

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 8th day of May, 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 May 8, 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 Page, seconded by Councilor Mandel and unanimously

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

MEETING RECONVENED AT 7:02 P.M.

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To seal the minutes of the Executive Session.

4. Salute to Flag

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

5. Public Comment

John Machata, 103 West Main Street, stated that he has already sent an email to the Town Council, and he would like to get the trails at Ryan Park in safe condition. He is asking for a waiver of permission to get citizens together to do the work needed. He said he could get the volunteers together and it would only be a couple of days of work. He stated that he is worried about liability issues and someone getting hurt.

Annika Eriksen, 96 Mesa Drive, stated that she is a senior at North Kingstown High School and thinks a pool and recreation center would be a benefit to the Town. There are no pools for the swim team to practice.

It was the consensus of the Council to go to Item Number 6 and resume Public Comment after that item.

I. SPECIAL BUSINESS

6. Consideration, discussion, and possible action regarding a Resolution or Resolutions to the General Assembly to enact legislation for a bond act or bond acts to finance \$167,460,000 for schools including but not limited to a new middle school, and renovations at the elementary schools and high school, and furnishings and equipment, \$25,000,000 for an indoor recreation center/emergency shelter, and \$55,000,000 for a public safety complex, which amounts are subject to change to greater or lesser amounts as determined by the Town Council after discussion

Introduction from Recreation Director Chelsey Dumas-Gibbs and Town Manager Mollis regarding the Bond Question for the Recreation Center

Mr. Mollis stated that for the general public this is a project that we have discussed frequently. It is a project that many residents have asked us to consider over many years. It is a project that we provided a detailed presentation in March of this year, which unless requested we will not be presenting again tonight. This project is one that we think will benefit residents of all ages, our Recreation Department and School Department because we utilize all their gyms for recreation programs, as well as our Senior Center as a recreation center would free up the community center and be an Annex to our Senior Center. We have ARPA funds put aside, potential use of fund balance and Chelsey has been aggressive in trying to obtain federal earmarks. While the bond being requested is not to exceed \$25 million, our efforts are not done in trying to bring that number down. Finally, Chelsey will be addressing and answering questions regarding a pool. He thanked those who have spoken in support of a pool and agrees that it would be great to have a pool in town, and the recreation center will leave room for expansion including a pool; however, as Town Manager he can say that not only are there additional construction costs, but maintenance costs is also in the realm of \$1.5 million year adding to our budget and tax rate. In addition, he has experience in a community that had a pool and while we are spending millions of dollars to construct and maintain a pool, the bigger issue is that there is a lifeguard shortage. And if you don't have lifeguards the pool must be closed, you still are paying for staff and chemicals. Again, he is hesitant to construct a pool that we will spend money on and not be open a lot. With this said this is a Council decision.

Chelsey Dumas-Gibbs, Recreation Director stated that on March 20th she presented the preliminary drawing and design for an indoor recreation center and was tasked with coming back to the Council to report need of the facility itself as well as information on municipal run pools.

First regarding the need, we need more adult, middle school, and preschool programing. Right now, our space is limited as to what we can offer. Looking at needs we anticipate our senior programing will increase 60%, adults 60%, high school 40%, middle school 100%, elementary school 40%, preschool and under 100%. She can confidently say 100% as we currently offer 5 programs for preschool and middle school as we don't have the space. The possibilities of programs that we could offer all these groups is endless. These percentage changes captured are approximate, because adding additional programs would increase the interest and participation. Again, our primary focus now is the middle school and preschool programing. She has also been in talks with CCRI and the Department of Health about offering workshops, classes, and adult education programs.

As far as the pool goes, she is only presenting facts that she found through her research. It was difficult to come up with an exact number for a pool without knowing what kind of pool as there are many different types. So, she reached out to municipalities that have pools. Warwick has a heated pool and a lap pool. Their facility is 17,700 square feet and the feedback she got from them was that the facility is too small. She estimated 18,000 square feet, at \$500.00 per square foot that the architect advised, and a good number would be \$9 million just to construct a pool. That would bring the Recreation center project to about \$35 million.

