

At the Regular Meeting of the Town Council of the Town of North Kingstown, County of Washington, and State of Rhode Island, held in and for said Town, County, and State this 27th day of March, 2023 at the Town Hall Council Chambers, 80 Boston Neck Road, at 6:45 p.m.

PRESENT WERE: Gregory A. Mancini, President
Katherine K. Anderson
Lawrence C. Mandel
Matthew B. McCoy
Dr. Kimberly Ann Page

ALSO PRESENT: A. Ralph Mollis, Town Manager
Jeannette Alyward, Town Clerk
Susan A. Murray, Deputy Town Clerk
Matthew F. Callaghan, Jr., Town Solicitor

An audio recording and video recording of this meeting was made to supplement the written record.

1. Call to Order

The Regular Meeting of the Town Council of the Town of North Kingstown held on March 27, 2023 was called to order by President Mancini.

2. Notice of Meeting being posted

Pursuant to R.I.G.L. 42-46-6(c), notice of this meeting has been posted on the Secretary of State's Website.

3. Executive Session

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To adjourn into Executive Session pursuant to Rhode Island General Laws 42-46-4 and 42-46-5, Subsection (2) – Litigation (Contract Continuation).

MEETING RECONVENED AT 7:01 P.M.

Motion by Councilor Page, seconded by Councilor Mandel and unanimously

VOTED: To seal the Executive Session Minutes.

President Mancini announced that there was a vote in Executive Session to withdraw from the Contract Continuation Lawsuit. Councilor Mandel abstained from the vote.

4. Salute to Flag

President Mancini led those in attendance in a salute to the flag.

5. Public Comment

Brett Mallory, 731 Annaquatucket Road, stated that he is against the Recreation complex. He feels that spending 40 million dollars is unnecessary and then there will be continuing costs. The old Lowes building may be a possible location, but money would be much better spent in other places. He also stated that he is in favor of the Safety complex and the school.

Ed Cooney Jr., 22 Allison Court, Chair of the Asset Management Commission, stated that he supports the Safety complex, but not the Recreation center at this time. The Town is historically known for not maintaining their buildings the way they should. He also supports the school project with the reimbursement of 52%.

Bill Pennoyer, 180 Lewis Farm Road, Chair of the Veterans Day & Memorial Day Parades Committee, stated that the committee had a meeting last week on the Memorial Day Parade. Randy Wietman and Will King will be heading the Ceremony.

Mary Wobeck, 25 North Road, stated that she supports the new school, the public safety complex, and the Recreation center. She also stated that we need to be looking into a net zero energy building.

Nancy Sherman, 64 Pleasant Street, stated that North Kingstown needs a pool. Having a pool would provide the best exercise for all ages and would have many benefits. There should be fees for both residents and non-residents. She further stated that having an aquatic center would be a high asset for the Town.

Ed Andrews, 50 North Road, stated that he supports the Recreation Center. It has been a dream for many residents for a long time.

Bob Vanderslice, 151 Prospect Avenue, stated that he is happy to say that politics is heading in the right direction on starting new projects. He also stated that he hopes all three building projects go through. He also thinks that maybe net zero is the way to go.

Kathleen Guarino, 139 Summit View Lane, stated that she is thrilled with the Council and thanked them for everything. She asked if the Recreation center would be in Quonset, what would it be, and what will be in it. She thinks a pool would be a great idea and everyone could use it. She feels that the school and public safety complex are very important as well so let's do all three.

I. CONSENT AGENDA

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To approve Consent Agenda Item Numbers 6 through 26 as presented with the exception of Agenda Item Numbers 9, 11, 19, 20, 21, and 22.

6. Approval of Minutes

VOTED: To approve the minutes of the Regular Meeting of February 27, 2023 as submitted by the Office of the Town Clerk.

7. Tax Abatement List #868

VOTED: To approve Tax Abatement List #868 submitted by Deb Garneau, Tax Assessor, in the amount of \$1,361.01; and it was

FURTHER VOTED: That overpayments, if any, resulting from these abatements are hereby approved for refund by the Tax Collector.

8. Receipt of Donation

VOTED: To accept with gratitude a donation in the amount of \$500.00 given by Silversmith Orthodontics Inc. to be used by the Recreation Department for sponsorship of a North Kingstown Recreation Coach Pitch Team.

9. Request by Betty Foley to install and maintain a "Beach Library"

Motion by Councilor Anderson, seconded by Councilor Mandel and unanimously

VOTED: To approve the request by Betty Foley to install and maintain a Beach Library at the North Kingstown Beach Campus from mid-April to Labor Day, for her Senior Project; and it was

FURTHER VOTED: To authorize the Town Manager to execute a Memorandum of Understanding prepared by the Town Solicitor.

10. Authorization for the Fire Department to sell a 1991 Boston Whaler, Vigilant Class, Twin Yamaha Outboard Motors, and Boat Trailer

VOTED: To authorize the Fire Department to sell a 1991 Boston Whaler, Vigilant Class with twin Yamaha 250hp outboard motors and a 27' Ace Tandem Boat Trailer, for a sales price of not less than \$45,000.00.

Said revenue of the sale will go to the Fire Department Receipt Restricted Account for marine maintenance and repair.

11. Award of Bid

Motion by Councilor Mandel, seconded by Councilor McCoy and unanimously

VOTED: To award the bid for a Classic Type 1 Rescue Vehicle for the Fire Department to New England Fire Equipment & Apparatus Corporation, 10 Stillman Road, North Haven, CT 06473, in the amount \$469,084.00.

Funding is from the Rescue Billing Account in the amount of \$72,785.00 and Lease Purchase/Rescue Billing Account in the amount of \$396,299.00.

12. Award of Contract

VOTED: To award the contract for Professional Architectural Consulting Services for the renovations, additions, and modifications to the Municipal Office Building and assistance with bid and contract administration to Aharonian & Associates, Inc., 310 George Washington Highway, Suite 100, Smithfield, RI 02917, in the amount of \$105,600.00.

Funding for this award is from ARPA Funds.

13. Ratification of Town Manager's Approval for a Purchase

VOTED: To ratify the Town Manager's approval to purchase valve replacement parts for the Transfer Station loader from United Construction & Forestry, 2397 G.A.R. Highway Rte. 6 & 136, North Swansea, MA 02777, in the amount of \$9,221.06.

Funding is from FY2023 Budget - Transfer Station Account - Repair Parts 16210060-540406.

