



TOWN COUNCIL MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Monday, November 4, 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/2024meetings-minutes>

I. ROLL CALL

II. CALL TO ORDER, PLEDGE OF ALLEGIANCE

III. 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 at this time.
- B) Non-scheduled request to address.

IV. ACKNOWLEDGEMENTS, ANNOUNCEMENTS PRESENTATIONS, RESOLUTIONS, AND PROCLAMATIONS

- A) Resolutions and Proclamations
 - 1) Resolution 2024-22 Honoring Town Council Members Michael G. White and Randall White
 - 2) Resolution 2024-23 Honoring Town of Jamestown School Committee member Sally F. Schott
 - 3) Resolution 2024-24 Honoring Town of Jamestown School Committee member Agnes C. Filkins.

V. PUBLIC HEARINGS, LICENSES, AND PERMITS

The Town Council will review each license application and vote on it individually. All approvals for licenses and permits are subject to the resolution of debts, taxes, and appropriate signatures as well as, when applicable, proof of insurance.

- A) Public Hearing: Town Council Sitting as the Alcoholic Beverage Licensing Board Notice is hereby given by the Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended, that the following has been received: for a NEW CLASS BV LIQUOR LICENSE has been received, for the period November 4, 2024, to November 30, 2024, as advertised in the October 10th and 17th editions of the Jamestown Press and noticed to abutters as follows:

CLASS BV

The Whitebread Company, LLC
 dba: Standards
 40 Narragansett Avenue
 Jamestown, RI 02835

- 1) Zoning Board of Review decision dated October 22, 2024
- 2) Approval of the of the CLASS BV Liquor License, upon resolution of debts, taxes, State approval, and appropriate signatures for the period of November 4, 2024-November 30, 2024; Review, Discussion, and or Action and or Vote.

- B) **REQUEST** that the applications listed below will be in order for hearing at a meeting of said Licensing Board on Monday, December 2, 2024, at 6:30 p.m. and advertised in the November 7th and 14th editions of the *Jamestown Press*. **NOTICE:** Is hereby given by the Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended, that the following **RENEWAL** application has been received by the Town Council for licenses under said Act, for the year December 2, 2024, to November 30, 2025; review, discussion and/or potential action and/or vote:

CLASS BV

The Whitebread Company, LLC
 dba: Standards
 40 Narragansett Avenue
 Jamestown, RI 02835

- C) **REQUEST** that the applications listed below will be in order for hearing at a meeting of said Licensing Board on Monday, December 2, 2024, at 6:30 p.m. and advertised in the November 7th and 14th editions of the *Jamestown Press*. **NOTICE:** Is hereby given by the Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended, that the following **NEW** application has been received by the Town Council for licenses under said Act, for the year December 2, 2024, to November 30, 2025; review, discussion and/or potential action and/or vote:

FROM: CLASS BV- Limited
 Our Table LLC.
 dba: Our Table
 53 Narragansett Avenue
 Jamestown, RI 02835

TO: CLASS BV
 Our Table LLC.
 dba: Our Table
 53 Narragansett Avenue
 Jamestown, RI 02835

The Town Council adjourns from sitting as the Alcohol Beverage Licensing Board.

- D) Licenses and Permits: Approval of Application that has been received by the Town Council for a VICTUALING license, upon resolution of debts, taxes, State approval, and appropriate signatures for the year November 4, 2024-November 30, 2024; Review, Discussion, and/or Action and/or Vote:
 - 1) The Whitebread Company, LLC dba: Standards, 40 Narragansett Avenue.

VI. 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) Federal Emergency Management Administration (FEMA) disaster reimbursement funds.
 - 2) Discover Newport new Executive Director search.
 - 3) Jamestown Newport Ferry Agreement (consent agenda)

VII. UNFINISHED BUSINESS

- A) Review, Discussion, and/or Action and/or Vote: At the request of the Councilor Brine/Tax Relief Ad Hoc Committee member consideration of proposed credits, exemptions, and or abatements as detailed in the updated summary report dated October 24, 2024:
- 1) Update the current Veteran Exemption, tying the exemption to an index, such as the Consumer Price Index, (<https://www.bls.gov/cpi/>) to ensure that credits increase annually commensurate with the general rise in costs. Each veteran may only qualify to be in one category, however, two married veterans may each qualify if a property is jointly owned.
 - 2) Proposed amendment(s) to the current Senior and Disability Based Exemptions, to increase the higher percentage of poverty level to commensurately increase the income level caps.
 - 3) New Town Employee Exemption – Qualifying and eligible current Full-Time Town Employee(s) Tax Credit of \$1000 annually of Jamestown primary residence home property tax bill.
 - 4) New Homestead Primary Resident Exemption (abatement) equal to 30% of the current assessed median value of a home in Jamestown, Rhode Island, for qualifying, eligible property owners.
 - 5) New Homestead Long-Term Rental Exemption (abatement) equal to 20% of the currently assessed median value of a home in Jamestown, Rhode Island, for qualifying, eligible property owners.
 - 6) New Tax Stabilization Program enabling qualifying, eligible fixed-income residents to defer taxes that are more than 5% of their current income.

VIII. NEW BUSINESS

- A) No items at this time.

IX. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

- A) No items at this time.

X. 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) Adoption of Town Council Meeting Minutes
- 1) October 21, 2024 (Regular Meeting and Executive Session)

- B) Minutes of Boards/Commissions/Committees
- 1) Bike Path Committee Attendance 2024
 - 2) Bike Path Committee (July 30, 2024)
 - 3) Jamestown Housing Authority, (September 18, 2024)
 - 4) Planning Commission (October 2, 2024)
 - 5) Zoning Board of Review (August 27, 2024)

- C) Tax Assessor's Abatements and Addenda of Taxes

ABATEMENT/ADDENDA TO THE TAX ROLL			
ACCT	TAX YEAR	ACCOUNT INFORMATION	AMOUNT
02-0896-93	2024	UPDATED PROPERTY INFORMATION	-\$ 140.61
TOTAL ABATEMENTS TO TAX ROLL			-\$ 140.61

- D) Approval of the Ferry Terminal User Agreement between the Town of Jamestown and Conanicut Marine Services and the Jamestown Newport Ferry, Inc., subject to final review by Solicitor Peter Ruggiero.
- E) Ratification of the Administratively approved One-Day Vendor/Peddler/MFE license issued to South County Barbeque LLC, October 31, 2024, located at 20 Clinton Avenue.
- F) One-Day Event/Entertainment License Applications: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event:
- 1) Applicant: Conanicut Island Art Association
Event: Holiday Art Fair (ENT-24-32)
Date: December 7, 2024
Location: Jamestown School Gym, 55 Lawn Avenue
 - 2) Applicant: Jamestown Parks & Recreation Department
Event: Jamestown Tree Lighting Ceremony (ENT-24-33)
Date: December 7, 2024
Location: East Ferry
 - 3) Applicant: Conanicut Marine Services, Inc.
Event: Santa & Mrs. Claus Visit Jamestown (ENT-24-35)
Date: December 7, 2024
Location: 1 East Ferry to 20 Narragansett Avenue

- G) Ratification of the Administratively approved Short-Term Rental application(s) for the period of January 1, 2025, through December 31, 2025, duly advertised in the October 17th and 24th editions of the Jamestown Press; upon resolution of debts, taxes, State approval, and appropriate signatures:

1)	STR-68	Ray Conover	52 Lawn Avenue
2)	STR-108	John Slyman	25 Bay Street
3)	STR-115	Jeffrey Szala	83 Spindrift Street
4)	STR-83	Charles Lonaeus	3 Standish Road
5)	STR-90	Valeiya Gavrylenko	91 Hamilton Avenue
6)	STR-3	Elaine Buchanan	12 Friendship Street (A&B)
7)	STR-100	Maureen Gladding	21 North Road
8)	STR-91	Jeffrey Gravidahl	28 Newport Street
9)	STR-116	William Hutchinson	4 Ft. Wetherill Road
10)	STR-75	Marie Broadley	30 Seaview Avenue
11)	STR-76	Frederic Presbrey	17 Avenue B
12)	STR-127	Antonia Mendes	73 Conanicus Ave, Unit 5
13)	STR-112	Daniel Rubino	32 Prudence Road
14)	STR-101	Vladimir Vezikov	25 Lincoln Street
15)	STR-9	John Deresky	318 Seaside Drive
16)	STR-145	Jeanne Spinosa	74 Southwest Avenue
17)	STR-114	Loretta Robin	951 Ft. Getty Road
18)	STR-73	Genevieve Dupre	75 North Road (And 73)
19)	STR-70	Lauren Frankenbach	47 Clinton Avenue
20)	STR-113	Lisa Stokes	231 Beavertail Road
21)	STR-133	Anne Gallagher	10 Washington Street
22)	STR-130	Christina Ardente	76 Battery Lane
23)	STR-88	Charlie Neagoy	24 Cole Street
24)	STR-87	Charlie Neagoy	56 Coronado Street

XI. 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) No items at this time.

XII. ADJOURNMENT

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

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 November 1, 2024.

Town of Jamestown Resolution of the Town Council



Resolution No.: 2024-22

In Honor of
Town Councilor Michael G. White
Town Councilor Randall White

- WHEREAS** Michael G. White was elected to the Town Council in June 2007 and served as a Town Councilor for all but one term until 2024; Randall "Randy" White was elected to the Town Council in November 2018 and has served two terms;
- WHEREAS** November 4th, 2024 will mark Councilor Michael G. White's and Councilor Randy White's last Town Council meeting as sitting council members;
- WHEREAS** During the Town Council Open Forum on October 21, 2024, President Beye and Vice President Meagher expressed their gratitude for Councilor Michael G. White's and Councilor Randall White's time, service, and dedication to the citizens of Jamestown:

Vice President Meagher: "Madame president I want to offer a few remarks in anticipation of the retirement of two of our associates. I had thought to do so in the acknowledgments section of our agenda, but wanted it to be surprise. And so when the town clerk wrote to us as she does the week before every council meeting asking us to send in any agenda items, I wrote back and told her what I wanted to do, noting with some fervor I wanted to keep it a surprise and how might we do that? And of course when I sent the email back to Roberta I hit reply all.

So much for the surprise.

But the sentiment and the need to acknowledge the two fellows whom I call the White Brothers has not lessened. Mike White and Randy White are not really brothers, they aren't related, they aren't kin in the familial way but they are made from the same stock. They believe in public service, they practice public service, they are consistent and persistent, and dedicated to this town. They have made the lives of the people who live here better. They have made our lives easier. And I know I surely owe them both an enormous debt of gratitude.

Michael, you and I have sat next to each other behind that dais for a long time and we have known each other for even longer. Our relationship may have gotten a little scratchy twelve years ago, a little political dust-up, but we overcame that. Much of that due to your inherent good nature and bottomless friendliness. But there is also a steely discernment hidden behind that smile. You can size up a situation better than I can. In the rare moments when I have seen you get mad, I think it was maybe once, you quieted the room and the foolishness stopped. More than once, Peter Ruggiero or Mike Gray or one of those town administrators has said 'It was just like what Mike said...' and quoted your clear common sense response to an issue.

What you have given in service to your country, is breathtaking. Combined with your persistent good will it is extraordinary. I just simply can't thank you enough for your dedication to this community and for all the help you have given me these past ten years.

Randy, I think that the best compliment that I have heard about you was offered by Mike a few years ago when we were all running for office. We were talking about how we responded when asked our opinion of an issue. And Mike motioned over in your direction and said ‘What he said...’ pointing to you.

Because more often than not you have led us, you have forged a path that allows us to follow because we know it is the right path and the best path for this town. It is not always the easy path...you rewrote the dog ordinance for God’s sake... but you have led us to do the right thing.

I know it has not always been perfect, the solutions have sometimes been those Hobson choices between bad and worse. I know you are frustrated by how long it takes for things to improve, I know you regret those moments when you lost your temper, but I need you to know that your courage, your moral clarity are like beacons for me. And you have made my life as a councilor not only easier but better.

I thank you both from the bottom of my heart.”

President Nancy A. Beye: “As of this evening, we have only one more meeting as the current Town Council. Serving with this incredible group has been a once-in-a-lifetime opportunity. While we don’t yet know the makeup of the next council, we do know that Mike and Randy won’t be with us.

I am truly grateful for the chance to have worked with Mike and Randy over the past six years. Though they are very different individuals, they both brought so much to the table. Randy and I were the “new kids” back in 2018, and Mike, who was the Council President at the time, demonstrated an incredible amount of patience as he guided us through the complexities of local government. Randy has been a steady voice of reason through many tough issues.

Thank you both for your dedication and the time you’ve shared with us. I hope you enjoy your well-earned free time on this beautiful island that you’ve helped preserve and maintain.”

NOW, THEREFORE, BE IT RESOLVED, that President Nancy A. Beye, Vice President Mary E. Meagher, and Councilor Erik G. Brine express their sincere appreciation on behalf of the entire community to both Councilor Michael G. White and Councilor Randall White for their commitment to duty, years of dedicated service, honesty, and integrity, for which they will always be remembered and respected.