Not having the knowledge of what it would take and cost to maintain a pool of this size, we would need to immediately hire an aquatics director. That would automatically be a full-time position with benefits at a cost of approximately \$100,000. Based on other pools in Rhode Island, staffing a year-round pool operation, we would need at least 3 full-time positions estimated to cost \$240,000 in salary and benefits. An additional \$100,000 - \$150,000 for part-time employees and instructors. Payroll alone annually we would be looking at \$350,000 - \$400,000. Like any other programs or facility, safety requirements are always changing. According to her research, other facilities say to plan approximately \$70,000 biannually for ADA and safety requirement updates and depending on the filtration system to expect about \$70,000 biannually. Keep in mind that this doesn't include any utility, filling the pool or other measures needed including chemicals, insurances, and services. When speaking with someone who currently privately runs a newer establishment, they advised to prepare for \$100,000 a month just to run the pool. Taking all this into consideration, it would potentially be \$1.2 million a year to operate a pool. We also have to take into consideration that there is a lifeguard shortage, and we also need a long-term maintenance plan.

A lot of the existing municipal pools are now looking at renovations and repairs in the amount of \$2.5 million to \$5 million or are debating whether it is worth the investment. We also need to consider funding for the construction, maintenance, and long-term maintenance of such a facility requiring a reserve account to fund those long-term maintenance requirements. This is all on top of an indoor recreation center.

There has also been discussion regarding revenues that could also offset the cost of a pool, and she has talked to several municipalities who have indicated those revenues are low as tax dollars are already paying for these facilities. They also advised not to build a pool anticipating that revenues will offset or support the costs of operating that facility.

She understands that it may appear that she is not in favor of such a project by the facts and advice she has received from her peers. As Mr. Mollis has mentioned, the recreation facility that we have proposed allows for future expansion, including a pool in the future. It is also important that if we are building an indoor recreation facility that we need to make sure that it is run well before we add a pool or any other level to that facility.

Councilor Mandel stated that he understands that a pool would never be self-sufficient and pay for itself, and asked if her colleagues have indicated how much revenue they do bring in. Ms. Dumas-Gibbs said she did not get revenue reports from them but did find out that some places charge fees of \$2.00 - \$6.00 for residents per entry for open swim, annual fees are \$400.00-\$450.00 per family.

President Mancini thanked Miss Dumas-Gibbs for her presentation.

Introduction from Fire Chief, Police Command and Town Manager for the Public Safety Complex Bond

Mr. Mollis stated that Chief Kettelle, Capt. Urban, and their team provided a detailed presentation on March 27th. We have had numerous public discussions on this project and our first meetings were back in 2020 and we discussed this with the Council in 2021. Anyone who has toured this building realizes there is a need for this project. The need is based on a building built almost 70 years ago and the police and fire services have changed dramatically over the years. The need is not based on a building that hasn't been maintained but based on the fact that it has outlasted its usefulness, but still needs maintaining, the question is do we put good money after bad as it doesn't make sense. It is also important to note that this project has full support of our Asset Management Commission. When we started talking about this in 2020, we were looking at different complexes across Rhode Island, Massachusetts, and New Hampshire, and at that time we were thinking of a magnificent public safety complex in the range of \$25 million to \$30 million. He further stated that he wants to thank the tremendous work of this team and our architectural team, but he has to say that he is extremely disappointed and discouraged at the price tag of this building. Our job is not done, we want to put this on a ballot, and we will not stop working, thinking, looking at ways to bring this price down. Unfortunately, it is the nature of the industry as it is today.

Chief Kettelle stated that Capt. John Urban of the Police Department, Capt. Scott Lessard of the Fire Department, and Michael Viveiros, our architect, are joining him tonight to answer any questions. He has explained this project to the Council, and they have taken the time to tour the facility as well as residents and School Committee Members to understand and appreciate the challenges we face. The public safety building constructed in 1957 with additions in 1976 and 2008 has exceeded its useful life both in construction and in size. Working conditions in both the Fire Department and Police Department are cramped and dated and, in many cases, unhealthy. He is not happy or proud to stand before you tonight with this request, not because it is not needed but because of the price tag. The Police and Fire Departments along with Public Works find ourselves at a crossroad tonight. We have spent the last two years studying the needs of today and going forward as well as comparing us to similar neighbors who have constructed in recent years. The need for a new facility will not go away. The cost of a similar facility completed in 2019 was under \$30 million. The project cost for this proposal that we are coming to you tonight with, two years ago, was under \$40 million. He stands tonight with a projected cost of \$55,000. We do not take this lightly and have held many discussions in our committee on how to proceed. The reality is if we delay this project any longer the ultimate cost of this project will escalate, and our residents will face a greater burden. With this said, he is asking the Council to move this question to the voters.

