenda was made by Marla Romash, Seconded by Devi Ross.
Approved Unanimously.
- E. Public Input
No Public Input

- F. Next Scheduled Meeting being October 17th, 2023, at 5:00 PM at the Jamestown Town Hall meeting room
- G. Motion to adjourn by Bob Flath, Seconded by Marla Romash.
Approved unanimously.
The meeting was adjourned at 6:07 p.m.

Respectfully submitted, Bob Flath

Jamestown Philomenian Library
Board of Trustees Meeting Minutes
Tuesday, October 17th, 2023

- A. Call to Order:
- a. This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:01 pm by Eugene Mihaly. In attendance were: Chair Eugene Mihaly, Trustees Ted Baldwin, Bob Flath, Devi Ross, Chris Walsh, Mackenzie Richards, and Library Director Lisa Sheley
- B. Report of the Chair:
- a. Gene Mihaly reported on the progress of the library renovation project.
 - i. Energy Recovery Unit has been delivered onsite.
 - b. JPL Foundation
 - i. Ted Baldwin reported on the recent Foundation meeting where the funding of some remaining renovation project items was discussed as was the future of the foundation. Ted Baldwin went on to describe the current level of funds in the Foundation, \$15,298.58, as well as their 'tax preparation' current and future liabilities of \$750.00/year
 - ii. The items remaining (Crate & Barrel and Pottery Barn) total \$14,373.06.
 - iii. The Chair laid out 2 possible scenarios for consideration;
 1. Keep the Foundation going as is and pay the \$750.00 for the next 3 years.
 2. Urge the Foundation Board to dissolve the Foundation as soon as possible.
 - iv. Discussions were held on both options with it clearly understood this Board has no authority over the Foundation and can only advise.
 - c. Mackenzie Richards made a motion to have the Library Director request the Foundation pay both the Crate & Barrel and Pottery Barn invoices in the total amount of \$14,373.06. The motion was seconded by Chris Walsh and passed unanimously with Ted Baldwin recusing.
 - d. On the question of the direction the Foundation should take, the Board felt at this point that the Foundation and the Library would be best served by dissolving the Foundation as early as possible and to not incur more tax preparation expenses than necessary.
 - e. The Board asked Ted Baldwin to convey our sincere gratitude for the tremendous support of the Foundation in making the renovation project a success, and to urge the Foundation to consider dissolution.
- C. Director's Report:
- a. The Director's Report was reviewed and accepted.
 - i. The Director indicated the Maintenance of Effort filing for the State Grant that was submitted and that the Grant would temporarily decrease from \$125,000.00 to \$109,000.00 but would return to the original amount.
 - ii. WB Mason would be delivering the Childrens shelving on December 5th.
 - iii. Plaques for donors were discussed and the Director noted that \$5,000.00 had been budgeted for this.
- D. Consent Agenda:
1. Approval of Minutes: 09/12/2023 – An amendment to the minutes was requested on the level of donation being included on the plaque. Secretary noted the change.
 2. Approval of Financial Reports
 - a. Library Board of Trustees
 - b. Jamestown Philomenian Library
 - c. Treasurer's report

Motion to accept the Consent Agenda was made by Chris Walsh, Seconded by Mackenzie Richards.
Approved Unanimously.

E. Public Input

No Public Input

F. Next Scheduled Meeting being November 16th, 2023, at 5:00 PM at the Jamestown Town Hall meeting room

G. Motion to adjourn by Bob Flath, Seconded by Chris Walsh.

Approved unanimously.

The meeting was adjourned at 6:38 p.m.