By Order of the Jamestown Town Council

Nancy A. Beye, President

Mary E. Meagher, Vice President

Erik G. Brine

IN WITNESS WHEREOF, I hereby attach my hand and the
Official seal of the Town of Jamestown this 4th day of November 2024.

Roberta J. Fagan, CMC, Town Clerk



Town of Jamestown

Resolution of the Town Council

Resolution No.: 2024-23

In Honor of

School Committee Member Sally F. Schott

WHEREAS the Jamestown Town Council recognizes that Sally F. Schott has contributed to the betterment of this community through her dedication and commitment to serving the residents of the Town of Jamestown; and

WHEREAS Sally F. Schott was elected to the Jamestown School Committee in 2016 and re-elected in 2020, advocating for the current and future Jamestown student(s) and families.

NOW, THEREFORE, BE IT RESOLVED, on this fourth day of November, that the Town Council of the Town of Jamestown expresses its sincere appreciation on behalf of the entire community to Sally F. Schott for her commitment to duty, years of dedicated service, honesty and integrity for which she will always be remembered and respected.

By Order of the Jamestown Town Council

Nancy Beye, President

Mary E. Meagher, Vice President

Michael G. White

Erik G. Brine

Randall White

IN WITNESS WHEREOF, I hereby attach my hand and the Official seal of the Town of Jamestown this 4th day of November 2024.

Roberta J. Fagan, CMC, Town Clerk



Town of Jamestown

Resolution of the Town Council

Resolution No.: 2024-24

In Honor of

School Committee Member Agnes C. Filkins

WHEREAS the Jamestown Town Council recognizes that Agnes C. Filkins has contributed to the betterment of this community through her dedication and commitment to serving the residents of the Town of Jamestown; and

WHEREAS Agnes C. Filkins was elected to the Jamestown School Committee in 2016 and re-elected in 2020, advocating for the current and future Jamestown student(s) and families;

NOW, THEREFORE, BE IT RESOLVED, on this fourth day of November, that the Town Council of the Town of Jamestown expresses its sincere appreciation on behalf of the entire community to Agnes C. Filkins for her commitment to duty, years of dedicated service, honesty and integrity for which she will always be remembered and respected.

By Order of the Jamestown Town Council

Nancy Beye, President

Mary E. Meagher, Vice President

Michael G. White

Erik G. Brine

Randall White

IN WITNESS WHEREOF, I hereby attach my hand and the Official seal of the Town of Jamestown this 4th day of November 2024.

Roberta J. Fagan, CMC, Town Clerk

Town of Jamestown
Town Administrator
93 Narragansett Avenue
Jamestown, Rhode Island 02835-1199
401-423-9805



Edward A. Mello
Town Administrator

MEMORANDUM TO: Honorable Town Council
FROM: Town Administrator, Edward A. Mello
DATE: October 30, 2024
SUBJECT: Report for Town Council Meeting November 4, 2024

FEMA- The Town has received a total of \$176,038 in reimbursement from both FEMA and the RI Interlocal Trust related to the 2024 storm events. These dollars reimbursed us for the work performed at Ft. Getty Pier and Mackerel Cove Beach.

Discover Newport Executive Director- As you might know, Evan Smith, the longtime Executive Director of Discover Newport is retiring. The Board of Directors has contracted a search firm to identify the new Director. I was invited to meet with the firm to discuss particular interest from the Jamestown perspective.

Jamestown Newport Ferry Agreement-Requesting approval to execute the three (3) year agreement with Jamestown Newport Ferry. (consent agenda)

FERRY TERMINAL USER AGREEMENT

This AGREEMENT is entered into on this ____ day of _____, 2024, by and between the TOWN OF JAMESTOWN, hereinafter the "Town", and CONANICUT MARINE SERVICES and the JAMESTOWN NEWPORT FERRY, INC., a Rhode Island corporation, hereinafter called "CMS", collectively the "Parties".

WHEREAS CMS runs vessels operating a commercial ferry, cruise and charter business from East Ferry in Jamestown and Newport; and

WHEREAS the Town of Jamestown owns a public ferry terminal in East Ferry adjacent to and accessed over town-owned property, shown on Attachment A, attached hereto and incorporated herein by reference; and

WHEREAS CMS provided a financial contribution in conjunction with State and Federal Ferry funds, and served as project manager for the construction of the public ferry terminal, for its construction; and

WHEREAS the Parties are desirous of entering into a user agreement for the ferry terminal and town-owned access area.

NOW THEREFORE the Town and CMS hereby agree as follows:

1. The Town hereby grants to CMS authorization that allows for the expanded use of its dock, pursuant to the standard town dockage agreement to include the Town's ferry terminal. Said authorization allows CMS to use the approximately one hundred (100) feet of permitted dockage for any vessel owned and operated by CMS which does not exceed the safe weight and length of either the dock pier or the ferry terminal float, as determined by SF Marina Systems USA, LLC, the designer and manufacturer of said concrete ferry dock.
 - a. CMS shall have unrestricted access to approximately sixty (60) feet of the woodpile

pier, on the most southwestern portion thereof, however no loading or unloading of passengers directly onto the pier shall be permitted, except as permitted under section 7 of this agreement.

- b. CMS shall have use of approximately forty (40) feet of dockage at the southwest face of the concrete ferry dock daily pursuant to the provided and approved schedules attached hereto and incorporated herein, as well as for overnight dockage between the hours 8:30 PM and 12:30 PM.
 - c. CMS may use and advertise the ferry terminal as its "Port of Origin", so-called.
2. This User Agreement shall commence on the date this Agreement is fully executed and remain effective until December 31, 2026.
 3. CMS shall pay an annual permit fee, in addition to any dockage fee which is sperate and apart from this user agreement to the Town in the amount of One-Thousand Dollars (\$1,000.00). CMS shall make all such payment to the Town, in person or to the Town of Jamestown, 93 Narragansett Avenue, Jamestown RI 02835.
 4. CMS acknowledges this Agreement does not waive or exempt CMS from any permit fees to land at any other Town of Jamestown boating facility or dock to load or off-load passengers if any become implemented.
 5. CMS shall provide the Town with updated yearly schedules for all CMS vessel services for the upcoming season on or before May 1st. of each year this agreement remains in effect. Notwithstanding any other provision in this agreement, these updates and modifications shall be reviewed and approved by the Town and such approval shall not unreasonably be withheld.
 6. CMS agrees to pay for any damage to the Town facilities and property above general wear

and tear caused by CMS operations. However, CMS shall not be obligated to repair any damage caused by agents or servants of the Town or by Acts of God or Nature.

7. The Parties agree that during the three (3) certain festivals held at Fort Adams, such as the Newport Folk and Jazz Festivals, as provided to the Harbor Master, CMS shall be permitted to utilize the "Islander" or the equivalent and may load/unload passengers directly to the south side of the Town-owned wood pile pier.
8. CMS shall keep the facilities used by CMS and CMS's staff, crew, and passengers in connection with this agreement, clean and free of refuse during the continuance of this agreement.
9. CMS is authorized to erect a simple sandwich board identifying the ferry terminal as a place of business of the "Jamestown Newport Ferry". CMS shall be allowed to keep the existing overhead location signage at the ferry terminal.
10. CMS is authorized to erect a simple tent no larger than 8' by 8' at a location to be determined by the Harbor Master so as to not obstruct pedestrian traffic.
11. CMS agrees that it shall, at all times, defend, protect and save, hold harmless and indemnify the Town, their agents, servants and employees against and from: (1) any penalty, damages or charges, including attorney's fees for any violation of any law or ordinance whether occasioned by negligence of CMS, or of CMS's members, agents, employees, servants, invitees, visitors, patrons or crew; (2) all claims, including bodily injury and death, loss, costs, damages or expenses including attorney's fees arising out of or from any act or negligence of CMS, or of its members, agents, employees, servants, invitees, visitors, passengers, patrons or crew; and (3) all claims, including bodily injury and death, loss, costs, damage or expenses including attorney's fees arising out of or from any failure of

CMS in any respect to comply with and perform all the requirements and provisions of this agreement.

12. The failure of the Town to insist in any one or more instances upon the strict and literal performances of any of the provisions, terms, or conditions of this agreement will not be construed as a waiver for the future.
13. CMS at its sole expense shall provide at a minimum certificates of liability insurance running to the benefit of both itself and the Town for bodily injuries, including death, on a primary and non-contributory basis in the sum of THREE MILLION AND 00/100 DOLLARS (\$3,000,000.00) for one person, and FIVE MILLION AND 00/100 DOLLARS (\$5,000,000.00) for any one accident and ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00) for property damage for any one accident; and shall furnish certificates of said insurance to the Town at the commencement of this agreement, and upon any renewal thereof and as the Town may otherwise require. Said certificate shall name the Town as an additional insured on the policy. Such insurance shall cover personal injuries or property damage to any and all employees of CMS and any and all members, agents, patrons, guests, servants, invitees, visitors, or passengers of CMS. Such insurance shall be written with a company, or companies of recognized responsibility authorized to engage in the business of general liability insurance in Rhode Island. CMS, and its insurer agree to waive subrogation in favor of the Town of Jamestown, its agents, servants, employees, officers, officials and directors.
14. If CMS shall fail to comply with any provisions of this agreement, the Town, or any duly constituted agent or servant of the Town, shall give notice to CMS in writing, directed to the principal office of CMS, at 20 Narragansett Avenue, Jamestown, Rhode Island, 02835

and to its attorney, Murphy, Prior & Infantolino, 77 Narragansett Ave., Jamestown, RI 02835, for service of process, of such failure or, if life or property are in immediate jeopardy, by telephone to CMS. Notwithstanding the above, where an imminent threat to life exists, the Jamestown Harbormaster may require CMS to perform such acts to eliminate the threat. If CMS fails to begin or correct such failure within five (5) business days, or in the case of imminent jeopardy to life or property immediately, then the Town shall be entitled to make any necessary repairs and charge CMS for said repairs.

15. All notices required to be given by CMS to the Town shall be addressed to Town Administrator, 93 Narragansett Avenue, Jamestown, Rhode Island 02835, and any notices from the Town to CMS shall be addressed to Conanicut Marine Services, Inc., 20 Narragansett Avenue, Jamestown, Rhode Island 02835 or to such other addresses as the parties hereto may provide previous notice of.
16. By signing this agreement, CMS understands and acknowledges that this agreement is not transferable.
17. The Parties acknowledge that they have read and understand this agreement, have had the benefit of their own legal counsel to advise them on the content and obligation of this agreement and acknowledge the execution this agreement as their free act and deed.

WITNESS:

CONANICUT MARINE SERVICES, INC.

By: _____
William S. Munger, President

TOWN OF JAMESTOWN

By: _____
Edward A. Mello, Town Administrator
(Duly Authorized by Jamestown Town
Council (June 17, 2024))

Attachment A

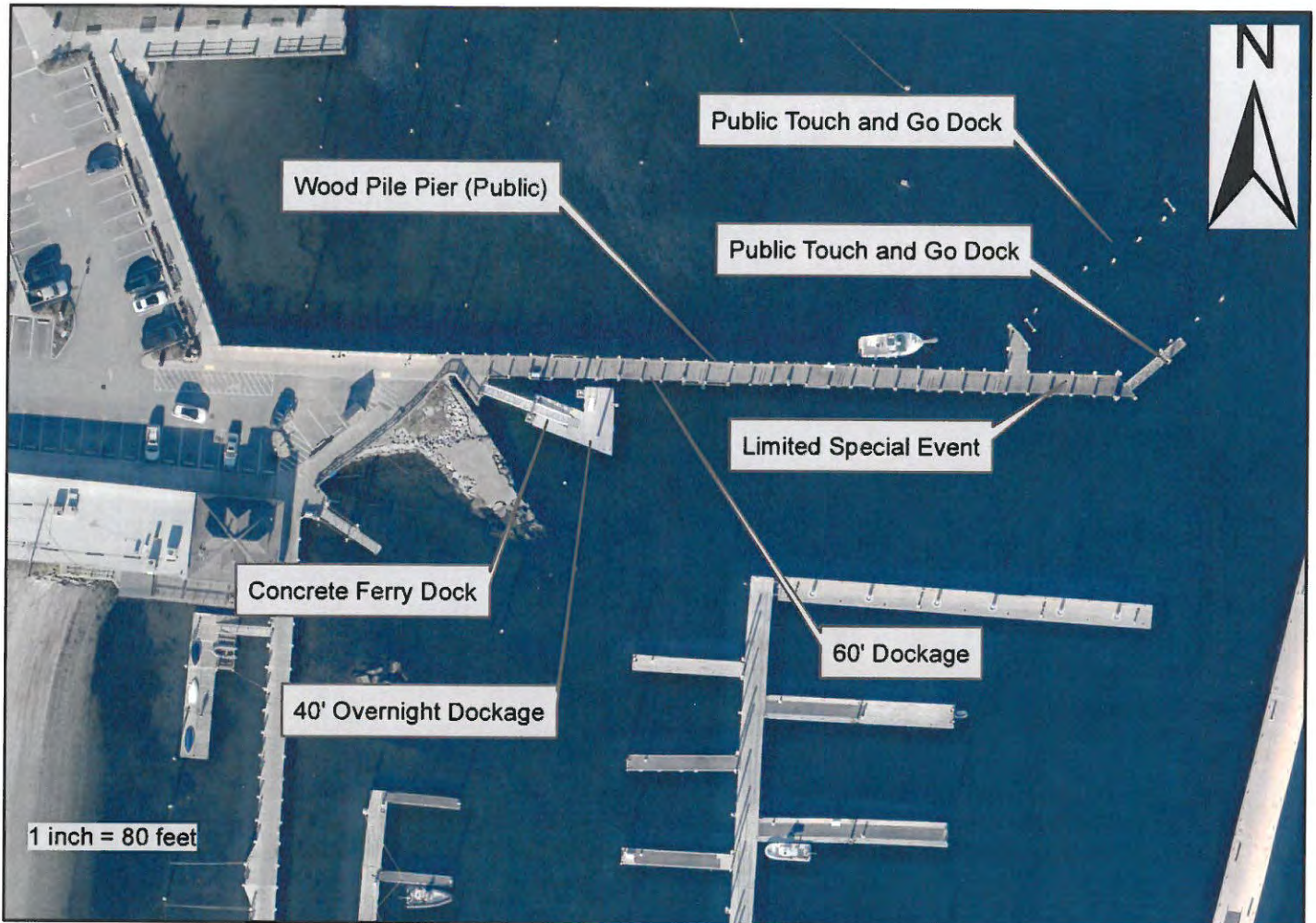


Figure created by Jamestown GIS Department
July 11, 2024

October 29, 2024

Proposed Tax Credit and Exemption Changes based upon the recommendations of the Tax Relief Ad Hoc Committee Report to the Jamestown Town Council