14. Approval of a Sole Source Purchase

VOTED: To approve the sole source purchase of an Acoustic Leak Detection Field Investigation to pinpoint possible water leaks for the Water Department by Asterra, 4180 La Jolla Village Drive, #530, San Diego, CA 92037, in an amount not to exceed \$18,000.00.

Funding for this purchase is from FY2023 Budget - Water Main Repairs Account - 44040030-540507.

15. Dance License (renewal)

VOTED: To approve to December 1, 2023 the renewal application for a Dance License by Grooves on West, LLC, 7358 Post Road, subject to taxes and water paid to date.

16. Entertainment License (new)

VOTED: To approve the application for an Entertainment License by West Bay Community Theater, 25 Preston Drive, to hold an outdoor concert on the grounds of the North Kingstown Town Beach Campus and bandshell from April 28, 2023 through April 30, 2023, from 2:00 p.m. to 10:00 p.m., subject to taxes and water paid to date and compliance with the recommendations of the Fire Department, the Police Department, the Building Official, and the Planning Department.

17. Entertainment License (new)

VOTED: To approve the application for an Entertainment License by RI Independent Contractors & Associates, PO Box 233, Exeter and the North Kingstown Rotary Club, PO Box 807, North Kingstown, to hold music at a charity Touch-a-Truck Event on the grounds of Romano Vineyard Way, on Sunday, May 21, 2023, from 10:00 a.m. to 3:00 p.m., subject to taxes and water paid to date and compliance with the recommendations of the Fire Department, the Police Department, the Planning Department, and the Building Official.

18. Exhibition License (11-20 vendors)

VOTED: To approve the application for an Exhibition License with 11-20 vendors by RI Independent Contractors & Associates, PO Box 223, Exeter and the North Kingstown Rotary Club, PO Box 807, North Kingstown, to hold a charity Touch-a-Truck Event on the grounds of Romano Vineyard Way, on Sunday, May 21, 2023, from 10:00 a.m. to 3:00 p.m., subject to taxes and water paid to date; receipt of a letter of permission from the property owner; receipt of a Show Promoter's Permit; receipt of a list of vendors at the Town Clerk's Office by May 19, 2023 (which shall include their name, address, phone number, Tax ID Number, type of merchandise, and date of birth); and compliance with the recommendations of the Fire Department, the Police Department, the Building Official, and the Planning Department.

19. First Bond Reduction – Reynolds Farm, Phase 1D

Motion by Councilor McCoy, seconded by Councilor Mandel and unanimously

VOTED: To approve the request by Reynolds Farm, LLC, for a first bond reduction on Reynolds Farm, Phase 1D, from \$1,366,142.40 to \$189,114.24, in the amount of \$1,177,028.16.

20. Third Bond Reduction – Reynolds Farm, Phase 2A

Motion by Councilor McCoy, seconded by Councilor Mandel and unanimously

VOTED: To approve the request by Reynolds Farm Residential Development, LLC, for a third bond reduction on Reynolds Farm, Phase 2A, from \$193,893.84 to \$168,203.66, in the amount of \$25,690.18.

21. First Bond Reduction – Reynolds Farm, Phase 2B

Motion by Councilor McCoy, seconded by Councilor Mandel and unanimously

VOTED: To approve the request by Reynolds Farm Residential Development, LLC, for a first bond reduction on Reynolds Farm, Phase 2B, from \$993,793.50 to \$122,225.37, in the amount of \$871,568.13.

22. First Bond Reduction – Reynolds Farm, Phase 2C

Motion by Councilor McCoy, seconded by Councilor Mandel and unanimously

VOTED: To approve the request by Reynolds Farm Residential Development, LLC, for a first bond reduction on Reynolds Farm, Phase 2C, from \$421,952.12 to \$63,673.95, in the amount of \$358,278.17.

23. First Reading – Amendment to Section 21-22, Article III and Section 21-325

VOTED: That this shall constitute the First Reading of an Amendment to Section 21-22, entitled, “Definitions”, Article III, entitled, “Land Use Table”, and Section 21-325, entitled, “Development standards for certain uses” of the Code of Ordinances, Town of North Kingstown, and that this be advertised and referred to the Regular Town Council Meeting of April 24, 2023 for Second Reading and Consideration of Adoption.

24. First Reading – Amendment to Chapter 8, Article XI

VOTED: That this shall constitute the First Reading of an Ordinance in Amendment of Chapter 8, Article XI of the Code of Ordinances, Town of North Kingstown, entitled, “Access by Minors to Tobacco Products”, and that this be advertised and referred to the Regular Town Council Meeting of April 24, 2023 for Second Reading and Consideration of Adoption.

25. First Reading – Amendment to Section 12-1

VOTED: That this shall constitute the First Reading of an Ordinance in Amendment of Section 12-1 of the Code of Ordinances, Town of North Kingstown, entitled, “Alcoholic Beverages in Public Places”, and that this be advertised and referred to the Regular Town Council Meeting of April 24, 2023 for Second Reading and Consideration of Adoption.

26. First Reading – Amendment to Section 13-6

VOTED: That this shall constitute the First Reading of an Ordinance in Amendment of Section 13-6 of the Code of Ordinances, Town of North Kingstown, entitled, “Use of Tobacco Products”, and that this be advertised and referred to the Regular Town Council Meeting of April 24, 2023 for Second Reading and Consideration of Adoption.

II. REPORTS

27. Report by the Town Manager

Town Manager Mollis gave the following report:

- We had our initial meeting with Pare Corporation on March 14th to kick-off the Wickford Village Parking Study which the Town Council directed and approved. It was a very productive meeting. They begin their work in April with a 2-month data collection of off-season parking. They will be meeting with businesses, residents, visitors and studying parking during various hours and various days. They then plan to have a Public Hearing sometime in July followed by a 2-month data collection of on-season parking in July through September. This will be followed by internal meetings and a Public Hearing towards the end of the year to present their final report. We will meet with them continuously throughout the process.
- We had a very productive meeting with the Wickford Schoolhouse Condominium Project team on March 14th. They are in the process of receiving approval for Historic Tax Credits. As we thought, the Historic Tax Credit will require them to have a 1-story addition versus a 2-story addition and potentially reduce the number of units from 39 to 37. There are still a number of items to complete before moving forward. They project a hopeful closing on the property in late Fall or early Winter which would allow construction to begin in the Spring of 2024 and planned occupancy in June 2025. I will keep the Council up to date.
- The Town will begin this year’s paving, weather permitting, on April 3rd. The contractor is scheduled to begin paving Town roads that day.
- The Town Council received a request from Middle School Students on the Davisville Middle School Softball Team for roofs on the softball dugouts. It was a well-thought-out request from young students in our town. The Middle School Team utilizes town fields for their program. Our Recreation Department is moving forward on fulfilling that request and we are doing our best to have the work done prior to the start of this season.
- An update on the potential Community Electricity Aggregation Program. The Town Council, at your November 28th meeting of last year, asked my administration to research and develop a plan to pursue Electricity Aggregation through a CEA Program as allowed under RI General Law. We are working with our Purchasing Agent to develop a bid to engage the required Consultant. We are hoping to have the bid completed in the next two weeks which would put us on a schedule to come before you, the Town Council, at a

meeting in May, to further discuss and engage a Consultant. This is the identical process which took place in our surrounding communities.