Respectfully submitted, Bob Flath

Jamestown Philomenian Library
Board of Trustees Meeting Minutes
Tuesday, August 8th, 2023

- A. Call to Order:
- a. This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:03 pm by Eugene Mihaly. In attendance were: Chair Eugene Milhaly, Trustees Ted Baldwin, Bob Flath, Devi Ross, Chris Walsh, Mackenzie Richards, and Library Director Lisa Sheley
- B. Report of the Chair:
- a. Gene Mihaly reported on the progress of the Library renovation project. Energy Recovery Unit still and unknown onsite delivery date.
 - b. As the Chair had missed the last construction meeting he yielded to the Director to report on it.
 - c. Lisa reported on a door that was removed from the original plan and then added back in had been located and would be installed with minor cost.
 - d. 100 stackable chairs for the meeting room had been identified and sourced. Purchase would follow shortly.
 - e. Shelving through WB Mason has been specified and a quote for approximately \$101,000.00 received.
- C. Director's Report:
- a. The Director's Report was reviewed and accepted. Items of interest to the Board was Grants through Newport Fed, which Trustee Ted Baldwin, working through his position on the 'Friends' investigated for the Director. As this was a need-based grant it did not fit with or the current scenario, but Ted had suggested other opportunities to help with the furniture and finishes costs.
 - b. A clarification was made by the Director on term "new Librarian" used in the report. This is not a new position, but a replacement for a retiring person.
- D. Consent Agenda:
1. Approval of Minutes: 06/13/2023 (No Meeting was held in July)
 2. Approval of Financial Reports
 - a. Library Board of Trustees
 - b. Jamestown Philomenian Library
 - c. Treasurer's report
- Motion to accept the Consent Agenda was made by Bob Flath, Seconded by Devi Ross. Approved Unanimously.
- E. Public Input
- No Public Input
- F. Next Scheduled Meeting being September 12th 2023 at 5:00 PM at the Jamestown Town Hall meeting room
- G. Motion to adjourn by Ted Baldwin, Seconded by Chris Walsh. Approved unanimously. Meeting was adjourned at 5:45 p.m.

Respectfully submitted, Bob Flath

Jamestown Philomenian Library
Board of Trustees Meeting Minutes
Thursday, November 16th, 2023

- A. Call to Order:
- a. This meeting of the Jamestown Philomenian Library Trustees was called to order at 5:05 pm by Eugene Mihaly. In attendance were: Chair Eugene Mihaly, Trustees Ted Baldwin, Bob Flath, Devi Ross, Chris Walsh, Mackenzie Richards, Marla Romash, and Library Director Lisa Sheley
- B. Report of the Chair:
- a. Gene Mihaly reported on the progress of the library renovation project.
 - i. Discussion centered around the change orders and who was responsible for each change order. When all discussion were concluded there was an approximate \$25,000 in change orders to be funded by the Library and the Director believed there are funds available.
 - ii. Of note was the carpet tile in the Sydney Wright room needed to be replaced in total as the pattern was wrong. Due to the lead time on this item, and the potential for a long punch list completion, the opening of the Library will likely be delayed.
 - b. The Chair discussed the dissolution of the JPLF. An accounting of funds available and the checks to be written to expend these funds were held by the Treasurer (Ted Baldwin) and the Director. The Treasurer made mention that the dissolution needed to be complete by years end so as not to encumber another year of tax preparation.
- C. Director's Report:
- a. The Director's Report was reviewed and accepted.
- D. Consent Agenda:
- a. There was no Treasurers Report as the Town had not forwarded the balances to date. The Treasurer said the report would follow as soon as he received the information from Tina Collins.
- Motion to accept the Consent Agenda as noted was made by Marla Romash, Seconded by Devi Ross.
Approved Unanimously.
- E. Public Input
No Public Input
- F. Next Scheduled Meeting being December 12th, 2023, at 5:00 PM at the Jamestown Town Hall meeting room
- G. Motion to adjourn by Ted Baldwin, Seconded by Devi Ross.
Approved unanimously.
The meeting was adjourned at 5:48 p.m.