The Jamestown Tax Relief Ad Hoc Committee met ten times between September 20th 2023 and January 30th 2024 in order to develop recommendations that could be acted upon by the Council and the Rhode Island State Legislature. Upon presentation of the Committee's report, the Town Council asked that I, Councilman Erik Brine, return to them with specific proposals of credits and exemptions or abatements for them to vote on in each of the areas recommended by the Committee. Below are those specific proposals that I put forth to you now for a vote in each category. Once each of these categories is voted on, the Council should direct the town staff and solicitor to move forward with drafting the ordinance changes and sending the proposed changes forth to the Rhode Island General Assembly for action as early as possible to allow for enactment in 2025.

First, I would like to reiterate the goals and priorities of the committee created in order to develop a framework in which tax strategies and policy recommendations could be made. I believe my proposals have followed these priorities and the recommendations of the Committee.

Goals and Priorities of the Tax Committee

- 1 – Make Jamestown more affordable for primary residents
- 2 – Create opportunities to meet town budgetary objectives while minimizing impact on Jamestown residents
- 3 – Protect and/or support Jamestown businesses
- 4 – Keep taxes low for elderly and need-based populations on fixed budgets
- 5 – Make Jamestown more affordable for town employees whose salaries have not risen commensurate with property values and who the community depends on
- 6 – Incentivize long-term rentals

I have added the proposed changes below following the Committee recommendations in each category. **Proposed changes are in red**

Recommendations

1- Update Current Exemptions

- a. Veterans Exemptions (table below) – The current veteran's exemptions are credits and not currently tied to any index, so they are static and in reality, worth less every year due inflation, until specifically voted on, and in most case sent to the State Legislature to change. The committee recommends instead tying these exemptions to an index, such as the Consumer Price Index (CPI) to ensure that these credits increase annually commensurate with the general rise in costs. The committee believes that most current credits are in-line with other Rhode Island cities and towns however, the value of the Gold Star Parent and Prisoner of War credit seem low compared to the other veteran exemptions. The committee

recommends that these credits should be raised dramatically to represent the tremendous sacrifice by those eligible. This change will have extremely low to no budget impact, but we feel will fall more in line with Jamestown values.

	Real Estate	Motor Vehicle
Regular Exemption	\$250 Credit	N/A
Unmarried Widow/Widower	\$250 Credit	N/A
Totally Disabled/Service Connected	\$500 Credit	N/A
Partially Disabled Service Connected	None	N/A
Gold Star Parent	\$300 Credit	N/A
Prisoner of War	\$500 Credit	N/A
Specially Adapted Housing	\$500 Credit	N/A

Proposed Change – Table Below

	Real Estate	Motor Vehicle
Regular Exemption	\$500 Credit *	N/A
Unmarried Widow/Widower	\$500 Credit *	N/A
Totally Disabled/Service Connected	\$1000 Credit *	N/A
Partially Disabled Service Connected	\$750 Credit *	N/A
Gold Star Parent or Spouse	\$5000 Credit *	N/A
Prisoner of War	\$2500 Credit *	N/A
Specialty Adapted Housing	\$2500 Credit *	N/A

* These Credits will adjust annually based upon the Consumer Price Index change

<https://www.bls.gov/cpi/>

Note – Each veteran may only qualify to be in one category in the table above, however two married veterans may each qualify if a property is jointly owned.

- b. Senior Exemptions (table below) – The income based senior exemptions are tied to published poverty income rates, which is helpful because it allows for those income requirements to change year to year. The qualifying incomes are capped at 220% of the poverty level which means that at income levels above \$29,898 for an individual or \$40,282 a family of more than one individual (in 2022 dollars as shown in the table) exemptions are fully phased out. The committee recommends that the Council consider shifting each of the categories to a higher percentage of poverty level to commensurately increase the income level caps.

Type of Program	Amount of Exemption or Tax Credit	Household Income Requirements	Age	Residency/ Occupancy Requirement	Length of Ownership Requirement
Income Based Exemption	61% to 100% of assessed value	1 resident-\$13,590 or less	65+	5 Years	5 Years
		More than 1 resident-\$18,310 or less			
Income Based Exemption	60% of assessed value	1 resident-\$13,591 to \$19,026	65+	5 Years	5 Years
		1+ residents-\$18,311 to \$25,634			
Income Based Exemption	50% of assessed value	1 resident-\$19,027 to \$21,744	65+	5 Years	5 Years
		1+ residents-\$25,635 to \$29,296			
Income Based Exemption	40% of assessed value	1 resident-\$21,745 to \$24,462	65+	5 Years	5 Years
		1+ residents-\$29,297 to \$32,958			
Income Based Exemption	30% of assessed value	1 resident-\$24,463 to \$27,180	65+	5 Years	5 Years
		1+ residents-\$32,959 to \$36,620			
Income Based Exemption	20% of assessed value	1 resident-\$27,181 to \$29,898	65+	5 Years	5 Years
		1+ residents-\$36,621 to \$40,282			
Disability Based Exemption	\$10,000 to \$25,000	Less than \$25,000	No Age	2 Years	2 Years

Proposed Changes (for b. and c.) – Table Below

Type of Program	Amount of Exemption or Tax Credit	Household Income Requirements	Age	Residency/Occupancy Requirement	Length of Ownership Requirement
Income Based Exemption	80% exemption of assessed value	Below the published annual Federal Poverty Level **	65+ or 100% Disabled	5 years	5 years
Income Based Exemption	60% exemption of assessed value	Below 125% of the published annual Federal Poverty Level **	65+ or 100% Disabled	5 years	5 years
Income Based Exemption	40% exemption of assessed value	Below 150% of the published annual Federal Poverty Level **	65+ or 100% Disabled	5 years	5 years
Income Based Exemption	20% exemption of assessed value	Below 175% of the published annual Federal Poverty Level **	65+ or 100% Disabled	5 years	5 years

** Income Requirements based upon the most recently Federal Poverty Level published by Department of Health & Human Services and applied based upon the number of residents at the home - <https://aspe.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines/prior-hhs-poverty-guidelines-federal-register-references/2024-poverty-guidelines-computations>

Note – The Income Based Exemption includes not only employee income, but income from rent, investments, retirements, social security, savings or any other source of income.

The change to this table accomplishes a few things.

- It incorporates the disability and senior exemptions into one table with the same requirements and support.
- It ties both to the annually published Federal Poverty Level rather than providing specific dollar figure income requirements that quickly become outdated and require future Council and State Legislative action to do so.
- It provides more specific support and qualification based upon family size rather than two categories as has previously been the case (individual, family). In 2024 the FPL for an individual is \$15,060 and increases an additional by \$5,380 per family member.
- Keeps the income levels similar but broadens the availability of this exemption. For example at the 20% exemption level in 2024 the qualifying income expands from \$26,355 for 1 person to \$54,600 for a family of 4.

- c. Disability Based Exemption (table above) – The Disability Based exemption correctly is not tied to an age but is also not tied to any index and therefore is not updated regularly. The committee recommends changing the Disability exemption to match the Senior exemption and tie it to the same income-based

exemption. This entire table would then apply to those who are 65+ and/or disabled.

Proposed Change – embedded in the table above

- d. Firefighters Exemption – The Committee recognizes that the town just updated the tax exemption for firefighter and commends the Council for doing so. Jamestown is very lucky to have a superb group of volunteer firefighters, and which not only helps keep the town safe but also keeps our taxes significantly lower than they would be if Jamestown had to fund a full-time firefighting organization.

No Proposed Changes as updates were just approved in 2024

2- Add New Exemptions

- a. Town Employee Exemption – The Committee recognized that there are a diminishing number of Jamestown employees, including police officers, public works, and teachers who also live in our community due to the rapidly rising costs of housing in Jamestown and pay increases not keeping pace with inflation. We also believe there are real benefits to people who work in our community being able to live in our community. The Committee recommends considering an exemption in the form of a credit, similar to the firefighter exemption, for all full-time Jamestown employees. We believe this will help the town recruit and retain talent, show our town employees that they are appreciated, and make them more accessible to the community they serve.

Proposed Change - Currently Serving Full-Time Town Employee Tax Credit - \$1000

Full-time, currently serving, Town employees will be eligible for an annual property tax credit of \$1000 off their primary residence tax bill which would also be tied to the same CPI that Veteran Tax Credits are tied to. While this is not a dramatic change to the financial incentive package of Jamestown employees, I would hope this change will show the town's appreciation for their effort and desire for them to not only be employees of but also residents of the community.

The council has already asked the Administrator to conduct a study to compare Jamestown employee pay rates to that of surrounding communities to ensure that we are paying competitive wages to retain current employees and attract new ones when we have vacancies to fill. Additionally, I would ask the Town Council and Town Administrator to develop further incentives for employees to become and remain residents and consider workforce housing as an undertaking in the next session.

- b. Homestead Exemption – Homestead exemptions have become very popular especially in communities that are vacation destinations and have a large non-resident population. An estimate created by cross referencing property tax rolls c with voter registration rolls show that of the approximately 2,700 residences in

Jamestown, nearly 50% of them are owned by non-residents. These exemptions provide an opportunity to keep taxes low for residents while leveraging the popularity of their communities for vacation goers and multiple-home owners to provide the necessary funding to maintain the infrastructure and management of the town. The Committee recommends that the Council adopt a homestead exemption as 12 other Rhode Island Communities have. (RI municipalities that offer a homestead exemption are Central Falls, East Providence, Johnston, Lincoln, Middletown, Narragansett, Newport, North Kingstown, North Providence, Providence, West Greenwich, and Woonsocket) Homestead exemptions can be instituted in a variety of way and can become both complicated to understand and onerous for the town to oversee. With that in mind the Committee recommends the Council consider two possible options.

- (1) Provide a flat percentage of home value as an exemption for all residents. *Example – If a home is assessed at \$500,000 and the exemption rate is 20%, the resident homeowner would have the first \$100,000 of their home value exempted from their property tax bill therefore resetting their property assessed value at \$400,000. If a resident’s home is worth \$1,200,000 the property assessed value would be decreased by \$240,000 to \$960,000. This could be capped at a certain level (for example the median home value) to ensure the amount of tax savings is not dramatically skewed by outliers with extremely high-valued homes.*

or

- (2) Provide all residents a flat exempted amount off the value of their homes. *Example - If a home is assessed at \$500,000 and the exemption amount is \$200,000 the resident homeowner would have the first \$200,000 of their home value exempted from their property tax bill therefore resetting their property assessed value at \$300,000. If a resident’s home is worth \$1,200,000 the property tax value would be decreased by \$200,000 to \$1,000,000. If this option is chosen, the Committee recommends that the Council ties the amount of the exemption to the change in median home valuation made during every revaluation assessment.*

Proposed Change – Homestead Primary Resident Exemption - abatement equal to 30% of the currently assessed median value of a home in Jamestown, RI

All homeowners in Jamestown who can prove that their home, based upon standards set forth by the town, is their primary residence, will be eligible for an annual property tax exemption abatement equal to 30% of the currently assessed median value of a home in Jamestown. This means that all property-owning primary residences are eligible for the same dollar figure abatement and that the value of that exemption is automatically updated every time the town conducts a full assessment.