In answer to President Mancini's question how the \$55 million cost was determined, Mr. Viveiros stated we have a consultant team working on this project that includes construction cost estimators who provided a projected cost a little over a year ago and he asked them to update that projected cost utilizing an escalator factor as of today. The numbers before the Council are what construction costs estimators have recommended and are very much in-line with similar projects we are seeing. In general, construction costs are similar in Massachusetts and that project budget is everything from construction, soft costs and A&E fees, audio visual equipment, essentially everything it would take to open this building.

In answer to President Mancini's question if we are seeing any stabilization in costs, as other municipality bond projects are running short, Mr. Viveiros stated that he has recently bid two projects in Massachusetts both came in slightly under budget, but we are hearing other projects that are coming in over budget and getting little participation from the subcontractor market. It is still very busy, and the pipeline looks good. It is interesting to listen to the news where there is a sense we should be in a recession, but everyone in construction is extremely busy, and it is hard to predict the future.

In answer to Councilor Page's question if the \$55 million includes taking down the building, Mr. Viveiros stated it does include the demo costs.

President Mancini asked if the private sector is still robust or just the public sector. Mr. Viveiros stated the public sector is particularly robust and there is still a lot of money coming out which is also affecting some of the semi-private projects involving non-profits. We are still seeing quite a bit going out but costs are influencing certain projects which are getting shelved due to affordability.

President Mancini thanked Chief Kettelle and his team for the presentation.

Presentation from the School Department for the new Middle School Bond Project.

School Committee Chair Erin Earle thanked the Council for the opportunity to present this bond project for the new educational facilities. Tonight, we have representatives from Perkins Eastman, as well our middle school principals, Dr. Pallotta our Interim Superintendent, and Mario Carina who is a representative from RIDE who will be able to answer questions regarding the additional reimbursements of housing aide if we move swiftly.

Ms. Earle stated that she would like to provide a little context regarding this project and how we ended up here. In 2018 the School Committee started discussing new middle schools and if you google the project, you can find an article that talks about the need and the concern about investing millions of dollars needed to upgrade our existing middle schools. For some reason, including the Pandemic, that project didn't get pushed forward in the way it should have as far as the timeline wise. We can't find a lot of information on the work that was done in 2018. In 2021, the School Committee reenergized the need for two new middle schools. It is like with the Public Safety Building, both of which are old and have been maintained but at some point, they are not worth investing in repairs and different things that we need. Also exasperated as a result of the pandemic it became apparent that we needed to invest and upgrade HVAC systems. When she became chair in December, the first thing she did was take a tour of the facilities and when she went into Wickford Middle School, she was shocked at the condition of that building, but impressed with the teachers and the education our students receive. She would not be comfortable sending her children to Wickford Middle School in the condition it is in. Luckily the School Department had been working since May of 2021 on a Facility Master Plan and what they did throughout that process was to have multiple community outreach meetings and presentations in 2022, then presented the final master plan in June of 2022 which is available on the school's website. In December, we realized in addition to the need the opportunity was that RIDE is providing additional reimbursement funds to upgrade facilities. We also need to look at how we operate our facilities and will hear the term "newer and fewer" throughout this presentation.

She further stated that we reestablished the Building Subcommittee meetings, which is made up of various stakeholders including the Town Manager, the public, and school administration to look at the master plan and decide the path forward. That group held meetings on January 8th, March 1st, April 4th, and April 25th to go through the master plan and make decisions to present to the School Committee. The presentation you will see tonight came through the recommendation from the Building Subcommittee to the School Committee for one middle school with 5th grade through 8th grade. There are a couple of reasons the Building Committee made this recommendation but the most important one is that it addressed multiple problems. The biggest one being in addition to the needs of our middle schools we have some overcrowding in our elementary schools and space challenges in the future. By moving the 5th grade into this new facility would open up opportunities for both elementary and Pre-K options that we offer.