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- A few months back, Jim Lathrop and I reported to the Town Council regarding our energy contract expiring in December. Prices at that time were double what we were paying, which was much greater than the 25% increase we budgeted for. Jim was researching an approach where we would lock in various components of our energy bill and lock in the energy portion until we reassessed the market. Jim, with the assistance of Best Practice Energy, has advised me that we should lock in our pricing at a 25% savings over what our pricing was back in September. Under this 32-month agreement that we have entered into, the Town will save approximately \$528,000 over the remaining 32 months. We will enjoy additional savings of approximately \$20,000 for our first quarter. This will also allow us to maximize our solar credits.
- We continue to aggressively pursue funding opportunities for the installation of EV Charging Stations in Town. As of today, the only EV Charging Stations we have on Town property are at the municipal golf course. My office is participating in two webinars taking place over the next few weeks as well as funding from the RI Office of Energy Resources and the Federal Infrastructure Grant Program. We would like to install Charging Stations at our Municipal Parking Lot in Wickford, our Town Hall, the Municipal Office Building, and potentially other town-owned areas where parking is not limited. I will keep you up to date on this initiative.
- Our Water Department has applied for over \$16 million dollars of funding through the R.I. Department of Health and their Drinking Water State Revolving Fund for four projects within their Project Priority list. Our projects are \$4 million for the replacement of Well 6; \$900,000 for Service Line Replacement; \$1,460,000 for Meter Replacement; and \$10 million for PFAS Treatment Systems for Wells 9 and 10. These projects will be critical for Item #31 which we will be discussing shortly on tonight's Agenda.
- We've received numerous local inquiries regarding the Boston Neck Road Paving Project. There was some confusion as to whether the project would extend past the Fairway Drive intersection. The project, as planned, will extend beyond the Fairway Drive intersection and will begin at the Beach Street intersection with Boston Neck Road. The project will include paving, ADA ramps, and a planned traffic signal at Hamilton Elementary School. They are hoping to have the project completed by the end of the summer or early Fall of this year.
- The Town has been very successful in preserving and protecting our land and its resources. As the Town Council is aware, we are in the process of hopefully preserving two additional parcels which we refer to as the Cruickshank Property and Grossman Property. This is in addition to over 64 acres of conserved land owned by the Land Conservancy of North Kingstown and over 230 acres of conserved land via Conservation Easements. As this is one of the goals and objectives of this Town Council, our Planning Department will be putting together a report on our accomplishments and current projects for your April or May meeting.
- A reminder that our Recreation Department's Annual Easter Egg Hunt is this Saturday at Wilson Park from 11am – 1pm. This is a free event with no registration required. There will be photo ops, entertainment, and planned concessions. This event is for children up to 12 years old.

Councilor Anderson thanked Mr. Mollis and the Recreation Department for working on the dugouts as requested by the students.

President Mancini stated that he is pleased with the progress of obtaining conservation easements for the Cruickshank and Grossman Properties.

President Mancini expressed concern regarding the recent false shooter hoax at our high school and suggested that we submit a bill to our legislature for the police and fire department responses to send a message that legislative action is necessary.

28. Report by the Finance Director

Mr. Lathrop stated that the Council has been provided with the year-to-date budget report with their packets.

Revenues continue to be strong. We did make adjustments to prior year taxes and income from late payments as seen on the Interest & Penalties line. Because we have done a good job with collections, and no longer have motor vehicle taxes, which generated a good portion of this revenue, is the main reason for this adjustment. There have been other minor changes, but this is an area we felt warranted to note.

We are meeting with our utility providers as part of our review in this area, we discovered \$82,000 on unapplied credits to our account. We hope to have this resolved in the next month.

Interest rates continue to rise, which will help investment income. However, we are seeing higher costs associated with some leases. In addition, this is an area we will monitor as it could have an impact on our borrowing cost for any new debt the Town issues.

President Mancini asked why there wasn't an expense report in the year-to-date budget document. Mr. Lathrop stated that it must have been an oversight and he will forward it to the Council.

III. NEW BUSINESS

29. Introduction/Discussion – Potential Bond Question – Indoor Recreation Facility

Recreation Director Chelsey Dumas-Gibbs gave the following presentation:



The North Kingstown Indoor Recreation Facility has been a dream of the department for many years.

Why do we need an Indoor Recreation Facility? Open Availability To The Entire Community

- North Kingstown population is growing and changing
- Programming is expanding
- We have had to cut back on some programming due to lack of space
- Outdoor space is incredible...we need to be offering that same commitment in inclement weather conditions and over the winter
- Allows for more programming creativity and innovation to include more of the community and a changing demographic
- Allows for more recreational programming in the underserved population of teens and seniors
- Shared indoor space with the NKSD limiting both entities with youth population growth
- Sharing the Cold Spring Community Center limiting Recreational and Senior programming, would like to give the Community Center to the Seniors to expand their programming
- North Kingstown Comprehensive Plan identifies the need for new and upgraded recreational facilities to enhance the quality of life and health of our residents
 - Indoor recreation facility is listed as a specific action in the plan
 - Survey showed development of new recreational facilities identified among the top ten priority actions.

As the department continues to grow, it is more prevalent that it is a need in this community. Our programming is expanding but our facilities are not. We continue to improve our outdoor facilities and we feel the community deserves the same attention given to indoor space and sports. Allowing for a new space for the Recreation Department will eliminate use at the community center allowing for more space for the Senior Center to grow their programming and expand which is long overdue.

Our Current Programs

Programs that we can add...