For example – the 2024 median value of assessed homes in Jamestown in \$718,000 and therefore those eligible would receive an abatement of \$215,400 (30% of \$718,000) off their assessed property value.

And

- (3) In order to incentivize long-term rentals and increase the availability of full-time housing options in Jamestown, the Committee recommends that the Council offer the Homestead Exemption to non-residents who provide a current 12-month lease on an annual basis.

Proposed Change – Homestead Long-Term Rental Exemption – abatement equal to 20% of the currently assessed median value of a home in Jamestown, RI

All homeowners who can prove that their primary residence, based upon standards set forth by the town, is in Jamestown, and own a second Jamestown property, and can produce a signed lease for 12 months or longer, will be eligible for an annual property tax exemption abatement equal to 20% of the currently assessed median value of a home in Jamestown. The value of this exemption is automatically updated every time the town conducts a full assessment.

For example – the 2024 median value of assessed homes in Jamestown in \$718,000 and therefore those eligible would receive an abatement of \$143,600 (20% of \$718,000) off their assessed property value.

3- Tax Stabilization Program

The Committee recommends the Council consider a Tax Stabilization Program to allow residents on fixed income to defer taxes that are more than 5% of their income. Taxes deferred are held, as a receivable, by the town until a triggering event occurs (sale of property, deceased etc.) which requires a full payment of deferred taxes. Amounts deferred can be charged interest and are accounted for in the Tax Collection Office. Applicants file on a yearly basis as this deferral is based on household income that can fluctuate year to year. North Smithfield has such a program that has benefited many older low-income property owners.

Proposed Change – Institute as written

I propose we ask the town staff to connect with town like North Smithfield on the details of how their program is executed and ask them to provide the council with an executable plan along with appropriate language to be added to the town's ordinance and put forth to the State Legislature for approval.

4- Reverse Mortgage Options

The Committee considered town-sponsored reverse mortgage options to allow aging residents on a fixed income to stay in their homes as tax rates rise. Since a similar program is being pursued through affordable housing policy, the Committee did not want to interrupt that progress and commends the Council for supporting such efforts.

No Proposed Changes at this time

5- Ensure Exemptions are Stackable

The Committee recommends that eligibility for any exemption should not eliminate the eligibility for another, especially for those that are need-based. *For Example, residents may be eligible for a Homestead Exemption, a Firefighter credit and an age-based senior exemption.*

Proposed Change - Ensure that tax credits and exemptions in Jamestown are stackable by residents who qualify in more than one area. The tax credits are not however stackable within any category and at no point shall the combination of tax credits or abatements yield a debt by the town to the resident. The resident cannot surpass 100% of property tax relief in the town of Jamestown for any reason.

6- The Committee recommends that the Council does not make any changes to commercial properties or businesses in Jamestown. Commercial property tax makes up a fairly small part of tax revenue in Jamestown and the Committee believes it is more important for Jamestown to keep the businesses that are here, especially those that stay open year-round, in town, rather than chase them off with higher taxes.

No Proposed Change

7- Seek greater revenue from fees and leasing of town properties and facilities.

While the committee recognizes that revenue generation from fees and leases may fall outside the charge of this committee, we did discuss it as it directly relates to the need for the town to primarily rely on property taxes for funding. The Committee therefore makes the following recommendations that pertain revenue creation that can offset or supplement revenue from taxes.

- a. Property leases – Avoid long leases with one-sided renewal options that prevent the town from receiving competitive rent for high-value properties. *For Example - golf course, harbors, pier/dock access to commercial operations.*
- b. Facility Use – The Committee commends the Council’s recent increase in rates at Fort Getty at a rate higher than in years past but urges it to continue to look at raising rates especially for non-residents to those similar in surrounding similar communities.
- c. Parking – The Committee recommends that the Council consider instituting online/ap-based paid parking throughout commercial and recreational areas in town both to limit parking congestion by non-residents and bring in revenue for the town. Rather than selling summer beach parking passes to residents the Committee recommends selling annual town parking passes that allow residents to park without additional cost in all commercial and recreational areas in town, all year round. Additionally, the town should increase the cost of beach parking

for non-passholders to be commensurate to beach parking prices in Narragansett and Newport.

- d. The Committee recommends that the Council publish the balances of all other funds outside the general fund, which only appear in the town's audit report, in the annual budget documents for greater transparency and public education of the town's financial position. (*Example – Golf Course Fund, Harbor Management Fund, etc.*)

The Tax Relief Ad Hoc Committee strongly believes that Jamestown's tax policies and exemptions are not only a necessary tool to provide resources to maintain and manage the town, but also a means to incentivize or influence desired behavior or outcomes in the community. We believe that the slate of recommendations provided does just that while meeting the goals and priorities for our community laid out at the beginning of this report. While the charge of the Committee is complete, we stand ready to answer your questions and support you as you move to the next phase of implementation of any or all of these recommendations.

The Jamestown Ad Hoc Tax Relief Committee - Erik Brine, JD Coleman, David Dolce, Michelle Estephan-Owen, Robert Raymond, Edward Ross, Beth Smith

The specific credits and abatements provided above are solely the proposal of Councilman Erik Brine to execute the priorities and recommendations set forth by the Ad Hoc Tax Relief Committee.

TOWN COUNCIL MEETING MINUTES
Monday, October 21, 2024
6:30 P.M.

I. ROLL CALL

A regular meeting of the Jamestown Town Council was held on Monday, October 21, 2024. Town Council Members present were as follows: Nancy A. Beye, Mary Meagher, Michael G. White, and Randy White. Erik Brine was absent.

Also, in attendance: Town Administrator Edward A. Mello, Solicitor Peter Ruggiero, Finance Director Christina Collins, Captain Angela Denault, Public Works Director Michael Gray, Harbor Executive Director James Heagney, Water & Sewer Clerk Denise Jennings and Town Clerk Roberta Fagan.

II. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Town Council President Beye called the meeting of the Jamestown Town Council to order at 6:31 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue and led the Pledge of Allegiance.

A motion was made by Vice President Meagher with a second by Councilor M. White to convene as the Town Council Sitting as the Board of Water and Sewer. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

See Board of Water and Sewer Commissioners Meeting Minutes.

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

A) Open Forum – Water & Sewer Matters

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.

- 1) Scheduled request to address – None.
- 1) Non-scheduled request to address.

A) Report of Town Officials: Review, Discussion, and/or Action and/or Vote:

- 1) Pumping Report
- 2) Town Project Reports
 - a) Town Wells
 - b) Water Treatment Plant
 - c) Transfer Pumping/Reservoir
 - d) Distribution System
 - e) Wastewater Treatment Facility

- B) Town Administrator's Report: Edward A. Mello
Please Note the Following Items are Status Reports and Matters of Interest to the Commission and are for Informational Purposes unless Indicated Otherwise:
- 1) Status Update: Staffing at the Water Treatment Plant.
- C) Letters and Communication:
- 1) Review, Discussion, and/or Action and/or Vote: on the letter from Jane Bentley of 70 Mount Hope Avenue regarding the request for sewer relief from her 10/2024 Water and Sewer bill and possibly her 01/2025 Water and Sewer Bill.
- D) New Business:
- 1) No items at this time.
- E) 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 sitting as the Board of Water and Sewer Commissioners for review, discussion, and/or potential action and or vote.
- 1) Adoption of Minutes:
 - a) September 16, 2024 (regular meeting)
 - 2) Finance Director's Report: Water and Sewer Comparison Budget to Actuals as of October 16, 2024.

A motion was made by Vice President Meagher with a second by Councilor M. White to adjourn as the Town Council Sitting as the Board of Water and Sewer. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye

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

A motion was made by Vice President Meagher with a second by Councilor M. White to move agenda item III. Resolutions and Proclamations up for consideration. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

II. ACKNOWLEDGEMENTS, ANNOUNCEMENTS PRESENTATIONS, RESOLUTIONS, AND PROCLAMATIONS

- A) Resolutions and Proclamations:
- 1) Review, Discussion, and/or Action and/or Vote: regarding a Proclamation in Recognition of the 75th Anniversary of the Jamestown Community Chorus, 2024-21

Councilor M. White read aloud Proclamation 2024-21, in Recognition of the 75th Anniversary of the Jamestown Community Chorus.

A motion was made by Councilor M. White with a second by Vice President Meagher to approve Proclamation 2024-21, in Recognition of the 75th Anniversary of the Jamestown Community Chorus. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

The Jamestown Community Choral director BJ Whitehouse and members were present and sang a beautiful rendition of the National Anthem for those in attendance.

III. OPEN FORUM

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

Robert Zimmerman, Reservoir Circle made statements regarding the Short-Term Rental (STR) Ordinance. As a STR host and property owner, he has complied with the STR Ordinance. The 2024 season was active and he reports no issues with his tenants.

Alma Davenport, Clinton Avenue, spoke in opposition to STRs in Jamestown. She referenced Newport and other communities taking steps to reduce and/or prohibit STRs.

Vice President Meagher thanked both Councilor M. White and Councilor R. White individually for serving the Town of Jamestown as Town Council members. The following are excerpts from her remarks:

“Madame president I want to offer a few remarks in anticipation of the retirement of two of our associates. I had thought to do so in the acknowledgments section of our agenda, but wanted it to be surprise. And so when the town clerk wrote to us as she does the week before every council meeting asking us to send in any agenda items, I wrote back and told her what I wanted to do, noting with some fervor I wanted to keep it a surprise and how might we do that? And of course when I sent the email back to Roberta I hit reply all.

So much for the surprise.

But the sentiment and the need to acknowledge the two fellows whom I call the White Brothers has not lessened. Mike White and Randy White are not really brothers, they aren’t related, they aren’t kin in the familial way but they are made from the same stock. They believe in public service, they practice public service, they are consistent and persistent, and dedicated to this town. They have made the lives of the people who live here better. They have made our lives easier. And I know I surely owe them both an enormous debt of gratitude.

Michael, you and I have sat next to each other behind that dais for a long time and we have known each other for even longer. Our relationship may have gotten a little scratchy twelve years ago, a little political dust-up, but we overcame that. Much of that due to your inherent good nature and bottomless friendliness. But there is also a steely discernment hidden behind that smile. You can size up a situation better than I can. In the rare moments when I have seen you get mad, I think it was maybe once, you quieted the room and the foolishness stopped. More than once, Peter Ruggiero or Mike Gray or one of those town administrators has said “ It was just like what Mike said...” and quoted your clear common sense response to an issue.

What you have given in service to your country, is breathtaking. Combined with your persistent good will it is extraordinary. I just simply can’t thank you enough for your dedication to this community and for all the help you have given me these past ten years.

Randy, I think that the best compliment that I have heard about you was offered by Mike a few years ago when we were all running for office. We were talking about how we responded when asked our opinion of an issue. And Mike motioned over in your direction and said “What he said...” pointing to you

Because more often than not you have led us, you have forged a path that allows us to follow because we know it is the right path and the best path for this town. It is not always the easy path...you rewrote the dog ordinance for God's sake... but you have led us to do the right thing.

I know it has not always been perfect, the solutions have sometimes been those Hobson choices between bad and worse. I know you are frustrated by how long it takes for things to improve, I know you regret those moments when you lost your temper, but I need you to know that your courage, your moral clarity are like beacons for me. And you have made my life as a councilor not only easier but better.

I thank you both from the bottom of my heart.”

President Beye also thanked Councilor M. White and Councilor R. White for their service to the community and made the following remarks:

“As of this evening, we have only one more meeting as the current Town Council. Serving with this incredible group has been a once-in-a-lifetime opportunity. While we don't yet know the makeup of the next council, we do know that Mike and Randy won't be with us.

I am truly grateful for the chance to have worked with Mike and Randy over the past six years. Though they are very different individuals, they both brought so much to the table. Randy and I were the “new kids” back in 2018, and Mike, who was the Council President at the time, demonstrated an incredible amount of patience as he guided us through the complexities of local government. Randy has been a steady voice of reason through many tough issues.

Thank you both for your dedication and the time you've shared with us. I hope you enjoy your well-earned free time on this beautiful island that you've helped preserve and maintain.”

A motion was made by Vice President Meagher with a second by Councilor M. White to move Consent Agenda item M, Short-Term Rental Application approvals up for consideration. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

A motion was made by Vice President Meagher with a second by Councilor M. White to open the Public Hearing. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

IV. PUBLIC HEARINGS, LICENSES, AND PERMITS

A) Public Hearings

- 1) Review, Discussion, and/or Action and/or Vote: Proposed Amendment of the Jamestown Code of Ordinances, **Chapter 34 – Article II Parking**; duly advertised in the Jamestown Press October 3rd and 10th editions.

There were no comments received in favor or opposed to the proposed amendments to Chapter 34 – Article II Parking.