Ms. Earle introduced Joseph Costa and Tina Greco of Perkins Eastman who gave the following presentation:



North Kingstown School Department

New North Kingstown Middle School
Pre-Feasibility Estimate
May 2, 2023





Project Understanding

New North Kingstown Middle School
Grades: New Grade 5 to 8 School,
(Replaces Wickford and Davisville MS)

Enrollment:
Approx. 1,200 students

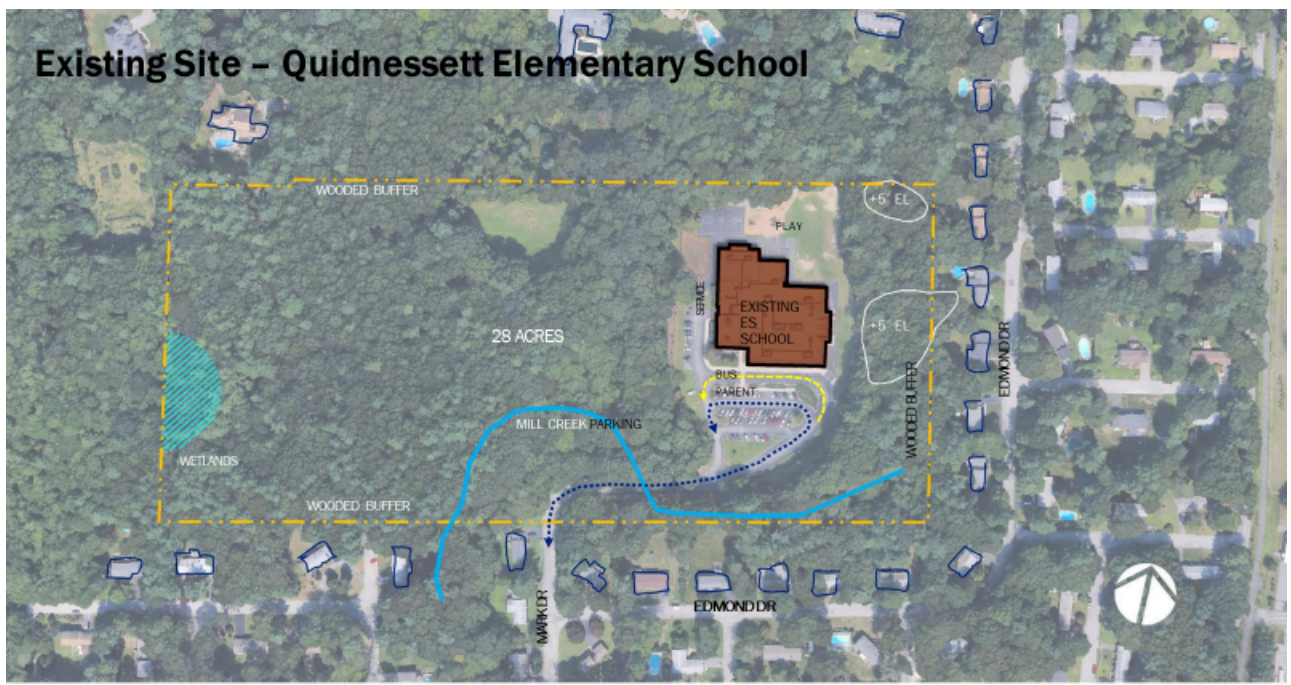
Building Size: 180,000 SF (to be confirmed)

Site: Existing Quidnessett ES Site

RIDE Eligible Rate: 35% up to 52.5% Incentive

SCHEDULE:

- September 2023 - RIDE Stage II Submission
- Spring 2025 – Start Construction
- Fall 2027 – Complete Construction





PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023:5



PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023:6

Pre-Feasibility Estimate - New North Kingstown Middle School

HARD COSTS: CONSTRUCTION TRADE COSTS

	Gross sf Floor Area	Estimated Cost/sf	Estimated Construction Costs
New Middle School Building	180,000 sf	\$ 440/sf	\$ 79,200,000
Demo Quid School	44,500 sf	\$ 10/sf	\$ 445,000
Remove Haz Mats	44,500 sf	\$ 15/sf	\$ 667,500
Site Work: 20% of Bldg. Cost \$ 15,840,000			
Sub Total Trade Cost 180,000 sf \$ 534.18/sf \$ 96,152,500			
(Building + Site)			

Pre-Feasibility Estimate - New North Kingstown Middle School

HARD COSTS: CONTINGENCIES AND ESCALATION

	Percentage of Trade Cost	Estimated Construction Costs
Design + Pricing Contingency	12.0%	\$ 11,538,300
Escalation	16.0%	\$ 15,384,400
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Sub Total		\$ 26,922,700

PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023

Pre-Feasibility Estimate - New North Kingstown Middle School

HARD COSTS: TRADE COSTS + CONTINGENCIES AND ESCALATION

Cost/SF

	Gross Floor Area	Estimated Construction Costs
Sub Total: Trade Costs	180,000 sf	\$534.18/ sf \$ 96,152,500
(Building + Site)		
Sub Total: Contingency + Escalation	180,000 sf	\$149.57/ sf \$ 26,922,700
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Sub Total: Trade + Contingency	180,000 sf	\$683.75/ sf \$ 123,075,200

PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023

Pre-Feasibility Estimate - New North Kingstown Middle School

HARD COSTS: CONSTRUCTION MANAGEMENT

	Duration/% Costs
General Conditions	30 months \$180,000/mo \$ 5,400,000
General Requirements	4.00% \$ 4,923,008
Bonds	0.80% \$ 984,602
Insurance	1.10% \$ 1,353,827
Building Permit	Waived
CM Fee	2.5% \$ 3,393,416
CM GMP Construction Contingency	2.0% \$ 2,782,601
Temporary Classrooms	Assumed not Required
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Sub Total: Construction Management	\$ 18,837,454

PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023

Pre-Feasibility Estimate - New North Kingstown Middle School

HARD COSTS: TRADE COSTS + CONTINGENCIES AND ESCALATION + CONSTRUCTION MANAGEMENT

**Gross Cost/SF Estimated
Floor Area Construction Costs**

Sub Total: Trade Costs 180,000 sf \$534.18/ sf \$ 96,152,500
(Building + Site)

Sub Total: Contingency + Escalation 180,000 sf \$149.57/ sf \$ 26,922,700

Sub Total: Construction Management 180,000 sf \$104.65/ sf \$ 18,837,454

TOTAL Hard Costs 180,000 sf \$788.40/ sf \$ **141,912,654**

PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023

Pre-Feasibility Estimate - New North Kingstown Middle School

SOFT COSTS

**Estimated
Cost/SF**

**Estimated
Cost**

Soft Costs Estimate 18% of Hard Cost Total \$ 25,544,278
(Fees, FF&E, technology,
Owner's contingency)

PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023

Pre-Feasibility Estimate - New North Kingstown Middle School

TOTAL PROJECT ESTIMATE: SOFT COSTS + HARD (CONSTRUCTION) COSTS

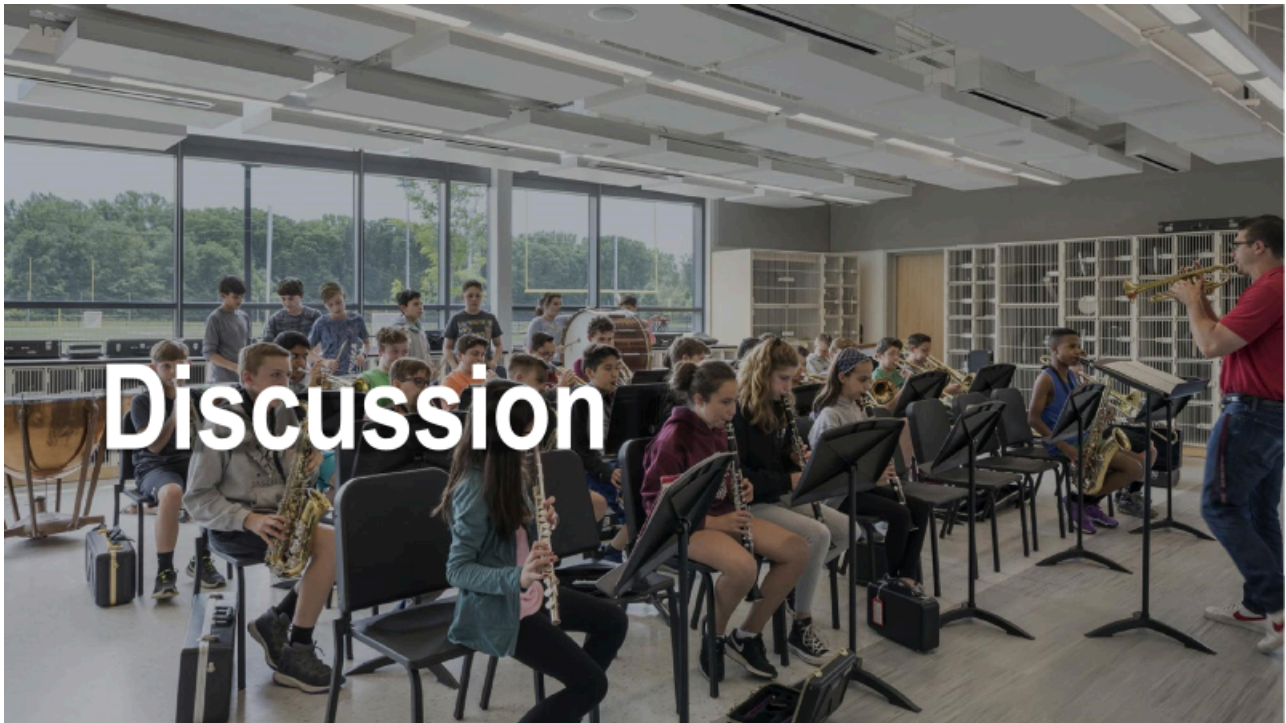
**Estimated Estimated
Cost/SF Cost**

Soft Costs Estimate (Fees, FF&E, technology, Owner's contingency)	18% of Hard Cost Total	\$ 25,544,278
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Hard Costs Estimate (New Building, demo existing + Site Construction)	\$ 788.40/sf	\$141,912,654
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Total Project Cost Estimate	\$ 930.32/sf	\$167,456,932
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PERKINS — EASTMAN NORTH KINGSTOWN SCHOOL DEPARTMENT - MAY 2, 2023



Councilor Mandel asked if this building will be “a green building”. Chair Earle stated that this has been a topic of discussion for the Building Subcommittee, it is a priority for them, and this was a big part in consideration of when the School Committee selected the architect. Mr. Costa stated that a good portion of his firm is dedicated to sustainable architecture, and we talk about the quality and value management opportunities, protecting our environment, and developing a building that is energy efficient, healthy and sustainable which is a top priority of our firm. Any design we put out there will include those requirements in addition to those that are required by the state.

President Mancini stated there has been legislation submitted to incentivize municipalities to go green.

Marion Carreno, Chief Operations Officer for RIDE stated unlike roads, bridges, fire stations and rec centers, the state will provide reimbursement for schools. When you see the \$167 million, it is not that amount when you subtract that reimbursement, it is more like \$81 million. You have a middle school that is 90 years old, and the other middle school is close to 70 years old, so both are ripe for replacement. Normally when a community undertakes this process, they have many more details. The reason why the district has come out of order per say is to seize those temporary incentives. He further stated again for this example that temporary state aid is equivalent of \$30 million or the cost of the rec center. Normally a community will do the necessity of construction process or the master plan construction process which includes design, plans, etc. and those needs come before RIDE therefore you have a number to take to the general assembly and then to the voters. That process has gone out the window these past few years as though temporary incentives are due to expire at the end of this year. There are 23 communities and charter schools seeking approval this December as that is when those temporary incentives expire by establishing a not to exceed number which can always be reduced when your final design is completed.

Mr. Carreno further stated that there is also a pay as you go program. This November voters approved a \$250 million bond which is to help municipalities to reduce the amount of debt on their books. Based on calculations, North Kingstown could expect to get approximately \$13 million. So, if you issued \$167 million bonds, you would be issuing approximately \$150 million. Based on this project, for the district to receive the maximum reimbursement of 52.5% you would assume you are able to begin work before the end of the year. There are a variety of bills being heard that could extend the bonuses, increase the bonuses, or change the rules. North Kingstown is in a good place to obtain these bonuses.

In answer to Councilor Mandel’s question if there are parts of this proposed project that would not qualify for the bonus reimbursement, Mr. Carreno stated without seeing what is going to be the final submission he can’t say. The other two factors are how many children will be served five years out as well as the number of square feet per child. Hopefully all of the projects will be eligible for reimbursement, but it is truly too early to say exactly how much.

Councilor Mandel asked if we were to be creative and have some recreation facilities adjacent to the new school, would that be eligible for reimbursement. Mr. Carreno stated when districts are seeking athletic complexes for approval, we make sure the primary users are the children. It doesn't mean that if you got creative and did a hybrid program you could be eligible. He further stated that the facility would have to be used by those students during the school day and he encouraged that this opportunity be explored.

President Mancini stated that if the voters approved a \$167 million dollar bond and we only spend \$100 million, then we are seeking the authority to draw on that money. Mr. Carreno stated that is correct. It doesn't even mean that it has to go on a ballot, or stage 2 isn't approved. This takes you to the next step.