- Barre/yoga/dance
- Preschool programming
- Study Hall/Mentor/Tutor
- Adult Education
- Gaming Nights
- Wallball
- Futsal
- After school programming
- Cyber Safety Classes
- Tournaments in all programs

PROGRAM NAME	# of Participants 3 year AVG	Facility Used	Indoor Rec Facility
Basketball Boys K-4	100	Schools	Less cancellations
Basketball Boys 5/6	158	Schools	Can have more tournaments
Basketball Boys 7/8	61	Schools	Use less areas of schools
Basketball Girls K-4	85	Schools	
Basketball Girls 5/6	89	Schools	
Basketball Girls 7/8	46	Schools	
Basketball Travel	140	Schools	
Basketball Mens 30+	126	Schools	Can add league time instead
Basketball Mens 50+	95	Schools	of just pickup time
Bball Summer Skills	71	Wilson & McGinn	Rain location
Badminton 14+	31	Schools	can add to the program
Volleyball 16+	41	Schools	larger space more courts
Gymnastics	22	Outsourced	run our own program/not use Aim High
Home Alone/Babysit	50	Community Center	
Art Programming	42	Community Center	these programs will grow
Virtual Programming	9	Online	running in a more feasible location
Busy Bodies	105	Community Center	cleanliness and improved circumstances
Drama	43	Community Center & Schools	
Holidays /workshops	19	Community Center & Schools	more space for more programs
Yoga/Zumba/Exercise	65	Community Center	
Pickleball Youth	6	Wilson & McGinn	
Pitch Clinics	51	Schools	all of these will have rain locations
Softball Clinics	93	Schools	and potential of growth of programs in
Softball	21	Schools	winter time and clinics
Youth Tennis	176	NKHS	some will have more potential to grow
Field Hockey	73	NKHS	with phase of the project - sports turf
Youth Camps	270	Schools & Community Center	Additional space, rain location
Running	259	Schools & Wilson Park	Winter programming and winter break camps
Pickleball Adult	125	Wilson	Clinics and training
Wrestling	24	NKHS	these programs may not be effected
Swim	101	Beach	

This slide is a basic overview of most of the programs that we offer and the locations that we use. As you can see, the majority of our programming is held inside of the schools. Removing programming from the schools will also provide the extracurricular activities at the school more space and more time for expansion which through conversation with the athletic director, will be beneficial for their growing populations. The North Kingstown Recreation Department last year offered over 25 programs with over 2,000 participants, and we will have so much more room to grow.

Background Work Completed To Date

- Visited other facilities and asked them questions about functionality, programming and cost.
- Looking at parcels that are large enough for expansion – minimum of 6 acres in size
- Met with the school athletic department
- Met with Senior Center Director
- Discussed the possible town owned areas to avoid cost in acquisition unnecessarily
- Monthly meetings with a committee including architects, LSAC volunteers, Planning, Recreation and DPW to discuss locations and logistics
- Meetings with South Kingstown Recreation Director and Indoor Facility Manager
- Meetings and walk throughs with Kevin Alverson, Design Professional to discuss preliminary feasibility studies and layouts
- Cost estimate obtained
- EDAB and Asset Management provided input on potential locations
- All locations considered shown on the map – top 3 shown in blue



A small internal committee worked with the Leisure Services Advisory Committee and started background work on this project over two years ago. We looked at over 20 facilities referred to us by different town committees, town officials, and the public. We worked with design professional Kevin Alverson to design a preliminary layout of the building and received some estimates on the cost. We visited multiple sites, talked to communities that have indoor recreation facilities, and visited their sites. All this background work gave us parameters to work with in our search.



- Parcel size and configuration
 - at least 5-6 acres in size for approx. 55,000 square foot building
 - with room outside for potential future additional phases and/or outdoor amenities
- Parcel size includes parking 1 per every 200 square feet
- Ownership – public or private
- Access to infrastructure – water, drainage, stormwater, sewer, utilities need to add 5-10,000 square feet if non sewerd
- Location – north, south, central
- Site constraints – wetlands, flood zone, wooded
- Zoning
- Proximity to public transportation

This slide illustrates the parameters that were defined.

After evaluation of location and need, the Recreation Department and Mr. Alverson put together a layout that would be cost effective and meet the needs of the programing as well as expansion for the programing. The proposed layout includes:

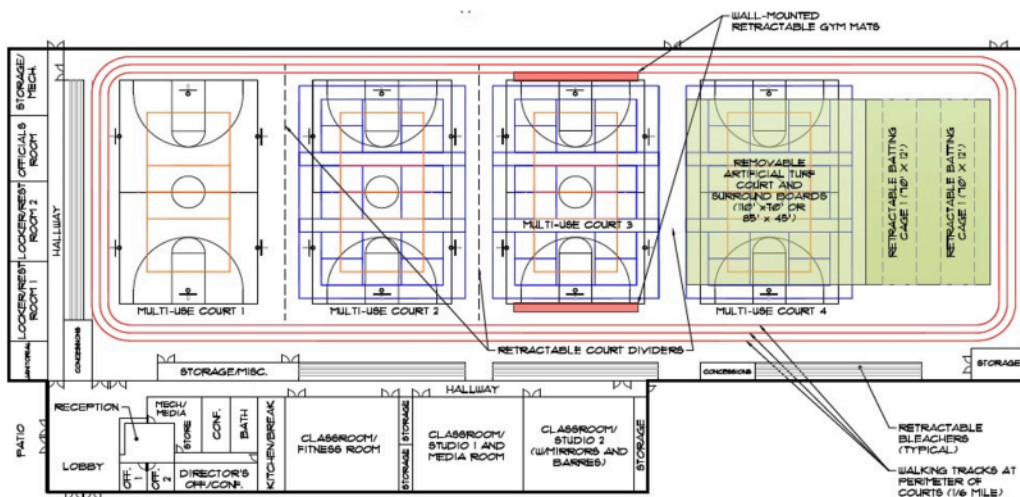
Current Draft Concept

- Evaluated to advance the quality of Recreational Programming
- The project includes the highlights to the right

Base Building Components (55,000 SF):