A motion was made by Vice President Meagher with a second by Councilor R. White to approve the proposed amendment of the Jamestown Code of Ordinances, Chapter 34 – Article II Parking. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye

A motion was made by Vice President Meagher with a second by Councilor M. White to convene as the Town Council sitting as the Alcohol Beverage Licensing Board. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor Brine, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

- B) Town Council Sitting as the Alcohol Beverage Licensing Board
Notice is hereby given by the Town Council of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended, the following has been received:

- 1) Pursuant to RIGL §3-7-14, the following license application has been received under said Act for a one-day license on November 14, 2024 (F-24-11)

CLASS F (NON-PROFIT)

Out of the Box Studio & Gallery (OBSG)

11 Clinton Avenue

Jamestown, RI 02835

- a) Review, Discussion, and/or Action and/or Vote for Approval of the OBSG CLASS F (NON-PROFIT) LIQUOR LICENSE (Number 5 of 12 licenses per calendar year issued RIGL§3-7-14).

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the Out of the Box Gallery & Studio One-Day Class F Liquor License (F-24-11) scheduled for November 14, 2024 taking place at OBSG, 11 Clinton Avenue. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

A motion was made by Vice President Meagher with a second by Councilor M. White to adjourn from sitting as the Alcohol Beverage Licensing Board. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

V. 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) RI Infrastructure Bank Grant Application request.

Town Administrator Mello stated he is seeking approval to submit a grant application to the RIIB for \$150,000. The grant is intended to fund a feasibility study related to public drinking water. The study will include research on the feasibility of connecting to the North Kingstown Water system and necessary systems to the north. It will also assess the viability of previously drilled wells in terms of rate, quantity, permitting, and treatment. Additionally, the study will aim to determine the current physical and engineering limitations of our current distribution system and address any legal challenges related to regulating private well water usage. (consent agenda).

- 2) FY25/25 Harbor Operating Budget and 2025 Harbor Permit Rates.

The Jamestown Harbor Commission is recommending the FY25/26 Budget and 2025 Seasonal Rates which includes a 5% increase. Seeking approval of the Town Council. (consent agenda)

3) Expansion of Broadband in Jamestown.

The RI Commerce Corporation has announced a grant award of \$2 million to Verizon for the expansion of broadband in Jamestown. The Town has been advocating for this additional investment which will bring the availability of broadband to nearly half of the residents and businesses in Town. As previously reported, Cox Communications has made its own investment in its broadband infrastructure. The introduction of a second vendor not only provides our residents with service options, but it is also likely to lead to competitive market rates.

4) RIDOT Paving Grant request.

Town staff are seeking approval to apply for a RIDOT paving grant in the amount of \$184,211. These funds would require a Town match of \$368,422 over the next two years for a total of \$552,633 to be invested in various road paving projects. (consent agenda)

The current nearly \$1 million funded road paving program remains on hold awaiting the paving contractor to perform the work. There is a remote possibility that the work may be deferred to the spring as a result of the delay(s).

5) Right-of-Way Adoption Program suspension recommendation.

The Town Council previously approved the Adopt A Right-Of-Way policy as recommended by the Jamestown Conservation Commission (JCC). So far, only one right-of-way has been adopted. Mike Gray and Town Administrator Mello met with the JCC Chair and learned about concerns regarding the excessive cutting of trees and vegetation in the right of way. As a result, the JCC has recommended to the Town Council that the policy and program be suspended while they reevaluate it and come up with a potential solution for maintaining rights-of-way. (consent agenda)

6) Senior Center update.

As previously indicated to the Town Council, Town staff have requested Union Studios to provide an additional proposal for the design work of the West Street property. The second proposal would include the option to raze and rebuild the senior center on the same site. The proposal will contain the conceptual design for a new facility, formalized hardline schematic building floor plans and exterior elevations, abbreviated outline specifications, and a professional construction cost estimate. This, along with the design work and a professional cost estimate for renovating the existing building, will provide accurate information for both project options. Town staff are seeking approval of the second proposal in the amount of \$22,500. (consent agenda)

7) Tax Assessment Settlement Agreement.

Seeking approval to execute a settlement agreement between the Town of Jamestown and Mark & Cornelia Sertl through the Superior Court as it relates to the tax assessment of the property located at 34 Dumpling Drive. (consent agenda)

8) Building/Zoning Personnel.

The Building and Zoning office will have two personnel vacancies. Town of Jamestown Code Enforcement Officer Joseph Kaufman, will be leaving his position. Additionally, Building & Zoning Clerk Pat Westall has announced her intention to retire in November. Pat has been employed by the Town of Jamestown in various capacities since 1977. She came to Town Hall in 1988 to work in the Building Department. For those 36-plus years, Pat has supported several building officials and the Jamestown Zoning Board members. Town staff will explore the best options to fill these vacancies as soon as possible.

VI. UNFINISHED BUSINESS

- A) No items at this time.

VII. NEW BUSINESS

- A) No items at this time.

VIII. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

- A) No items at this time.

IX. CONSENT AGENDA

- A) Adoption of Town Council Meeting Minutes
 - 1) October 7, 2024 (Regular Meeting)
- B) Minutes of Boards/Commissions/Committees
 - 1) Harbor Management Commission (July 10, 2024)
 - 2) Harbor Management Commission (September 11, 2024)
 - 3) Planning Commission (September 18, 2024)
- C) Finance Director's Report: Comparison Budget to Actuals as of October 16, 2024.
- D) Public Hearing Notifications: Notice is hereby given that the Jamestown Zoning Board of Review will hold a public hearing on October 22, 2024, at the Jamestown Town Hall 93 Narragansett Avenue, Jamestown, Rhode Island at 7:00 p.m. upon the following:
 - 1) Application of Zachary, Hunter, and Jake Guerin whose property is located at 40 Narragansett Avenue, and further identified as Assessor's Plat 8, Lot 471 in application for a special use permit from Article 3 of Sections 82-300, 82-303, & 82-304 expiration and extension of a special use permit to grant a liquor license for a new restaurant with the same seating and parking. In accordance with A-K and no changes shall be made. Said property is located in a CD zone and contains 1,920 sq. ft.
- E) At the request of Town Administrator Mello authorization to submit a RI Infrastructure Bank Grant Application in the amount of \$150,000 to conduct a public drinking water feasibility study.
- F) At the recommendation of the Harbor Management Commission approval of the proposed FY 25/26 Operating Budget and 2025 Harbor Permit Rates.
- G) At the request of Town Administrator Mello authorization to submit a RIDOT Municipal Road and Bridge Program Grant application of \$184,211 for Jamestown road paving projects.
- H) At the recommendation of the Jamestown Conservation Commission, suspension of the previously approved Jamestown Right-of-Way Adoption Program (Jamestown 550.10).

- I) At the recommendation of Town Administrator Mello, approval of a request to Union Studios to provide an additional proposal for an amount not to exceed \$22,500, for design work of the Jamestown Senior Center, 6 West Street. The proposal would include the option to raze and rebuild the senior on the same site; a conceptual design for a new facility; a formalized hardline schematic building floor plans; exterior elevations, abbreviated outline specifications, and a professional construction cost estimate.
- J) At the request of Town Administrator Mello authorization to execute the RI Superior Court settlement agreement between the Town of Jamestown and Mark & Cornelia Sertl, 34 Dumpling Drive, LLC, related to the tax assessment of the property located at 34 Dumpling Drive, Jamestown, RI.
- K) Ratification of Administratively approved Jamestown Yacht Club One-Day Class F Liquor License application (F-24-9) taking place on October 18, 2024, in the Jamestown Golf Course Function Room.
- L) One-Day Event/Entertainment License Applications: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event:
- 1) Applicant: Out of the Box Studio & Gallery (OBSG)
 - Event: Fort Territory (ENT-24-31)
 - Date: November 14, 2024
 - Location: OBSG, 11 Clinton Avenue
- M) Ratification of the Administratively approved Short-Term Rental application(s) for the period of January 1, 2025, through December 31, 2025, duly advertised in the October 3rd and 10th editions of the Jamestown Press; upon resolution of debts, taxes, State approval, and appropriate signatures:
- 1) STR-1 Melissa Petrillo 2 Stern Street
 - 2) STR-2 Ross Williams 35 Longfellow Road
 - 3) STR-4 Casey Duva 28 Garboard Street
 - 4) STR-6 John Lawless 14 Pemberton Avenue
 - 5) STR-11 Steve Munger 230 Conanicus Avenue, Unit 1
 - 6) STR-12 Janet Gargaro-Larson 15 Melrose Avenue
 - 7) STR-14 Robert Zimmermann 23 Conanicus Avenue
 - 8) STR-15 Jonathan Whitney 195 Seaside Drive
 - 9) STR-18 Jonathan Whitney 143 Frigate Street
 - 10) STR-19 Jonathan Whitney 15 Starboard Avenue
 - 11) STR-20 Jonathan Whitney 14 Mizzen Avenue
 - 12) STR-22 Denise Rounds 14 Harbor Street
 - 13) STR-23 James Clark 120 Racquet Road
 - 14) STR-26 Connie Slick 49 Narragansett Avenue, 3rd Floor
 - 15) STR-27 Andrea Wassel 16 Emerson Road
 - 16) STR-28 Adam Wright 46 Carr Lane
 - 17) STR-29 Marguerite Crocker 14 Buoy Street
 - 18) STR-30 William Fortenberry 29 Arnold Avenue
 - 19) STR-31 Katie Young 16 Southwest Avenue

20)	STR-32 Elizabeth Gooding	83 Clarke Street
21)	STR-33 Susan Maffei Plowden	45 Calvert Place
22)	STR-35 Michael Abbood	391 Sampan Avenue
23)	STR-36 Raymond Bazzano	10 Narragansett Avenue, Apt 4
24)	STR-37 Dana Paskalis	7 Grey Gull Lane
25)	STR-38 Marianne Kirby	83 Bay View Drive
26)	STR-39 Anne Livingston	51 Howland Avenue
27)	STR-44 Cynthia Long-Raterron	164 Capstan Street
28)	STR-45 Susan Zwick	73 Standish Road
29)	STR-47 Nancy Hendry	14 Fairview Street
30)	STR-48 Paul Sylvia	59 North Road, Unit A&B
31)	STR-50 Lisa Musco	6 Knowles Court
32)	STR-52 Christine Sierra	73 Conanicus Avenue, Unit 4
33)	STR-53 Jill Hubbard	88 Columbia Avenue
34)	STR-54 Huyen Doan	125 Circuit Avenue
35)	STR-56 Frederic Liss	44 Columbia Avenue
36)	STR-58 Stephen Bernath	67 North Road
37)	STR-59 Katherine Maxwell	170 Narragansett Avenue
38)	STR-62 Christopher Sorlien	189 Beavertail Road
39)	STR-63 Pamela Storey	32 Pemberton Avenue, Unit 1
40)	STR-64 Pamela Storey	32 Pemberton Avenue, Unit 2
41)	STR-65 Pamela Storey	87 Bow Street
42)	STR-66 Caroline Boden	71 Howland Avenue
43)	STR-67 Caroline Boden	36 Newport Street
44)	STR-69 Peter Muckell	61 Narragansett Avenue
45)	STR-71 Numi Mitchell	70 Southwest Avenue
46)	STR-72 Joanne Calore	97 Spindrift Street
47)	STR-74 Despina Prassas	83 Mast Street
48)	STR-77 Reva & Bruce Digennaro	49 Hamilton Avenue
49)	STR-80 Marcia Sallum	7 High Street
50)	STR-84 Andrew Hancock	76 Howland Avenue
51)	STR-86 Charles Higgins	24 Pierce Avenue
52)	STR-89 Lia Miller & Johnnie Spicer	76 Reservoir Circle
53)	STR-92 Sarah Baines	59 Intrepid Lane
54)	STR-93 Mark Ozer	2 Harbor Street
55)	STR-95 Lise Santamour	20 Union Street
56)	STR-103 Richard Foote	143 Hamilton Avenue
57)	STR-104 Debra Bjorklund	43 Helm Street
58)	STR-106 Amy Barclay	85 Westwind Drive
59)	STR-107 Cheryl Levesque	6 Coronado Street
60)	STR-111 Shawn Wagner	107 Steamboat Street
61)	STR-117 Raymond Bazzano	10 Narragansett Avenue, Apt. 5
62)	STR-118 Raymond Bazzano	10 Narragansett Avenue, Apt 6
63)	STR-119 Josephine Brak	27 Brook Street
64)	STR-124 Richard Boschen	67 Dumpling Drive
65)	STR-125 Mary And John Brittain	14 Clinton Avenue, Unit 4, 2nd Floor
66)	STR-128 Noreen Drexel	953 Fort Getty Road

- | | | |
|-----|----------------------------|----------------------|
| 67) | STR-136 Tor Holtan | 61 Bay View Drive |
| 68) | STR-143 Michaela Turnquist | 44 Southwest Avenue |
| 69) | STR-144 Robert Roach | 170 Conanicus Avenue |
| 70) | STR-150 Matthew Thompson | 120 Bay View Drive |

Vice President Meagher stated after consulting Solicitor Peter Ruggiero, the 70 Short-Term Rental applicant's names and addresses were advertised in the Jamestown Press eliminating the need to read each aloud. She asked those in attendance for any objections or comments to be known.