Respectfully submitted, Bob Flath

INDENTURE OF LEASE

Indenture of Lease made as of January 15, 2024, by and between the TOWN OF JAMESTOWN, A MUNICIPAL CORPORATION, with a mailing address of 93 Narragansett Avenue, Jamestown, Rhode Island 02835 Attn: Edward A. Mello, Town Administrator (hereinafter referred to as "Landlord"), and FORT WETHERILL BOAT OWNERS AND OPERATORS ASSOCIATION, a Rhode Island nonprofit corporation, with a mailing address of P.O. Box 613, Jamestown, Rhode Island 02835 Attn: Michael Schnack, President (hereinafter referred to as "Tenant");

RECITALS

1. Landlord is the sole owner of the premises described as concrete building located at Fort Wetherill and adjacent to space now leased by Landlord to Lessee for use as a marina.
2. Tenant desire to lease a portion of the premises to construct floating docks, for storage of materials used for construction of the docks, and for storage of docks once fabricated.
3. The parties desire to enter a lease agreement defining their rights, duties and liabilities relating to the premises.

In consideration of the mutual covenants contained herein, the parties agree as follows:

SUBJECT AND PURPOSE

Landlord leases a portion of the premises as shown on the attached Exhibit A. to Tenant.

Said premises are to be used by Tenant solely for the purpose of construction of the said docks, for storage of materials used in said construction, and storage of the docks once fabricated.

Tenant acknowledges that it has inspected and examined the demised premises, that the demised premises are in good and satisfactory condition and Tenant accept the demised premises "as is" without any further responsibilities on the part of the Landlord for any construction, repairs, alterations or additions thereto, for Tenant's occupancy of the demised premises.

NOW, THEREFORE, IN CONSIDERATION of said letting and hiring and of the mutual promises herein contained on their parts respectively to be performed and observed, Landlord and Tenant, for themselves and for their respective heirs, executors, administrators, successors and assigns, jointly and severally, do mutually covenant and agree to be bound by the following terms, covenants, conditions and agreements:

ORIGINAL TERM

The original term of said Lease shall be for a term commencing on JANUARY 15, 2024, and ending on JUNE 30, 2024.

RENT

- (a) Tenant shall pay rent for the demised premises for the entire term of this lease at the rate of FIVE THOUSAND and 00/100 (\$5,000.00) Dollars payable upon expiration of the lease.
- (b) The Tenant agrees to construct fifteen storage bins for the storage of trash and recycling receptacles, the design of which shall be mutually agreed upon by both parties. For each storage bin completed, the rent shall be reduced by the sum of \$333.33, so that if all fifteen storage bins are completed by the Tenant, the full rent of \$5,000.00 shall be abated.

HOLDOVER

If Tenant continues to occupy the premises after expiration of the original term or any renewal thereof, rent shall increase to the amount of ONE THOUSAND and 00/100

(\$1,000.00) DOLLARS per month, without prejudice to the right of the Landlord to bring an action for possession of the premises.

ALTERATIONS AND MODIFICATIONS. REPAIRS

Tenant shall take good care of the premises and shall not improve, alter, repair or change the premises without the written consent of Landlord.

Tenant shall not make or suffer to be made any further alterations in the Leased Premises without the prior consent in writing of the Landlord, the Landlord retaining the right at all reasonable times to view and inspect the Leased Premises. Tenant shall not commence any alteration or improvement to the Leased Premises without first securing all applicable state, municipal or other governmental licenses, permits, and certificates and otherwise complying with all regulations and laws relating to the construction or erection of alterations and improvements to the premises. Tenant shall comply with the applicable provisions of the Americans With Disabilities Act ("ADA") with respect to any such improvements and alterations.

All alterations, improvements and changes that Tenant may desire shall be approved by the landlord and shall be done at the sole cost and expense of Tenant and shall become the property of Landlord and remain on the premises, except that, at the option of Landlord, Tenant shall, at its expense, remove from the premises all partitions, counters, railings and vents and similarly installed improvements when surrendering the premises. Landlord shall not be responsible to Tenant for any reimbursement of any costs associated with said improvements. All damage or injury done to the premises by Tenant or any person who may be in or on the premises with the consent of Tenant shall be paid for by Tenant. Tenant shall, at the termination of this Lease, surrender the premises to Landlord in as good condition and repair as reasonable and proper use thereof will permit.