- Four (4) Highschool Sized Basketball Courts
 - Twenty (20) Retractable Basketball Goal Assemblies (Four (4) Full Court Goal Assembly Sets and Twelve (12) Half Court Adjustable Height Goal Assemblies)
 - One (1) Main Court Striped for Highschool Basketball and Volleyball
 - Three (3) Secondary Courts Striped for Highschool Basketball and Volleyball as well as Pickleball (Nine (9) Pickleball Courts in Total)
 - One (1) of the Secondary Courts to be oversized to allow for removable Artificial Turf and Court Surrounds to support 110' x 70' or 85' x 45' Artificial Turf Field Orientations
- Two (2) Retractable Ceiling-Mounted Batting/Pitching Cages
- Two (2) Retractable Ceiling-Mounted Gym Mats
- 1/6 Mile Walking Tracks at Court Perimeter
- Four (4) Sets of Retractable Bleachers
- Two (2) Multi-Use Convertible Classroom Spaces
- One (1) Classroom/Fitness Space
- One (1) Rentable Conference Room
- Two (2) Restrooms/Lockers
- One (1) Officials' Restroom/Locker Space
- Office Suite with Three (3) Offices, Kitchen/Breakroom, Restroom, Conference Room, Reception Area, Storage Area, Lobby, and Mechanical/Media Room
- Various Storage/Closet Spaces
- Utility Rooms, Janitorial, and Wash Space
- Two (2) Concession/Snack Sales Areas

Complete Building Layout



While we work on finalizing our proposed sites, we would like to present you with the possibility of these three sites in the next slides which provides some pros and cons for each location:



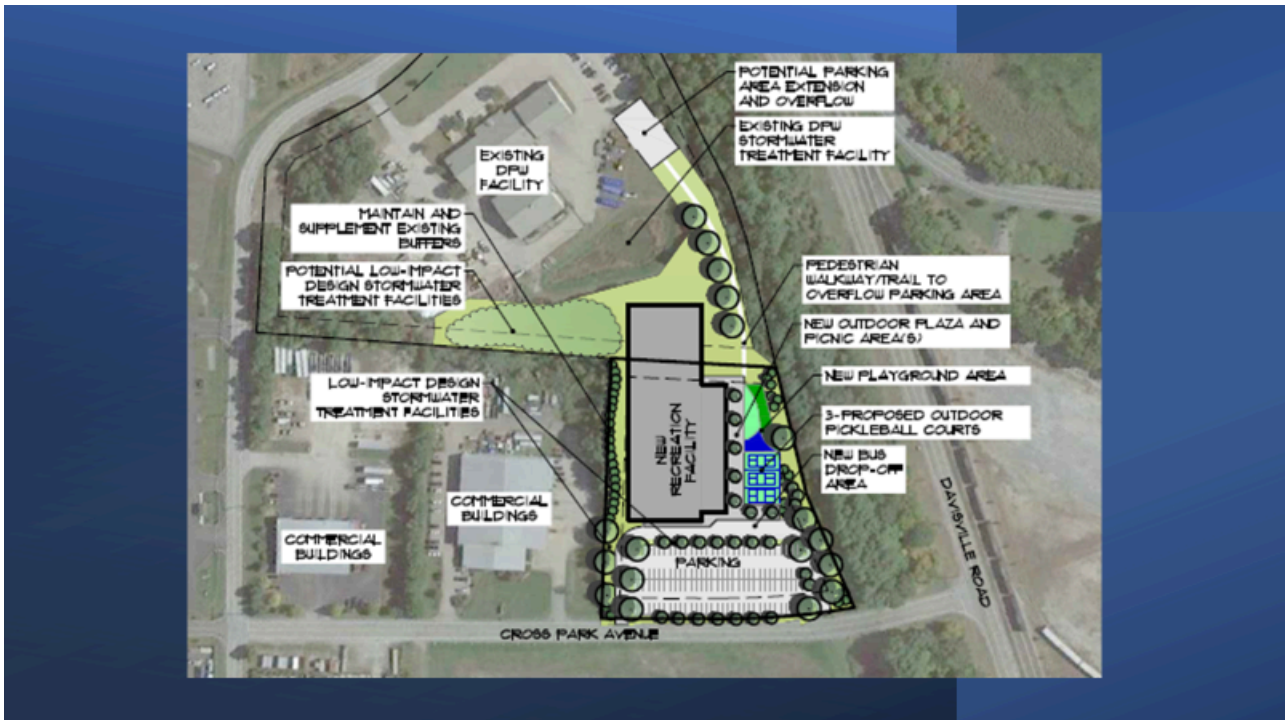
Potential Quonset Location

(2 lots to accommodate size, 3.4 acres from AP 191 Lot 017 Cross Park Ave and 1.80 - 2 from AP 191 Lot 009 for a total of 5.2 - 5.5 acres- DPW site)

- Current use is vacant
- Smaller lot size
- Some parking on adjacent town property
- Will need to use some of DPW lot for the whole building/future expansion
- Already town owned land
- Access to sewers
- Near the Quonset field space
- Near DPW and the current home of the NK Rec buses

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Potential Private Lot Acquisition

(8.08 acres) Enough space for several future phases of the project if needed

- On Post Road
- Easily accessible to the Highway
- Helps surrounding businesses thrive
- RIPTA route accessibility
- Privately owned - requires acquisition



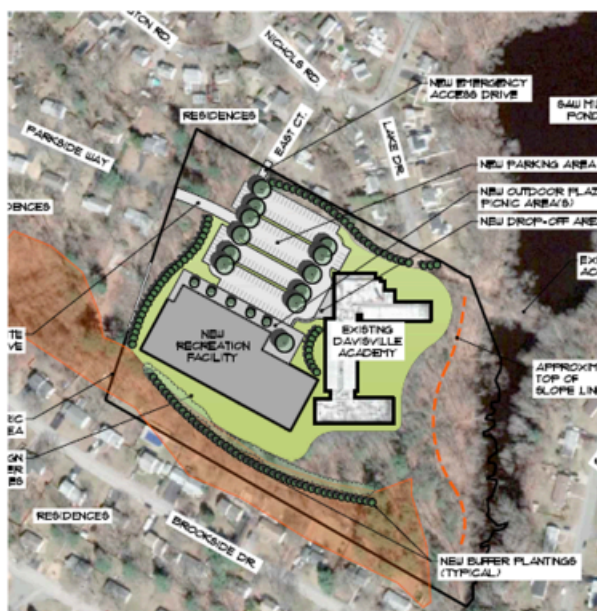
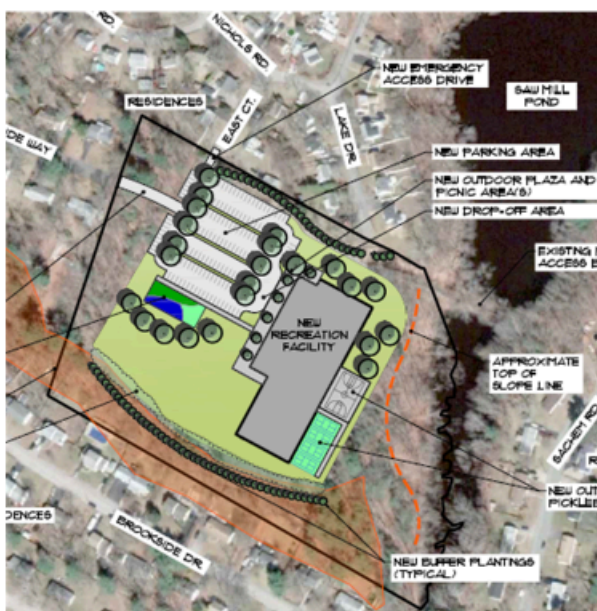
Davisville Academy