A motion was made by Vice President Meagher with a second by Councilor M. White to approve the Short-Term Rental applications for licensing as listed on the Consent Agenda, upon resolution of debts, taxes, State approval, and appropriate signatures. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor R. White, Aye; and Councilor M. White, Aye.

A motion was made by Vice President Meagher with a second by Councilor M. White to accept the Consent Agenda. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye..

Communications were acknowledged.

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

A) Communications Received:

- 1) Copy of email to: Town Council
From: Sav Rebecchi
Dated: October 6, 2024
Re: Website changes

- 2) Copy of letter to: Town Council
From: Janice B. Bell
Dated: October 3, 2024
Re: Parking restrictions Lawn Avenue/Watson Avenue

- 3) Copy of letter(s) to: Town Council
From: Robert Sutton
Dated: October 10, 2024
Re: Jamestown Community Farm/
New President Richard Steinbach

- 4) Copy of letter(s) to: Town of Jamestown
From: RIDEM
Dated: October 8, 2024
Re: 20 Bark Avenue, Application for a Freshwater
Wetlands Permit

A motion was made by Vice President Meagher to move into Executive Session with a second by Councilor M. White. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

XI. EXECUTIVE SESSION

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

- A) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL § 42-46-5(a) Subsection (2) Pending or Potential Litigation, Bruno vs. Town of Jamestown C.A. No.: NC-2019-0433.

A motion was made by Vice President Meagher to seal the minutes and adjourn from Executive Session with a second by Councilor M. White. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

It was announced that no votes were taken.

XII. ADJOURNMENT

A motion was made by Vice President Meagher with a second by Councilor M. White to adjourn at 8:41 p.m. Vote: President Beye, Aye; Vice President Meagher, Aye; Councilor M. White, Aye; and Councilor R. White, Aye.

Attest:

Roberta J. Fagan, CMC, Town Clerk

Bike Path Committee Attendance 2024							
	1/19/24	2/16/24	3/15/24	4/26/24	5/17/2024	6/14/2024	6/18/2024
			CANCELLED		CANCELLED		WORKSHOP
Jeremy Collie	P	P		P		P	A
Steve Engberg	A	P		A		A	A
Samira Hakki	P	P		P		P	P
John Hammel	A	P		A		A	A
Julie Kallfelz	P	A		P		A	A
Rip Smith	P	P		P		P	P
Joyce Antoniello	P	A		A		A	A
Lisa Bryer	P	P		P		P	P
Jean Lambert	P	P		P		P	A
Erik Brine	A	A		A		A	P

	7/19/2024	10/25/2024
Jeremy Collie	A	P
Steve Engberg	A	P
Samira Hakki	P	P
John Hammel	A	A
Julie Kallfelz	A	A
Rip Smith	P	P
Joyce Antoniello	A	A
Lisa Bryer	P	P
Jean Lambert	P	P
Erik Brine	A	A



TOWN OF JAMESTOWN
P.O. Box 377
93 Narragansett Ave.
JAMESTOWN, RHODE ISLAND 02835

Planning Office (401) 423-7210

Approved as written
BIKE PATH COMMITTEE MINUTES
July 30, 2024
9:00 AM
Jamestown Town Hall
Small Conference Room
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 9:06 am and the following members were present:

Rip Smith, Samira Hakki, Jean Lambert and Lisa Bryer

Also present: Carrie Kolb

Not present: Jeremy Collie, Steve Engberg, Julie Kallfelz, Erik Brine, Joyce Antonello and John Hammel

II. Approval of Minutes

1. April 26, 2024 - Review, Discussion, and/or Action and/or Vote

A motion was moved by Lambert and seconded by Smith to approve the minutes from April 26, 2024, as written. All in favor.

2. June 14, 2024 - Review, Discussion, and/or Action and/or Vote

A motion was moved by Smith and seconded by Hakki to approve the minutes from June 14, 2024, as written. All in favor.

3. Public Workshop, June 18, 2024 - Review, Discussion, and/or Action and/or Vote

A motion was moved by Bryer and seconded by Smith to approve the minutes from June 18, 2024, as written. All in favor.

III. Jamestown Bicycle and Pedestrian Final Plan Recommendation to Town Council for Approval- Review, Discussion, and/or Action and/or Vote

Bryer reviewed changes to the Bicycle and Pedestrian master plan since the last meeting on June 14, 2024 and the public workshop on June 18, 2024. A few items are missing and were discussed including: Conanicus Avenue from Bay View Drive to East Shore Road, which

Bike Path Committee
July 30, 2024
Page 2 of 2

includes the intersection at the Police station, and Conanicus Avenue from High Street to Narragansett Avenue.

A motion was moved by Hakki and seconded by Smith to make two changes to the Bicycle and Pedestrian Plan and recommend approval of the Bicycle and Pedestrian Plan to the Town Council at the August 19, 2024 meeting. All in favor.

IV. Future Meetings- Review, Discussion, and/or Action and/or Vote

1. BETA presents Master Plan to Town Council on August 19, 2024

Miscellaneous discussion: Jamestown Complete Streets Policy

Hakki asked about creating a Jamestown Complete Street Policy that would go before the Town Council. Both Newport and South Kingstown have versions of them. Bryer would like this to go to the Planning Commission. This can also be discussed with the consultants during Comprehensive Plan updates.

V. Adjournment

A motion to adjourn at 9:56am was moved by Hakki and seconded by Smith. All in favor.

Attest:

Carrie Kolb

JAMESTOWN HOUSING AUTHORITY
Board of Commissioners
Wednesday, September 18, 2024, Meeting Minutes

The Commissioners of the Jamestown Housing Authority met in session at 9:00 a.m. on September 18, 2024. The members were able to declare a quorum.

CALL TO ORDER 9:03 a.m.; ROLL CALL by Executive Director Nikki Vazquez

Chairwoman: Lisa Rafferty – Present

Vice-Chair: Joe Cannon – Excused Absence

Commissioner: Susan Romano –Present

Commissioner: Bob Plain – Present

Commissioner: Gerald Precious- Present

Also in Attendance: Nikki Vazquez- Executive Director, Bethany Hashway, and Louise Marcus Esq.

Public Present: No members of the public were present at this meeting.

Approval of Minutes

Motion made by Commissioner Precious to approve the minutes of the meeting held on June 27, 2024. This motion was seconded by Commissioner Romano and unanimously passed.

Friends of Jamestown Housing

A motion was made by Commissioner Romano to approve the Friends of Jamestown Housing report regarding the Community Room Renovation update. This motion was seconded by Commissioner Precious and unanimously passed.

Communications

Motion made by Commissioner Romano to approve the Communications. Motion seconded by Commissioner Precious and unanimously passed.

FY2025 Fair Market Rents

A motion was made by Commissioner Romano to approve the FY 2025 Fair Market Rents This motion was seconded by Commissioner Precious and unanimously passed.

FY2025 Flat Rents

A motion was made by Commissioner Plain to approve the FY 2025 Flat Rents. Motion was seconded by Commissioner Precious and unanimously passed

Executive Director Report

Motion made by Commissioner Romano to approve the Executive Directors Report. This motion was seconded by Commissioner Plain and unanimously passed.

Action Item

Motion made by Commissioner Precious to approve the July and August 2024 bills. This motion was seconded by Commissioner Romano and unanimously passed.

Commissioner Reports and Requests - Chair Woman Rafferty announced that she attended the PHADA Conference last week.

Public Comment – No public comment

A motion to adjourn the meeting was made by Commissioner Romano, this motion was seconded by Commissioner Precious and unanimously carried. The meeting was adjourned at 9:53 a.m.

Approved as amended
PLANNING COMMISSION MINUTES
October 2, 2024
6:30 PM
Jamestown Town Hall
93 Narragansett Ave.

I. Call to Order and Roll Call

The meeting was called to order at 6:31pm. The following members were present:
Michael Swistak – Chair
Mick Cochran
Diane Harrison
Not present: Bernie Pfeiffer

Duncan Pendlebury – Vice Chair
Rosemary Enright – Secretary
Dana Prestigiacomio

Also present:

Lisa Bryer, AICP - Town Planner
Carrie Kolb – Planning Assistant
Wyatt Brochu, Esq. – Ruggiero, Brochu & Petrarca
Chris Duva, Applicant
Mark Liberati, Esq.
Craig Carrington, PE
Susan Gorelick, Applicant
David Gorelick, Applicant

II. Citizen’s Non-Agenda Item - none

III. Correspondence

1. No items at this time

IV. New Business

1. High Groundwater Table and Impervious Overlay District – Zoning Ordinance Section 82-800 - Sub-district A review and recommendation to the Jamestown Zoning Board:
 - a. Chris Duva: AP 3, Lot 14; 509 Seaside Drive, Jamestown, RI; review, discussion, and/or action, and/or vote;

Mark Liberati, Esq represented applicant Chris Duva for the High Groundwater Application of 509 Seaside Drive, AP 3 Lot 14. The existing lot area is 6,706 sq ft. This project will raze existing house, patio, shed, walkway and driveway. There will be a 17.4% reduction in impervious coverage. The current total impervious surface is 42.4%. The property slopes from east to west which keeps water run-off away from neighbors. The new single-family dwelling will be fully compliant with FEMA rules. Size of the new single-family dwelling will be 1,674 square feet. The footprint of the new dwelling matches existing

Planning Commission Meeting
October 2, 2024
Page 2 of 7

house. A rain garden for storm water mitigation will be added. A new advanced OWTS treatment system will be installed, which replaces a cesspool.

Craig Richard Carrigan, PE of Carrigan Engineering, Inc. presented his work experience to the Planning Commission. A motion was moved by Commissioner Swistak and seconded by Commissioner Enright to accept Craig Carrigan as an expert witness. All in favor.

Carrigan explained that the new single-family dwelling will be FEMA compliant. The foundation system of the new dwelling will be on pilings. The septic system, which is new, will be a de-nitrifying system with bottomless sand filter. The rain garden will mitigate stormwater runoff. The impervious surface on the property will be significantly reduced. There is fill on the property. The foundations will all be above seasonal high-water table and there will be no impediments of groundwater flow at the foundation.

Discussion of elevation of the first floor ensued. Carrigan said the 11.48 feet for the garage floor and base flood elevation is at 16 feet.

Discussion of the septic system ensued. Carrigan pointed out that the placement for the septic system is the only available spot on the property. The existing home is 3 bedrooms and the proposed septic system is for a 3-bedroom home.

Discussion of the rain garden design ensued. The rain garden was designed to meet State of Rhode Island guidelines. The rain garden was not over-designed.

Chris Duva, owner of the property, addressed the Planning Commission. He stated that the property was purchased in 2009. The property is currently in tough shape. All the contractors recommend starting from scratch. The house needs to be lifted to meet FEMA compliance, and there is no way to just renovate. Currently there are lots of different levels and stairs. They want to be able to stay in the home as they age.

Discussion of impervious surface ensued. The question was asked how the property got to 42% impervious? Duva was unable to answer the question because this is how the property was bought.

Discussion of footprint of the property ensued. The new home will maintain the setbacks. From existing house to new house, there is not much difference in the existing versus proposed plans.

Discussion of wells ensued. Bryer asked Duva about water quality and well testing specifically salt water intrusion. Duva said that the wells have been tested a few times. They have been fine. They also have a holding tank for pressure.

A motion was moved by Commissioner Swistak and seconded by Commissioner Cochran as follows:

At the October 2, 2024 Planning Commission meeting, the Planning Commission voted to recommend to the Jamestown Zoning Board, approval of the application of Chris Duva (property owners Christopher and Maria A. Duva), 509 Seaside Drive, AP 3, Lot 14, Jamestown RI; being reviewed under Zoning Ordinance Section 82-800 – High Groundwater Table and Impervious Overlay District Sub-District A in accordance with the plans entitled “Proposed Building Layout Plan, Comprehensive Boundary Survey, 509 Seaside Avenue, Assessors Plat #3A Lot #14”, dated 7-10-24, prepared by Christopher G. Palmer, PLS. The supporting Drainage Plan and rain garden

Planning Commission Meeting
 October 2, 2024
 Page 3 of 7

design prepared by Craig Carrigan, PE, Carrigan Engineering, Inc. for the above referenced property.

Findings of Fact Section 314

Existing Conditions:

1. The existing site is 6,706 square feet (sf) in area and located in a R-40 zone where 40,000 sf is the minimum lot size. The lot is existing nonconforming by size;
2. The existing site is developed with a house, dock, shed, patio and paved driveway (total existing impervious area is **2,841 sf or 42.4%**);
3. Soil evaluation results show that the site falls under Sub-district "A" requirements of the High Groundwater Table and Impervious Overlay District with 10" to the seasonal highwater table and 68" to impervious soil;
4. The maximum impervious cover allowed is 9.0% or 604 sf.
5. Topography on the lot slopes from east to west (towards Narragansett Bay) on the site.
6. There are no freshwater wetlands on the property; the CRMC coastal feature is the top of the bluff and there is a 25' CRMC coastal buffer;
7. The site is completely within the flood zone (VE and AE);
8. The applicant was represented by Mark Liberati, Esq and Craig Richard Carrigan, PE, was accepted as an expert witness, at the Planning Commission meeting on October 2, 2024.