GENERAL COVENANTS OF TENANT

The Tenant covenants that:

(a) Rent. Tenant will pay said rent in the manner and at the times mentioned aforesaid.

(b) Repairs. Tenant will keep the demised premises in as good order and repair as the same now are and may be put in during said term, ordinary wear and tear and damage by fire or other casualty including damage by the elements, excepted. The provisions of this paragraph are not intended to cover damage to the demised premises by fire or other casualty, provision for which is hereinafter made.

(c) Assignment and Subletting. Tenant may not assign this Lease or sublet the whole or any part of the demised premises without first obtaining the consent of the Landlord, which consent shall not be unreasonably withheld.

(d) Liability and Other Insurance. Tenant will, at its own expense, maintain insurance with a company or companies authorized to do business in the State in which the demised premises are located, indemnifying Landlord and, at the option of Tenant, also the Tenant, against injuries to persons or property occurring on the demised premises; such insurance to be in a amount of not less than One Million (\$1,000,000.00) Dollars for injuries to any one person and not less than Two Million (\$2,000,000.00) Dollars for injuries to more than one person arising out of the same accident, and will deliver to Landlord proof that the policies evidencing said insurance are in existence. In the event that Tenant carries blanket insurance policies covering more than one property, a certificate of its insurer to the effect that the coverage and provisions hereinabove provided are in effect shall constitute sufficient proof within the meaning of the subparagraph.

(e) Inspection. Tenant will permit Landlord and representatives of the insurance company or companies carrying insurance on the building of which the demised premises are a part to enter, in the company of a representative of Tenant, upon the demised

premises at reasonable times and upon reasonable written notice during the term hereof for the purpose of examining or inspecting the same.

(f) Use of Premises. Tenant will use the Leased Premises for construction of the docks, storage of materials used in the construction of the docks, and storage of the docks once fabricated only and for no other purpose except upon the prior written consent of Landlord, and only in compliance with all applicable State, Federal, Municipal or other governmental zoning and other pertinent requirements relative to Tenant' use and occupancy of the Leased Premises. Tenant shall not injure or deface the Leased Premises or permit any nuisance or the emission of any objectionable noise, dust, odor, fume, pollutant or noxious fume.

(g) Surrender. At the expiration or termination of said Lease, Tenant will quietly and peaceably surrender up possession of the demised premises to the Landlord in as good order and condition as the same may be at the commencement of the term of said Lease, reasonable wear and tear, damage by fire and other casualty, including damage by the elements, excepted.

(i) Indemnity. Tenant shall indemnify and hold Landlord harmless against damages arising out of personal injury and property damage which results from Tenant' use and occupation of the premises, which indemnity shall include the payment of reasonable attorney's fees.

GENERAL COVENANTS OF LANDLORD

The Landlord covenants and agrees that:

(a) Fire Insurance. Landlord will keep or maintain (or will cause to be kept and maintained) fire insurance with extended coverage endorsement on the demised premises in an amount not less than eighty per cent (80%) of the full insurable value thereof, or in such greater amounts as will prevent the operation of co-insurance clauses in the policies of such insurance.

(b) Utilities. Landlord agrees to provide electric service and a bathroom. The premises are unheated.

(c) Quiet Enjoyment. Upon Tenant paying the rent and performing the other covenants and agreements on its part herein contained, Tenant may peaceably hold and enjoy the demised premises.