(10.5 acres AP 149 Lot 124 – Davisville Academy Plat)

- Dense surrounding neighborhood
- Buffers will be needed and shown in the rendering
- There are a lot of pedestrian paths
- Close to Middle School
- Soil testing will be needed
- Potential HUD funding area
- We will need to hold a workshop for surrounding neighbors
- Potential re-route of the entrance through Parkside Way
- School is currently running in this facility
- RIPTA route accessibility

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It is important to note that when choosing a location, we have evaluated with expansion in mind. We understand that the recreation world is ever changing and although this meets most of the current demand, it allows for expansion or change in the future if the Council and community see the need whether that change be indoors or out.



Indoor Recreation Center will cost up to \$25 Million

Applications for grant funding in process:

- Earmarks with Reed, Whitehouse & Magaziner
- Capital Project Funds through the Coronavirus Capital Projects Funds/U.S Treasury

Secured Funding Source

- ARPA

Possibility of Funding through:

- Green Infrastructure Funding
- DEM Acquisition Grant round 2023 not announced yet
- Bond
- Fundraising
- ARPA
- HUD

Other possible sources still being researched

Because we have been working on this project for many years now, we have already been applying for funding. Once we have Town approval, we continue to seek out additional funding/grants.

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Closing
remarks by
Town Manager
& Questions



Mr. Mollis stated that the Council has seen three different locations out of 25 possible sites. We hope that if this question is approved to go to a ballot for the voters to decide, that the question not be site specific. If it is in the question, it limits it to those named sites only. In the next 12

months, we may find a site that would be perfect, or the Middle School bond may pass, and we could potentially do this at Wickford Middle School.

Also, with regard to the interest of a pool, which would be wonderful, however having experience of a municipal pool and research that has been done by our Recreation Director, we have found that the DOH has a series of requirements for any aquatic facility, we are looking at \$2.5 million to \$3 million to construct a pool. This would be for limited amenities such as locker rooms, showers, and bleachers. That is not the scary point. If a pool is constructed on average, we would have to add \$1 million to the budget for utilities, chemicals, cleaning, maintenance, lifeguards and so much more. We are finding that due to a national lifeguard shortage these facilities seem to be closed more than they are open. Taking all this into consideration, including finding a site with a minimum of 7 acres versus 6 acres, we thought that this isn't the time to consider a municipal pool. However, it would be a Council decision.

He further stated that the reason for tonight's discussion is that we want this to be the final discussion and answer any questions and get direction from the Council as we want to come back to the Council at an April meeting for a vote to put this on a ballot in the fall. Over the next month we will be working at a financial analysis, show the Council where the debt would fall, how it would affect our budget and hopefully by that meeting we will have a number for the Public Safety Complex and the Middle School so we can provide a broad picture of all the numbers with various scenarios to show how we can take advantage of the debt cliff.

Councilor Mandel stated kudos to Chelsey and Ralph for pursuing this project. When he was on the Economic Development Advisory Board, the committee conducted an extensive review of sites that would be available which indicated that there were few sites that would accommodate this recreation facility. He further stated that he is a big advocate for a Rec center as it is an asset for the Town which adds to the quality of life for our residents. After listening to the speakers tonight, the only comment he has regarding a pool is in the next month he would like to keep looking at the possibility of a pool so that when we have further discussions on ballot questions we could discuss further. With that said, he respects the concerns the Manager has brought forward but there is a strong sense by the public that this is important for various reasons.

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Councilor Anderson stated that she commends Chelsey and everyone who has worked on this project for selecting sites that are accessible to public transportation. When speaking with members of the community who rely on public transportation, the most common theme she has heard was accessibility and safe spaces for their children to play. Health and wellness of the community seems to be a priority with this presentation. She understands that staffing is universally challenging and asked what staffing this recreation center looks like. Ms. Dumas-Gibbs stated that we haven't done a full analysis; however, the Recreation Department staff would move there and be able to staff Monday – Friday but would need to hire part-time staff for after hours and weekends, as well as custodial staff. Mr. Mollis stated that this would only be for the Recreation Center, a pool would require additional staff. Ms. Dumas-Gibbs does feel that we would have success in filling these positions at the recreation center as high school students are highly motivated to work in recreation.

Councilor Page stated that since we have had so many inquiries about a pool, she asked how comfortable Ms. Dumas-Gibbs would be with having the pool as a separate question. Ms. Dumas-Gibbs stated that a pool would require a new addition to the building being proposed. Mr. Mollis stated that we could do an additional question and knows the parcels we are looking at would accommodate a pool as long as the question is specific that not only are they approving an additional \$3 million for the construction of a pool the yearly budget would have to be increased by \$1 million a year. He further stated that he thinks it would be fine to have an addendum question and how it would be worded he would leave that to Mr. Callaghan and Bond Counsel. Councilor Page stated that she understands that the operation of a pool would be

challenging. Councilor Page thanked Ms. Dumas-Gibbs and the Manager for the detailed presentation.

Councilor McCoy also thanked Ms. Dumas-Gibbs for all her hard work in putting this presentation together. He further stated that he wouldn't be honest if he didn't say he has concerns about this and going to the taxpayers and asking them to borrow money. He understands all the arguments of legacy, quality of life, but in his mind, he has a hard time that this would be something that will be able to fund itself, specifically the pool aspect. At this point in time, he is not convinced about the pool although he understands the value and appreciates the arguments for it. He wants to believe that if the business model was there someone would have done this in town already. With that said he is in favor of the Rec Center, a new school, and the Public Safety Complex. However, his priority is the School, Public Safety Complex, and then the Rec Center. Again, he appreciates the need for recreation in our community, but at a time where we have higher interest rates, the cost of borrowing money is challenging, and the economy has hit the people in our community very hard.