Proposed Site Conditions:

1. The applicant is proposing to demolish the existing house and remove the existing impervious driveway, impervious walkways, and shed;
2. A new 1,674 sf house with a pervious driveway is proposed. The total proposed impervious area is **1,674 sf (24.96%)** which is a substantial, 1,167-sf (17.44%) reduction in impervious cover on the site;
3. The applicant has proposed a rain garden for stormwater mitigation and treatment for the CRMC required water quality. A detail for the rain garden, which has been sized to State of Rhode Island standards, has been submitted with the site plans;
4. A new OWTS nitrogen reducing OWTS (RIDEM #0415-0543): 3-bedroom Fujiclean to BSF) will be installed. The new OWTS is replacing a cesspool.
5. Chris Duva testified that the costs to renovate and based on recommendations from contractors, they choose to raze the existing house and rebuild to FEMA standards;
6. Jamestown Engineer Jean Lambert provided correspondence to the Building File and Lisa Bryer, Town Planner dated September 25, 2024 regarding the application (attached).

The proposed project does not comply with the ordinance requirement regarding percent impervious cover but does comply with all other requirements of the Zoning Ordinance Section 82-800.

Recommended Conditions of Approval

1. The existing site exceeds the allowable impervious surface area per Zoning Ordinance Section 82-800. The proposed impervious area is 1,674 sf (24.96%) and the allowable

Planning Commission Meeting
 October 2, 2024
 Page 4 of 7

- impervious area is 604 sf. (9.0%). A variance from the Zoning Board will be required in addition to a special use permit;
2. The site must comply with zoning setbacks;
 3. The new dwelling must meet all flood elevation requirements;
 4. A minimum separation of 12" from the SHWT to the bottom of the slab is required. Basements are not allowed in Sub-district A structures;
 5. Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
 6. Maintenance and inspection of the new OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
 7. The rain garden shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan; and,
 8. Any future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

The motion carried by a vote of 6-0.

Commissioner Pendlebury, Commissioner Cochran, Commissioner Enright, Commissioner Harrison, Commissioner Prestigiaco and Commissioner Swistak voted in favor of the motion. Commissioner Pfeiffer was absent.

- b. Susan and David Gorelick; AP 16, Lot 38; 20 Bark Avenue, Jamestown, RI; review, discussion, and/or action, and/or vote;

David Gorelick, 20 Bark Ave, represented himself and Susan Gorelick before the Planning Commission. The purpose of the application is to build a high tunnel, which will be covered from November through March to extend the growing season for vegetables. The high tunnel will be open for most of the year to grow through the summer. The amount of impervious coverage will meet 8%. The rain garden on the plan The amount of impervious coverage will meet 8%. The rain garden was designed by engineer and reviewed by Jean Lambert.

Discussion regarding land owned by Gorelicks ensued. The Gorelicks original land was $\frac{3}{4}$ of a rectangle. They purchased the last quarter from a neighbor 4 years ago and merged it by subdivision this year to increase their land on their house lot. They also own the lot to the right which they bought a few years ago. The land assists with gardening. They are preventing anyone from building on the land.

Discussion regarding the view of the high tunnel and the neighbors ensued. The adjacent neighbor would be able to see the high tunnel, however their view is of the bay and not looking into Gorelick backyard. The neighbor has been told about the high tunnel. The Gorelick's and the neighbor share produce together. There are trees lining the property along Canoe Street and Brig Avenue.

Discussion of the site plan and the proposed pottery studio ensued. Bryer said that Jean Lambert administratively approved the proposed pottery studio because it was under 200 square feet and permitted by ordinance as an exemption. Two exemptions are not permitted; it is a one time exemption which is why they are before you now. Susan Shim Gorelick said the only reason to mention to pottery studio is that combined, the pottery studio and the high tunnel still meet the 8%. Commissioner Pendlebury would like a it stated in the approval that the plan is only representing the high tunnel and rain garden.

Planning Commission Meeting
 October 2, 2024
 Page 5 of 7

Discussion of the high tunnel construction and size ensued. The high tunnel will be built upon crushed stone base. They are not planting in the ground. The size of the high tunnel is 16 x 12 feet and 8.1 feet high.

A motion was moved by Commissioner Swistak and seconded by Commissioner Cochran as follows:

At the October 2, 2024 Planning Commission meeting, the Planning Commission voted to recommend to the Jamestown Zoning Board, approval of the application of The Susan Shim Gorelick Trust, 20 Bark Avenue, AP 16, Lot 38, Jamestown RI; being reviewed under Zoning Ordinance Section 82-800 – High Groundwater Table and Impervious Overlay District Sub-District A in accordance with the plans entitled “Limited Content Boundary Survey, AP 16, Lot 38 and 46 dated 6-24-24, prepared by Daniel F. Harrington, III, PLS. The supporting drainage calculations and additional material prepared by Eugene F. Spring, PE, for the above referenced property.

Findings of Fact Section 314

Existing Conditions:

1. The existing site is 30,720 square feet (sf) in area and located in a R-40 zone where 40,000 sf is the minimum lot size. The lot is existing nonconforming by size. Lot 38 (23,040 sf) was recently combined adjacent lot 46 ((7,680 sf) by administrative subdivision;
2. The existing site is developed with a house and garage. A 199 sf addition, shown on site plan as proposed pottery studio adjacent to the house, was recently approved. With the addition, the total existing impervious area is approximately **2,259 sf or 7.35%**;
3. The applicant has chosen to accept the “worst case” soils conditions in lieu of conducting a soil evaluation on the property. Therefore, the accepted SHWT is 0-10” below existing grade. The site falls under **Sub-district “A”** requirements of the High Groundwater Table and Impervious Overlay District. The maximum impervious cover allowed is **8.0% or 2457 sf**
4. The Tax Assessor shows that it is a 2-bedroom house based on the current OWTS;
5. Topography on the lot slopes from southeast to northwest on the site; and,
6. The applicant was represented by owners David and Susan Gorelick, at the Planning Commission meeting on October 2, 2024.

Proposed Site Conditions:

1. The applicant is proposing to construct a 192 sf structure (the garden high tunnel) to the east of the existing house;
2. The total proposed area impervious is **2,451 sf (8.0%)**;
3. The applicant has proposed stormwater mitigation via a 250-sf rain garden. A detail for the rain garden has been submitted with the site plans. The rain garden will provide peak storm runoff and water quality mitigation;
4. The existing OWTS (RIDEM #2415- 0633: 2-bedroom conventional system) will remain. The system is current for maintenance (last completed 11/2022)
5. Jamestown Engineer Jean Lambert provided correspondence to the Building File and Lisa Bryer, Town Planner dated May 3, 2023 regarding the application (attached).

Planning Commission Meeting
October 2, 2024
Page 6 of 7

The proposed project complies with the requirements of the HGWT Ordinance.

Recommended Conditions of Approval

1. This approval is for the 12' x 16' high tunnel. This recommendation for approval does not include approval for the proposed pottery studio listed on the site plan, which has been permitted separately administratively as an exemption of less than 200 sf (one time exemption);
2. Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
3. Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
4. The rain garden shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan;
5. Any future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance;

The motion carried by a vote of 6-0.

Commissioner Pendlebury, Commissioner Cochran, Commissioner Enright, Commissioner Harrison, Commissioner Prestigiacomo and Commissioner Swistak voted in favor of the motion. Commissioner Pfeiffer was absent.

V. Old Business

1. Comprehensive Community Plan Update & Re-write 2024/2025 – Review, Discussion, and/or Action, and/or Vote

The Recreation Center is not available on November 20. The Recreation Center is available on November 13. The public workshop for Comprehensive Plan is scheduled for November 13 at the Recreation Center. The public workshop will start at 5:30 with food & beverage and the meeting kick off at 6pm. There will be child care available at the Lawn Avenue Gymnasium through the Recreation Department.

VI. Reports

1. Planner's Report
 - A. Future meetings – topics and applications

Bryer has been meeting with Weston and Sampson consultants. She is sending out information to all the other boards.

Bryer said at the next Planning Commission Meeting on October 16th will be the Public Hearing for Subdivision Regulations. The document has been newly reformatted. Bryer will send over a redline as well.

Planning Commission Meeting
October 2, 2024
Page 7 of 7

VII. Approval of Minutes – review, discussion and/or action and/or vote

1. September 18, 2024

A motion was moved by Commissioner Pendlebury and seconded by Commissioner Swistak to approve the minutes of September 18, 2024 meeting as written. Commissioner Enright abstained from voting. All in favor.

VIII. Adjournment

A motion to adjourn at 7:18 pm was moved by Commissioner Enright and seconded by Commissioner Cochran. All in favor.

Attest:

Carrie Kolb

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the August 27, 2024 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Richard Boren, Chair
Terence Livingston, Member
James King, Member
Jane Bentley, Member
John Shekarchi, 1st Alternate
James Sisson, 2nd Alternate
Robert Maccini, 3rd Alternate

Also present:

Wyatt Brochu, Counsel
Peter Medeiros, Zoning Officer
Brenda Hanna, Stenographer
Pat Westall, Zoning Clerk

MINUTES

Minutes of July 23, 2024

A motion was made by Jane Bentley and seconded by James King to accept the minutes of the July 23, 2024 meeting as presented.

The motion carried by a vote of 5 – 0.

Richard Boren, Terence Livingston, James King, Jane Bentley and Joh Shekarchi voted in favor of the motion.

James Sisson and Robert Maccini were not seated and Dean Wagner was absent.

CORRESPONDENCE

A letter dated August 9, 2024 from Christian S. Infantolino, Esq. requesting to withdraw the appeal application of Steve and Jamie Munger.

All other correspondence was in reference to items on the agenda.

NEW BUSINESS

Vinelli

A motion was made by Terence Livingston and seconded by Jane Bentley to continue the request of Sergio Vinelli to the September 24, 2024 meeting. Richard Boren stated that since the property was in the Special Village District that the application made need to go before Planning first. (Re: Sec. 82-1102. Review Thresholds.)

The motion carried by a vote of 5 – 0.

Richard Boren, Terence Livingston, Jane Bentley John Shekarchi and James Sission voted in favor of the motion.

James King was recused, Robert Maccini was not seated and Dean Wagner was absent.

Brooks

A motion was made by Terence Livingston and seconded by Jane Bentley to continue the application of Brooks William Mathews Trustee to the September 24, 2024 meeting as there was no one to present the request.

The motion carried by a vote of 5 – 0.

Richard Boren, Terence Livingston, James King, Jane Bentley and Joh Shekarchi voted in favor of the motion.

James Sisson and Robert Maccini were not seated and Dean Wagner was absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 7:15 p.m.
The motion carried unanimously.



**Town of Jamestown
Tax Assessor**

**93 Narragansett Avenue
Jamestown, RI 02835**

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

To: COUNCIL PRESIDENT BEYE, JAMESTOWN TOWN COUNCIL

From: CHRISTINE BROCHU, JAMESTOWN TAX ASSESSOR

Subject: ABATEMENT OF TAXES FOR THE **NOVEMBER 4, 2024** MEETING

Please see the attached.

RESPECTFULLY SUBMITTED,

Christine Brochu

CHRISTINE BROCHU
TAX ASSESSOR

YEAR	NAME/ADDRESS	COC INFO	ACCOUNT #	GROSS OLD	EXEMPT OLD	NET OLD	TAX OLD	SEWER OLD
			UNIQUE ID	GROSS CHANGE	EXEMPT CHANGE	NET CHANGE	TAX CHANGE	SEWER CHANGE
			LIST NUMBER	GROSS NEW	EXEMPT NEW	NET NEW	TAX NEW	SEWER NEW
2024	[REDACTED]	18779R	02-0896-93	509,700	0	509,700	3,656.64	0.00
	[REDACTED]	10/30/2024	5/73	-19,600	0	-19,600	-140.61	0.00
Accept	[REDACTED]	UPDATED PROP. INFORMATION	328	490,100	0	490,100	3,516.03	0.00
Totals For -2024 R						-19,600	-140.61	
						Total Inc's:	0.00	
						Total Dec's:	-140.61	
TOTAL	# Of Accts 1					-19,600	-140.61	
						Grand Total Inc's:	0.00	
						Grand Total Dec's:	-140.61	

FERRY TERMINAL USER AGREEMENT

This AGREEMENT is entered into on this ____ day of _____, 2024, by and between the TOWN OF JAMESTOWN, hereinafter the "Town", and CONANICUT MARINE SERVICES and the JAMESTOWN NEWPORT FERRY, INC., a Rhode Island corporation, hereinafter called "CMS", collectively the "Parties".