LANDLORD'S REMEDIES

- (a) No demand for rent, either written or oral, is required.
- (b) It is further covenanted and agreed that, if Tenant shall neglect or fail to perform or observe any of the other covenants, terms, provisions or conditions contained in these presents and on its part to be performed or observed, or if the estate hereby created shall be taken on execution or by other process of law, or if Tenant shall be declared bankrupt or insolvent according to law, or if any assignment shall be made of the property of Tenant for the benefit of creditors, or if a receiver, trustee in involuntary bankruptcy or other similar officer shall be appointed to take charge of all or any substantial part of Tenant' property, by a court of competent jurisdiction and shall not have been removed within thirty (30) days of such appointment, or a petition shall be filed for the reorganization of either of the Tenant under any provision of the Bankruptcy Act now or hereafter enacted, and such proceeding is not dismissed within thirty (30) days after it is begun, or if Tenant shall file a petition for such reorganization, or for an arrangement under any provisions of the Bankruptcy Act now or hereafter enacted, then, and in any of the said cases (notwithstanding any license of any former instance), Landlord lawfully may, immediately, or at any time thereafter, terminate this Lease.

DAMAGE

- (a) If, during the term hereof, the demised premises shall be partially damaged (as distinguished from "substantial damage", as that term in hereinafter defined) by fire or other casualty, the Landlord shall forthwith proceed to repair and restore the same (including fixtures and equipment owned by Landlord), to substantially their condition at

the time of such damage, and shall complete the repairs within thirty (30) days. If Landlord does not complete the repairs within thirty (30) days, Tenant, at Tenant' option, may withhold rent for the period of time until such repairs are completed.

(b) If, during the term of said Lease, the demised premises shall be substantially damaged or destroyed by fire or other casualty, this Lease shall, except as hereinafter provided, remain in full force and effect, and Landlord shall, forthwith proceed to repair or rebuild same to substantially their condition at the time of such damage or destruction. Provided, however, that if the premises are substantially damaged, both the Landlord and Tenant shall have the right to terminate said Lease.

(c) During any period in which, by reason of any such damage or destruction, there is substantial interference with the operation of the business of Tenant in the demised premises, Landlord agrees to grant to Tenant an equitable abatement or reduction of rent, which abatement or reduction shall continue for the period commencing with such destruction or damage and ending with the completion by Landlord or such work of repair and/or reconstruction as Landlord is obligated to do.

(d) The terms, "substantially damaged" and "substantial damage", as used herein, have reference to damage of such a character as cannot reasonably be expected to be repaired or restored in a period exceeding thirty (30) from the date such damage or destruction occurred.

CONDEMNATION

(a) Should the whole or any part of the demised premises be taken or acquired by condemnation or by exercise of the power of eminent domain or other similar proceedings, a just abatement in rent shall be made as agreed upon.

(b) All rights of action, legal or equitable, which shall accrue against any person, firm, corporation, municipality, state, federal or other authority by reason of any such condemnation or taking, including, without limitation, the right to claim compensation or

damages shall belong to and be the sole property of the Landlord and Tenant shall make no claim therefor.

SUBORDINATION

This Lease is subject and subordinate to all mortgages which may now or hereafter affect such real property of which the demised premises form a part, and to all renewals, modifications, consolidations, replacements and extensions thereof. This clause shall be self-operative and no further instrument or subordination shall be required by any mortgagee. In confirmation of such subordination, Tenant shall execute promptly any certificate that Landlord may request in writing to Tenant. In the event Tenant fails or refuses to execute promptly any such certificate which the Landlord may request, Tenant hereby constitutes and appoints Landlord the Tenant's attorney-in-fact to execute any such certificate or certificates for and on behalf of Tenant.

MISCELLANEOUS

(a) No Recording. It is agreed by the parties that this Lease shall not be recorded, but each party hereto agrees, on request of the other, to execute a short form lease in recordable form and complying with applicable Rhode Island laws, and reasonably satisfactory to Landlord's and Tenant's attorneys. In no event shall such document set forth the rental or other charges payable by Tenant under this Lease; and any such document shall expressly state that it is executed pursuant to the provisions contained in this Lease and is not intended to vary the terms and conditions of this Lease.

(b) No Waiver. Failure on the part of either party to complain of any action or non-action on the part of the other, no matter how long the same may continue, shall not be deemed a waiver of any rights hereunder. Further, it is covenanted and agreed that no waiver at any time of any of the provisions hereof by either party shall be construed as a waiver of any of the other provisions hereof and that a waiver at any time of any of the provisions hereof shall not be construed as a waiver at any subsequent time of the same

provision. The consent or approval by either party to or of any action by the other requiring such consent or approval shall not be deemed to waive or render unnecessary consent or approval to or of any subsequent similar act.