President Mancini stated that along the lines of what Councilor McCoy has said, someone spoke tonight about legacy, and he hopes that his legacy as a member of this Council will be that we repair our capital assets, gave good schools to our children, excellent police and fire protection and a facility that they could be proud of and he doesn't feel we have done this as a community over the last 50 years. If this Council was part of that legacy, he would be proud. Having said that, if the numbers are right, he would support a Rec Center, but is concerned about the aggregate bond amount. He is also concerned about having a pool. If a pool was such a good idea, more municipalities would have one in their community. While he knows it is a great idea, he has concerns about the pool.

In answer to President Mancini's question if a specific lot has been identified, Mr. Mollis stated we have identified a lot.

President Mancini asked what the percentage increase in programs that is going to be needed. Ms. Dumas-Gibbs stated that she can't give a set percentage; however, there are a lot of programs that we cannot do with the facilities we have. For example, Adult Education and Technology are big needs that she would like to see included in this building. President Mancini stated that he would like to have further information on the need. Ms. Dumas-Gibbs stated that she can provide this information at the next meeting. President Mancini requested that the Manager be prepared to present potential tax rate increase as well as revenues for programming that could be generated with the Rec Center and/or Pool, which would not factor into the bond. Mr. Mollis stated that is correct, but we could do an analysis of the annual costs. Ms. Dumas-Gibbs stated that in order to keep it cost effective for the community, we would not be able to "break even". President Mancini stated that is good to know.

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President Mancini stated that it was mentioned to use ARPA funds and asked what was put aside for a Rec Center, Mr. Mollis stated that it was \$3.8 million - \$4 million. We are optimistic that we will receive some Federal earmark funding.

Mr. Mollis stated that we will be coming back to the Council in April with Bond Counsel to approve enabling legislation, which will include a ballot question.

President Mancini stated that out of fairness, he requested that Mr. Mollis and Ms. Dumas-Gibbs do a perform on a potential pool and also asked that they provide information on how many communities actually have a municipal pool, the cost to the community and operating costs if that information is available.

Mr. Mollis stated the South Kingstown Recreation Center provides many services and programs to North Kingstown; however, we could not ascertain a specific number for our residents.

President Mancini thanked Ms. Dumas-Gibbs for her presentation.

30. Introduction/Discussion Potential Bond Question – Public Safety Facility

Mr. Mollis stated that the public safety facility is another project that we have been working on for over two years and have appeared before the Council numerous times, have hosted tours of

our current facility, and have had numerous staff meetings. We also looked at dozens of locations for the Public Safety Complex, but we have found that for the benefit of public safety the new Public Safety Complex must be located at or as close to our current complex. To change that would affect response which is priority number one. We also feel that this project is long overdue and is fully supported by our Asset Management Commission and was their top priority. The current building was constructed in 1957 with an addition in 1976. From his point of view, the Town has properly maintained this building, but we are now spending good money to chase bad money as it is an old building, not efficient and needs to be raised. Our main challenge is funding. This is not an expensive project, however there are limited outside funding sources, and we need to find a way to ensure that operations are able to happen during construction. He further stated that as with the Rec Center, he is hoping the question will not be site specific, although we are looking at a few sites, we are leaning strongly on the current location and expanding from there. Again, we don't want to close the door on other potential sites.

President Mancini stated that most bond questions are as vague as possible which is always recommended by bond counsel and he understands the Manager's concerns.

Scott Kettelle, Fire Chief introduced Capt. John Urban who has been the Police Department's lead representative to the Public Safety Complex Committee for the past 18 months. Also in attendance tonight are many representatives of the Fire Department who are stakeholders in this project. As he reaches the end of his career, these are the people who will be continuing into the future as leaders of the Fire Department. They are here on their own time showing support for this project.

Chief Kettelle stated that as the Manager has said, the Fire Department side of the facility is 66 years old, and the Police side of the facility is 47 years old. A small section between each side of the building is the communication section and emergency operations center which is 14 years old. On the Police Department side, they are sharing workspaces between personnel, repurposed areas such as closets into office space, the roof design of the Police side has been problematic since this addition was built, still causing water leaks that impact the operations of personnel each time it rains. The jail cell area does not meet current police accreditation standards. The lower level of the building was never intended to be used for anything other than storage. We are now using it for daily operations to keep the Police Department functioning. This building does not meet 2023 Police Department standards for functionality, whether it be holding areas for minors, persons suffering from mental health issues or simply taking statements in privacy and confidentiality from witnesses.

The lower level of the Fire Department houses the administrative offices with no windows or proper ventilation. We see health concerns and regularly perform mold tests. Vehicle storage areas in the upper level and lower level limit the size of vehicles we can house and ultimately purchase for service in our town. This ultimately results in higher costs to build fire vehicles to fit within this facility. The fire side of this building also continues to experience roof leaks which requires us to relocate personnel for periods of time while repairs are attempted.

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Chief Kettelle further stated that two years ago he was directed by the Town Manager to establish a committee to identify the options for and need for replacement versus major renovations of the public safety complex. The committee was made up of two representatives of the police department, 2 representatives of the fire department, and one from the public to initially brainstorm and develop a recommendation. The committee has spent in excess of 100 hours reviewing possible sites for relocation, performed a deep dive into the possibility of renovating the existing building with a look to the future as well as present challenges. We engaged in a process to select an architecture engineering firm to assist us with this process. We received responses from approximately 10 firms from across the country and after interviews with the majority of these firms we selected DBVW Architects partnering with Architects Design Group from Florida who specializes in police and fire stations design. With their assistance, an analysis of the current structure determined that renovation, even major renovations, was strongly discouraged due to age, deterioration, and general layout. The fact that office spaces were too small and the lack of no real office space made no sense to renovate. A special needs assessment was conducted, and the initial review suggested a 58,000 square foot structure was needed for the number of personnel and operations that take place daily for both police and fire. In looking at that amount and translated costs involved, he tasked the committee to sharply review in an effort to reduce space to a functional and operational minimum to reduce costs to something that we could responsibly bring to the Council. Tonight, we are presenting a conceptual plan for a 51,290 square foot building that will house police operations and

administration, fire department current staffing, apparatus and administration, emergency operation center, and emergency communication division. When conducting the special needs assessment, we created a table of needs entitled 2026 with a separate table for 2036 and a separate table for 2046. Allowing us to do the best education guess possible for the next 20 years of growth within our town in terms police and fire public safety. That review for the next 20 years suggests a potential need for additional space 2,000 – 5,000 square feet. The additional space is driven by technological growth changes, potential personnel additions to any of these agencies. Today, the committee does not see the need or recommends adding that additional space.