WHEREAS CMS runs vessels operating a commercial ferry, cruise and charter business from East Ferry in Jamestown and Newport; and

WHEREAS the Town of Jamestown owns a public ferry terminal in East Ferry adjacent to and accessed over town-owned property, shown on Attachment A, attached hereto and incorporated herein by reference; and

WHEREAS CMS provided a financial contribution in conjunction with State and Federal Ferry funds, and served as project manager for the construction of the public ferry terminal, for its construction; and

WHEREAS the Parties are desirous of entering into a user agreement for the ferry terminal and town-owned access area.

NOW THEREFORE the Town and CMS hereby agree as follows:

1. The Town hereby grants to CMS authorization that allows for the expanded use of its dock, pursuant to the standard town dockage agreement to include the Town's ferry terminal. Said authorization allows CMS to use the approximately one hundred (100) feet of permitted dockage for any vessel owned and operated by CMS which does not exceed the safe weight and length of either the dock pier or the ferry terminal float, as determined by SF Marina Systems USA, LLC, the designer and manufacturer of said concrete ferry dock.
 - a. CMS shall have unrestricted access to approximately sixty (60) feet of the woodpile

pier, on the most southwestern portion thereof, however no loading or unloading of passengers directly onto the pier shall be permitted, except as permitted under section 7 of this agreement.

- b. CMS shall have use of approximately forty (40) feet of dockage at the southwest face of the concrete ferry dock daily pursuant to the provided and approved schedules attached hereto and incorporated herein, as well as for overnight dockage between the hours 8:30 PM and 12:30 PM.
 - c. CMS may use and advertise the ferry terminal as its “Port of Origin”, so-called.
2. This User Agreement shall commence on the date this Agreement is fully executed and remain effective until December 31, 2026.
3. CMS shall pay an annual permit fee, in addition to any dockage fee which is sperate and apart from this user agreement to the Town in the amount of One-Thousand Dollars (\$1,000.00). CMS shall make all such payment to the Town, in person or to the Town of Jamestown, 93 Narragansett Avenue, Jamestown RI 02835.
4. CMS acknowledges this Agreement does not waive or exempt CMS from any permit fees to land at any other Town of Jamestown boating facility or dock to load or off-load passengers if any become implemented.
5. CMS shall provide the Town with updated yearly schedules for all CMS vessel services for the upcoming season on or before May 1st of each year this agreement remains in effect. Notwithstanding any other provision in this agreement, these updates and modifications shall be reviewed and approved by the Town and such approval shall not unreasonably be withheld.
6. CMS agrees to pay for any damage to the Town facilities and property above general wear

and tear caused by CMS operations. However, CMS shall not be obligated to repair any damage caused by agents or servants of the Town or by Acts of God or Nature.

7. The Parties agree that during the three (3) certain festivals held at Fort Adams, such as the Newport Folk and Jazz Festivals, as provided to the Harbor Master, CMS shall be permitted to utilize the "Islander" or the equivalent and may load/unload passengers directly to the south side of the Town-owned wood pile pier.
8. CMS shall keep the facilities used by CMS and CMS's staff, crew, and passengers in connection with this agreement, clean and free of refuse during the continuance of this agreement.
9. CMS is authorized to erect a simple sandwich board identifying the ferry terminal as a place of business of the "Jamestown Newport Ferry". CMS shall be allowed to keep the existing overhead location signage at the ferry terminal.
10. CMS is authorized to erect a simple tent no larger than 8' by 8' at a location to be determined by the Harbor Master so as to not obstruct pedestrian traffic.
11. CMS agrees that it shall, at all times, defend, protect and save, hold harmless and indemnify the Town, their agents, servants and employees against and from: (1) any penalty, damages or charges, including attorney's fees for any violation of any law or ordinance whether occasioned by negligence of CMS, or of CMS's members, agents, employees, servants, invitees, visitors, patrons or crew; (2) all claims, including bodily injury and death, loss, costs, damages or expenses including attorney's fees arising out of or from any act or negligence of CMS, or of its members, agents, employees, servants, invitees, visitors, passengers, patrons or crew; and (3) all claims, including bodily injury and death, loss, costs, damage or expenses including attorney's fees arising out of or from any failure of

CMS in any respect to comply with and perform all the requirements and provisions of this agreement.

12. The failure of the Town to insist in any one or more instances upon the strict and literal performances of any of the provisions, terms, or conditions of this agreement will not be construed as a waiver for the future.
13. CMS at its sole expense shall provide at a minimum certificates of liability insurance running to the benefit of both itself and the Town for bodily injuries, including death, on a primary and non-contributory basis in the sum of THREE MILLION AND 00/100 DOLLARS (\$3,000,000.00) for one person, and FIVE MILLION AND 00/100 DOLLARS (\$5,000,000.00) for any one accident and ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00) for property damage for any one accident; and shall furnish certificates of said insurance to the Town at the commencement of this agreement, and upon any renewal thereof and as the Town may otherwise require. Said certificate shall name the Town as an additional insured on the policy. Such insurance shall cover personal injuries or property damage to any and all employees of CMS and any and all members, agents, patrons, guests, servants, invitees, visitors, or passengers of CMS. Such insurance shall be written with a company, or companies of recognized responsibility authorized to engage in the business of general liability insurance in Rhode Island. CMS, and its insurer agree to waive subrogation in favor of the Town of Jamestown, its agents, servants, employees, officers, officials and directors.
14. If CMS shall fail to comply with any provisions of this agreement, the Town, or any duly constituted agent or servant of the Town, shall give notice to CMS in writing, directed to the principal office of CMS, at 20 Narragansett Avenue, Jamestown, Rhode Island, 02835

and to its attorney, Murphy, Prior & Infantolino, 77 Narragansett Ave., Jamestown, RI 02835, for service of process, of such failure or, if life or property are in immediate jeopardy, by telephone to CMS. Notwithstanding the above, where an imminent threat to life exists, the Jamestown Harbormaster may require CMS to perform such acts to eliminate the threat. If CMS fails to begin or correct such failure within five (5) business days, or in the case of imminent jeopardy to life or property immediately, then the Town shall be entitled to make any necessary repairs and charge CMS for said repairs.

15. All notices required to be given by CMS to the Town shall be addressed to Town Administrator, 93 Narragansett Avenue, Jamestown, Rhode Island 02835, and any notices from the Town to CMS shall be addressed to Conanicut Marine Services, Inc., 20 Narragansett Avenue, Jamestown, Rhode Island 02835 or to such other addresses as the parties hereto may provide previous notice of.
16. By signing this agreement, CMS understands and acknowledges that this agreement is not transferable.
17. The Parties acknowledge that they have read and understand this agreement, have had the benefit of their own legal counsel to advise them on the content and obligation of this agreement and acknowledge the execution this agreement as their free act and deed.

WITNESS:

CONANICUT MARINE SERVICES, INC.

By: _____
William S. Munger, President

TOWN OF JAMESTOWN

By: _____
Edward A. Mello, Town Administrator
(Duly Authorized by Jamestown Town
Council (June 17, 2024))

Attachment A

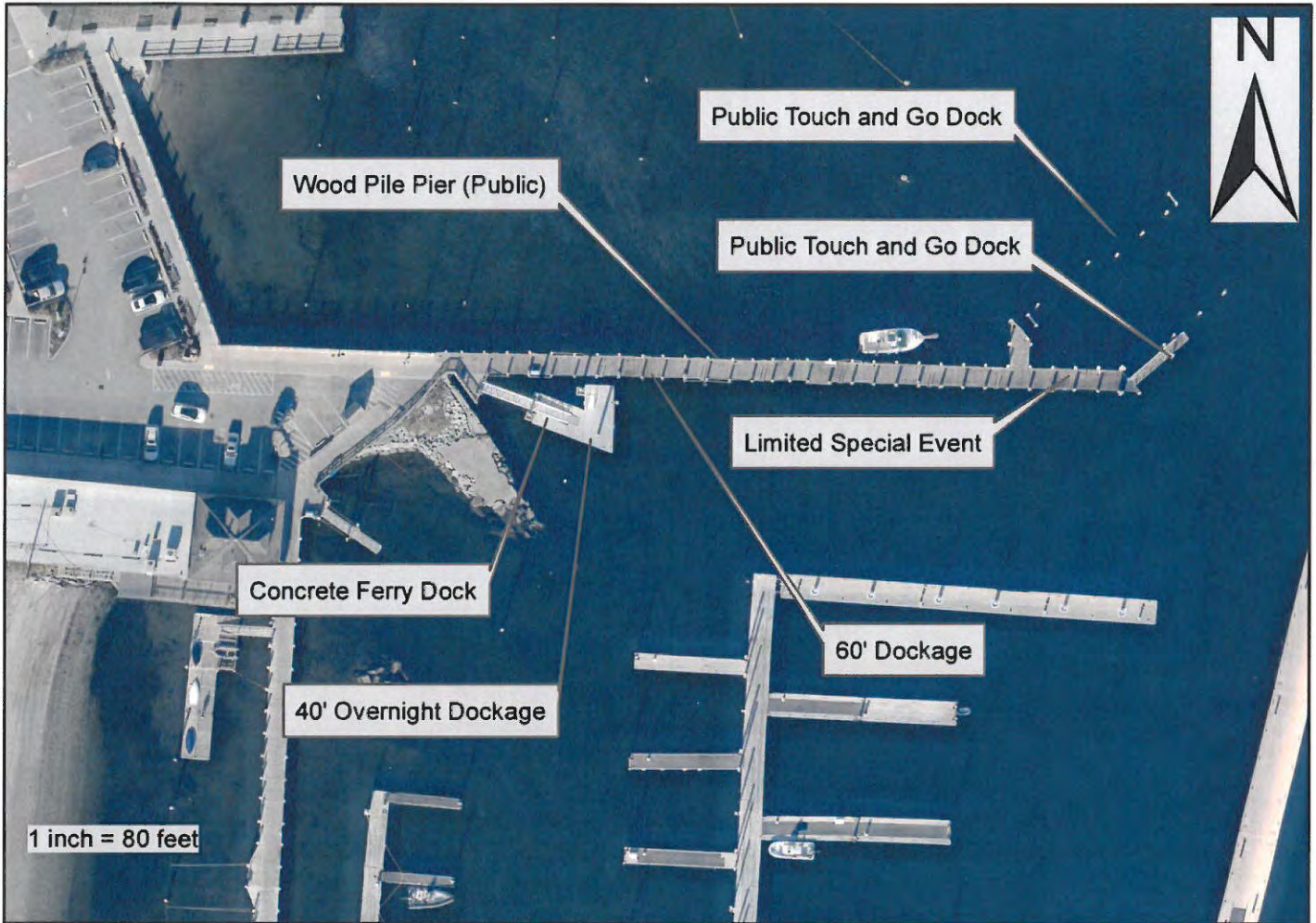


Figure created by Jamestown GIS Department
July 11, 2024



PUBLIC NOTICE TOWN OF JAMESTOWN

Notice is hereby given that completed Short-Term Rental Applications will be considered for approval by the Town Council of the Town of Jamestown (Licensing Authority) at the November 4, 2024, Town Council meeting as part of the Consent Agenda, taking place at the Jamestown Town Hall, 93 Narragansett Avenue. The following applications are available for review at the Town Clerk's Office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding Holidays and at www.Jamestownri.gov.

<u>Record#</u>	<u>Applicant Name</u>	<u>Address</u>			
STR-68	RAY CONOVER	52 LAWN AVENUE	STR-127	ANTONIA MENDES	73 CONANICUS AVE, UNIT 5
STR-108	JOHN SLYMAN	25 BAY STREET	STR-112	DANIEL RUBINO	32 PRUDENCE ROAD
STR-115	JEFFREY SZALA	83 SPINDRIFT STREET	STR-101	VLADIMIR VEZIKOV	25 LINCOLN STREET
STR-83	CHARLES LONAEUS	3 STANDISH ROAD	STR-9	JOHN DERESKY	318 SEASIDE DRIVE
STR-90	VALEIYA GAVRYLENKO	91 HAMILTON AVENUE	STR-145	JEANNE SPINOSA	74 SOUTHWEST AVENUE
STR-3	ELAINE BUCHANAN	12 FRIENDSHIP STREET (A&B)	STR-114	LORETTA ROBIN	951 FT. GETTY ROAD
STR-100	MAUREEN GLADDING	21 NORTH ROAD	STR-73	GENEVIEVE DUPRE	75 NORTH ROAD (AND 73)
STR-91	JEFFREY GRAVDAHL	28 NEWPORT STREET	STR-70	LAUREN FRANKENBACH	47 CLINTON AVENUE
STR-116	WILLIAM HUTCHINSON	4 FT. WETHERILL ROAD	STR-113	LISA STOKES	231 BEAVERTAIL ROAD
STR-75	MARIE BROADLEY	30 SEAVIEW AVENUE	STR-133	ANNE GALLAGHER	10 WASHINGTON STREET
STR-76	FREDERIC PRESBREY	17 AVENUE B	STR-130	CHRISTINA ARDENTE	76 BATTERY LANE
			STR-88	CHARLIE NEAGOY	24 COLE STREET
			STR-87	CHARLIE NEAGOY	56 CORONADO STREET