(c) Partial Invalidity. If any term or provision of this lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable the remainder of this lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected hereby, and each term and provision of this lease shall be valid and enforced to the fullest extent permitted by law.

(d) Provisions Binding, etc. Except as herein otherwise expressly provided, the terms hereof shall be binding upon and shall inure to the benefit of the successors and assigns of Landlord and Tenant, respectively.

(e). Governing Law. This lease shall be governed exclusively by the provisions hereof and by the laws of the State of Rhode Island as the same may from time to time exist.

(f) Merger. Both parties agree that the provisions of this lease contained herein represent the entire agreement of the parties. No further modifications or amendments may be made unless expressly agreed upon by the parties in writing.

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Lease to be executed on the day and year first herein written, in duplicate original.

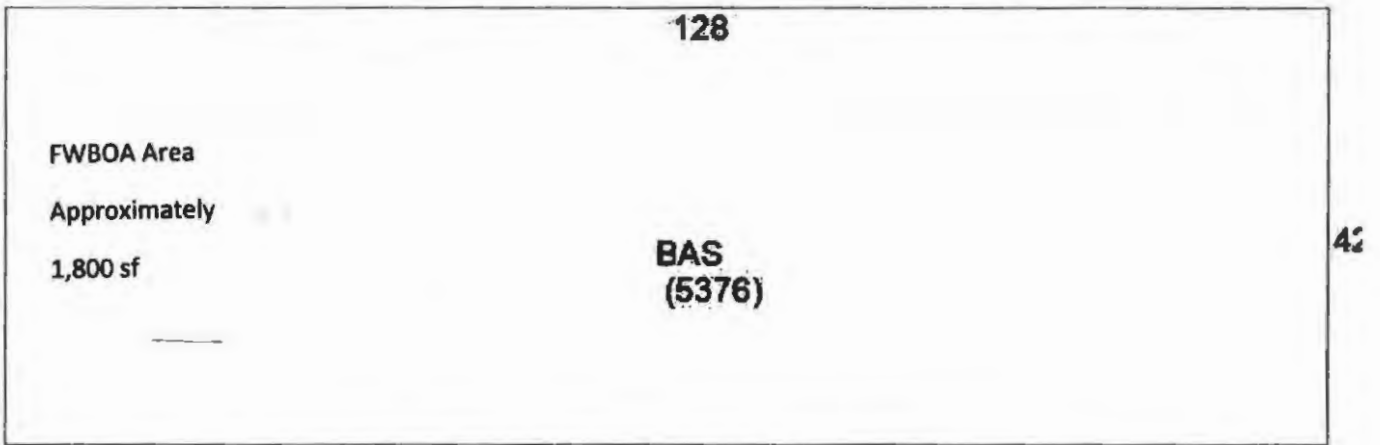
LANDLORD:

Edward A. Mello, Town Administrator

TENANT:

Michael Schnack, President

Attachment A



RECEIVED:
 DEC 20 2024 10:44 AM
 Roberto J. Fuen
 TOWN OF JARDINOWN

Dear Town Council Members:

Recently my husband and I applied to register our above-garage bedroom at 35 Gondola Avenue, as an airbnb rental and were rejected on the grounds that "no accessory buildings are permitted." The Town's response letter specifically included the following statement:

"...However, nothing in the ordinance prevents [owners] from occupying their rental property while renting out their home."

While we wholeheartedly understand the conversation around the illegal use of accessory structures that have either been built outside of regulations, or may have been put up as *fly-by-night* structures for the sole purpose of short term renting, it mustn't be overlooked that our home and garage, which were built in 2014, adhere to code with all legal permitting and have been constructed in tandem. (Our garage was *not* an afterthought).