The entire complex currently lacks security features needed for both the property as well as the building. The fact that most of the Council is aware of or the public is aware of, approximately 28 years ago a man pulled a gun and committed suicide in front of the fire department secretary outside of the building, but between the police and fire complex. At the time, the door was glass and could have easily shot her as he did himself, five feet from the secretary's door and 10 feet from the rear entrance of the police station. The police department has equipment stolen from a detective's car which was parked in the lot. We have had people come into the front entrance of the fire station under the influence and present a danger to our personnel. The need for secure access, cameras and systems for monitoring is clearly present.

In regard to the location, the Manager spoke of the need to stay as close to our current location as possible. Early on in this process we the committee explored a parcel of land in Davisville. We initially spoke with QDC and in order to build a police/fire complex in Davisville we would still be required to have a separate fire station on or about our current location. This would have required two construction projects and we felt that wasn't in our taxpayer's best interest. The committee spoke at length about what was in our best interest and ultimately it was identifying a location on our location or in the immediate vicinity. We also look at several of the same parcels that Ms. Dumas Gibbs reviewed with the Council for potential sites for the Rec Center. There isn't very much land along the Post Road corridor.

Chief Kettelle further stated that at the end of the day, he is asking for the Council's support to move this project forward and if the Council is in favor of this project, the committee will aggressively work with our architect firm and Town Manager between now and the April 24th meeting to provide the Council with a more educated and in depth presentation to provide comfort level for the Council to vote on.

Chief Kettelle stated that he failed to mention that the fire department has three female firefighters, which is a great thing, however we have no isolated female bathrooms in any of our stations in town, no separate bunk space. Everything is shared space. It is not fair to them and he thinks everyone can appreciate the challenges this creates.

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He further stated that he has been a member of the fire department for 34 years, a member of the community his entire life. This complex is not solely an issue of deferred maintenance but merely the fact that we have outgrown the facility. We are here tonight because what was acceptable in 1957 and 1976 is no longer acceptable. Our Police Department back then didn't have a domestic violence advocate, a mental health clinician, a harbor master with an office in the station. They have grown as the community has grown.

The fire department really hasn't grown as the number of people at this station is the same number that have been there for close to 40 years. We don't see that number increasing significantly in the years to come. What has changed is where we had a fire chief, fire marshal and secretary as administrative staff, we have grown to 2 fire marshals, an assistant fire chief, and as Quonset/Davisville and the community grows there will be growth on the administrative side of the fire department.

There are weekly conversations with our Public Works Director on how to fix the many issues in this building without expending a lot of money as the building is old. We end up putting band aids on the issues.

Chief Kettelle respectfully requested the Council's support in going forward with a bond for the Public Safety Complex.

Mr. Mollis thanked the Chief for his thorough presentation and stated that having this discussion to seek support before coming back to the Council in April with enabling legislation for a bond for a public safety complex. Again, we will have bond counsel with us to provide scenarios for one, two or three questions. We will also be coming to the Council for approval for further investigation by consultants for this site to have a better understanding prior to putting this on a ballot in the fall.

President Mancini stated that all members of the Council have had a tour of the current building and have had a firsthand experience of all that Chief Kettelle has spoken about tonight. He thinks members of the Council are convinced that this project needs to move forward.

Councilor Page stated that she agrees that all of these projects are important. She has toured this facility and after that she was convinced that this is a number one priority and is in favor of having this on the ballot.

Councilor McCoy stated that he views this project as a need and not a want and he encourages the citizens of this Town to fully support getting the funding to construct a new public safety facility as it is needed, and our first responders deserve a decent facility in order to do their job.

Councilor Anderson echoes everyone's comments and she supports a recreation center, and we have a need for a new middle school and a public safety complex. She also toured the public safety building and left with the impression that modern fire trucks cannot fit in this facility. We are a town modern day emergency response.

Councilor Mandel stated that he also supports this project, recreation center and a new middle school.

The Council thanked Chief Kettelle and the Town Manager for their presentations.

31. Authorization for the Town Manager to sign a Legal Services Agreement

Motion by Councilor Page, seconded by Councilor Mandel and unanimously

VOTED: To authorize the Town Manager to sign a Legal Services Agreement with Hamel Waxler Allen & Collins; Levin, Papantonio, Rafferty, Proctor, Buchannan, O'Brien, Barr, Mougey, P.A.; SL Environmental Law Group PC; Kennedy & Madonna LLP; Taft Stettinius & Hollister LLP; and Douglas & London, PC for the purpose of entering into an attorney-client relationship between the Town and the Firms to investigate and assess potential claims arising out of the presence of PFAS contaminants in the water supply and representation of the Town in any civil action that may result.

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32. Correspondence

03/16/2023: Email from Krystle Simas concerning the new FY budget, specifically the allocation of ARPA money for the Town's 350th anniversary and funding for the upgrades to the Municipal Center.

03/16/2023: Email from Marian Gund about reducing the Town's energy costs and questions about why NK hasn't joined the Good Energy initiative like several other municipalities.

03/18/2023: Email from American Civil War historian and author Rob Grandchamp requesting a resolution from the NKTC honoring Private George P. Rose, Company F, Seventh Rhode Island Volunteers.

03/19/2023: Email from Dr. Lisa Edwards a volunteer leader with Boy Scout Troop 152 pertaining to the achievement of the rank of Eagle Scout by Cameron Boyd, Benjamin Edwards, and Samuel Northop. Dr. Edwards requested letters of congratulations from the NKTC. The

email also extended an invitation to the members of the NKTC to attend the Court of Honor ceremony on 5/20/2023.

03/22/2023: Email from Rickey Thompson to Councilor McCoy expressing his appreciation of questions asked during the Town Council Budget meetings.

03/24/2023 – 03/27/2023: Several emails from Dianne Louise Izzo with her concerns about the proposed “Toy Library” at the NK Town Beach.

03/26/2023: Email from Lorena Pugh supporting the construction of a new recreation center with a pool.

03/27/2023: Email from Sarilee Norton supporting the construction of a new recreation center. She also supports the inclusion of a pool if the cost can be justified.

IV. ADJOURNMENT

The meeting adjourned at 9:04 p.m.

Jeannette Alyward
Town Clerk