Councilor Page stated we have to hold an election before the end of December. Mr. Carreno stated yes, but it is subject to the general assembly to change the rules. If they do, that will only benefit the town. For a project to proceed you need legislative approval, RIDE approval, and voter approval. Typically, the order is RIDE, legislative, and then voter. However, in order to reach the December 31st deadline, you need to get legislative approval as their session ends in June. Again, normally you don't set a number first; however, in order to meet the deadlines for the bonus incentives, this is the way to go. This is a very tight window.

Councilor Page asked what the typical percentage is we have received in the past. Mr. Carreno stated historically, prior to 2012, North Kingstown received 30%, then it was increased to 35%, and for a very short period it was 40% and then lowered back down to 35%, which is the number it is now. If for some reason you miss the deadline for the bonus incentive of 17.5%, you will still get 35%. There is also the pay as you go funding which is about \$13 million.

In answer to President Mancini's question what the categories are for the bonus incentives, Mr. Carreno stated that they are newer and fewer, educational enhancements, health and safety, energy bonus and/or facility condition/useful life.

President Mancini asked if it is better for our community to fix the two middle schools rather than consolidate them into one. Mr. Carreno stated that it is his opinion that it makes sense to do one school as there is also a requirement that any improvement must be good for at least 50 years.

Interim Superintendent Frank Pallotta stated that the School Committee hired Jacobs to be the OPM to assist in getting to stage 2. The language in the bond needs to be flexible enough so if you do not spend \$167 million, you can use the remaining money to do other school projects. If you don't put the correct language in the bond and you need a new roof in 5 years, you won't get the additional incentives. It is wise to include flexible language to be able to use the additional money to apply to other projects to qualify for the incentives.

Councilor McCoy asked if those other projects relate to the middle schools. Dr. Pallotta stated no, it would be for other schools. Councilor McCoy stated that we are here tonight to talk about borrowing money to construct a new middle school. He is hearing that if we approve more money than we need, then we can use the remaining money for projects at other schools in our districts. He asked why those other needs aren't addressed in the budget. Ms. Earle stated that we will be working on a school master plan for the needs for the next 10 years or so. She further stated that going back to the 2018 Master Plan there were many needs identified at many schools which their capital accounts could not completely fund. We need to bond for what the estimated cost for the project is and with the incentives we will likely not exceed that number, it will give the town the opportunity down the road to utilize what is left to address some of those issues that were identified in 2018. If we don't include flexible language, we would only be able to build the middle schools. Councilor McCoy stated that for him the issue is that we just approved a School Budget which was almost a 4% increase. Ms. Earle stated that the increase basically covered staffing and no additional funding for capital needs. With that said, we do have capital and fund balance and we can look at how we can continue to invest in those needs.

Mr. Mollis stated that he believes that there is a timeline as to how long we can spend the bond money. Our Bond Counsel can clarify later. Mr. Mollis stated in the presentation he didn't see a cost associated with the construction of athletic fields, and asked if that will be part of the bond. Mr. Costa stated that in the estimate there was a 20% cost for site work which includes athletic fields.

Bond Counsel David Ferrara stated that there is a timeline to expend bond money and we wouldn't issue more bonds than what we sign a contract for. Mr. Mollis stated that we could issue a \$140 million bond in 2026 and a few years later issue another bond for the balance.

Councilor McCoy stated that he still has some concerns and believes that we need a new middle school. We are asking the taxpayers of North Kingstown permission to borrow a lot of money, but the amount of money we are asking for is for a new middle school. He would expect the additional needs would be in the School Department's budget request.

Councilor McCoy stated that at a School Committee Meeting that he and Councilor Mandel attended, there was discussion about fixtures and furniture costs that they had funding for that they didn't expend due to the timeline. Ms. Earle stated that was part of a grant and with the administrative challenges we have had and finalizing the budget that the project had to be prioritized. However, the administration was able to utilize that grant for technology needs.