Our septic system, designed to support four bedrooms, includes one bedroom above our garage and 3 bedrooms in the main house; as such, the above-garage bedroom is an integral part of our home. Separated only by a 32 foot walkway from the main house, both share common plumbing, electric, water and septic systems and meet all building and fire regulations. Because our home and garage form two parts of **one cohesive unit** we applied for a rental permit as part of our home.

There is a clear and important distinction between building rules for *in-town vs/ shores* (where our home is located) which a blanket decision to '*ban all ADU's*' ignores:

While accessory structures might be permissible in town because septic and sewer are connected to the town, homes such as ours in the shores have individual septic systems that can only support the number of bedrooms for which they are designed. In this way, it is impossible to pop up a legal accessory structure that ties into an existing septic system which already meets capacity. A **Grandfather Clause** would be a reasonable solution for homeowners, like us, with legally built ADU's that share utilities and septic systems with the main house.

Other's misuse and/or illegal use of their property should not be a reflection on people like my husband and I who have operated our airbnb since 2017 ethically, responsibly and within legal boundaries. We believe that each individual case should be fairly reviewed and not be lumped together with those that have not adhered to the rules.

Because our lot encompasses over two and a half acres we are able to comfortably accommodate multiple vehicles on our property. The seclusion of our lot means that we never encounter issues of infringement of neighbor's privacy; to the contrary, our home is barely visible from the road. Our comings and goings are discreet.

When we first built our home in 2014, the above-garage space was intended and used for visiting relatives and friends. In 2017 we began renting on airbnb after my in-laws -too old to travel overseas, no longer used the bedroom. During our entire rental history, we have had **zero** conflicts with neighbors or guests.

In an article in last week's Jamestown Press speculation was made that ADU's may be blamed for *"taking away the ability to build affordable housing on property."* It should be recognized that under the Jamestown ordinance, most properties strictly do **not** allow subdivisions for building more than one home. Our home is no exception to this restriction.

Noise, dogs, trash and all other possible aspects of renting -also noted in the Press, are matters that we have carefully monitored and maintained as reflected in our years of operating rental record with no infractions. Furthermore, we have diligently adhered to the 2 person maximum occupancy, as also evidenced by our record and in our written descriptive advertisement on the airbnb site. None of the aforementioned have ever posed a problem; we have never had complaints from either guests or neighbors. On the contrary, we can boast of stellar reviews left by all of our guests. No *negative impact or impairment to the integrity of the residential character of our neighborhood* -another concern raised in the article, has ever been *"suffered."*

The fact that my husband and I are living on the premises must also be taken into consideration. This is our home and we take great pride in maintaining a careful home/visitor balance. Furthermore, as owner occupied residents we have a constant eye on the goings on at our property.

As for the argument that drives fears of the use of airbnb *raising real-estate costs* which make it *difficult for families to buy into Jamestown*: evidence of this damage points more in the direction of the real estate establishment. While the argument in the Press suggests that the blame goes to "outside investors" who buy homes just to short term rent, a comparison should be made of exactly how many actual *"outside investors"* have bought homes *solely* for airbnb purposes vs/ the hundreds, perhaps thousands of homes that have been marketed and sold by realtors who have artificially and absurdly exaggerated home prices. One need look no further than to the real estate companies and their consistently over-inflated valuation tactics of our

neighborhood homes. It also cannot be ignored that Jamestown has been a rental income generator (short and long term) for decades.

The response letter from the Town that stated "... *nothing in the ordinance prevents [owners] from occupying their rental property while renting out their home*" implies that we violated no codes and have not abused the maximum occupancy numbers, which begs the question: *Then what difference does it make which bodies occupy which side of our property?*

If the argument is that our garage, which is 32 feet away from our front door, must be attached wood to wood to make it legally rentable, then we can easily build a connecting structure to meet this requirement. However, this seems nonsensical.

In light of all of the above, we ask that our circumstances please be reconsidered.

Sincerely,

Doriana Carella and Andrea Colognese

35 Gondola Ave

Jamestown