Presentation by PFM Financial Advisors on Debt Service Projections and Tax Rate Impact

Steve Maceroni gave the following presentation:


pfm

**North Kingstown,
Rhode Island**
Debt Service Projections and
Tax Rate Impact

May 8, 2023

PFM Financial Advisors
LLC

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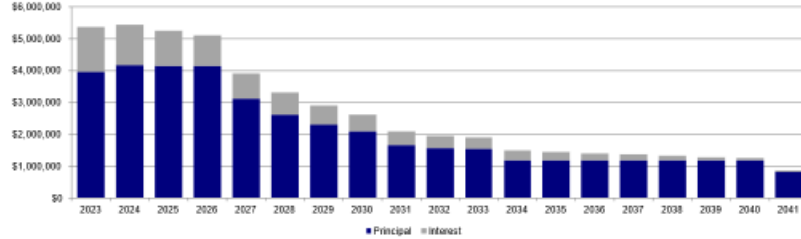


Existing Debt Service



Existing Debt Service

- The Town had \$40.9 million outstanding General Fund debt as of June 30, 2022
- The Town's existing debt service has a decline of approximately \$1.2 million in FY2027
- Debt service continues to decline in FY2028-FY2031



Proposed New Debt Service



Proposed School Bonds with 35% State Reimbursement

Project Amount	\$ 185,000.00	Period Ending				Period Ending				Period Ending				Total School Debt Service
		Principal	Interest	State Aid	Net Debt Service	Principal	Interest	State Aid	Net Debt Service	Principal	Interest	State Aid	Net Debt Service	
State Share Ratio:	25.0%													
State Aid Ratio Bonus:	0.0%													
Pre-Op Amount:	\$ 22,525.00													
Annual Reimbursement:	88,989.277													
Total Aid:	\$ 101,514.277													
May 2025 Bonds:	\$ 35,000.00													
Issue Date:	4/15/2025													
Interest Rate:	4.50%													
Term:	30 Years													
November 2025 BOND:	\$ 45,000.00													
Issue Date:	11/15/2025													
Interest Rate:	4.50%													
Term:	30 Years													
November 2026 Bond:	\$ 45,000.00													
Issue Date:	8/15/2026													
Interest Rate:	4.50%													
Term:	30 Years													
Project Completion Date:	8/30/2027													
Project Eligible for Aid:	8/30/2028													
Totals:	\$ 185,000.00	\$ 211,793.835	\$ 111,791.728	\$ 83,801.820	\$ 66,000.000	\$ 64,681.425	\$ 32,111.969	\$ 81,911.066	\$ 46,000.000	\$ 44,800.781	\$ 22,400.400	\$ 48,121.140	\$ 201,617.040	



Proposed School Bonds with 52.5% State Reimbursement

Project Amounts	\$ 385,000,000	Period Ending				Year				Total School Debt Service				
		Principal	Interest	State Aid	Net Debt Service	Principal	Interest	State Aid	Net Debt					
State Base Share Ratio:	25.0%													
State Aid Ratio Bonus:	17.5%													
Pay-Off Amount:	\$ 12,823,000													
Annual Reimbursement:	\$ 23,941,990													
Total Aid:	\$ 2,27,462,990													
May 2025 Bonds:	\$ 25,000,000													
Issue Date:	4/15/2025													
Interest Rate:	4.00%													
Term:	30 Years													
November 2025 Bonds:	\$ 65,000,000													
Issue Date:	11/15/2025													
Interest Rate:	4.50%													
Term:	30 Years													
November 2026 Bonds:	\$ 64,975,000													
Issue Date:	8/15/2026													
Interest Rate:	4.50%													
Term:	30 Years													
Project Completion Date:	8/30/2027													
Project Eligible for Aid:	8/30/2027													
Totals	\$ 235,000,000	\$ 21,793,000	\$ 10,542,800	\$ 6,148,100	\$ 6,602,900	\$ 46,000,000	\$ 44,033,625	\$ 12,476,200	\$ 46,643,425	\$ 46,475,000	\$ 12,661,600	\$ 12,418,750	\$ 44,917,850	\$ 257,728,200



Existing and Proposed New Debt Service

Fiscal Year	Proposed				Total Existing and Proposed	Fiscal Year	Proposed				Total Existing and Proposed
	Existing Debt Service	School @ 35% Aid	Proposed Public Safety	Proposed Recreation			Existing Debt Service	School @ 52.5% Aid	Proposed Public Safety	Proposed Recreation	
2023	\$ 4,767,268	\$ -	\$ -	\$ -	\$ 4,767,268	2023	\$ 4,767,268	\$ -	\$ -	\$ -	\$ 4,767,268
2024	4,844,608	-	-	-	4,844,608	2024	4,844,608	-	-	-	4,844,608
2025	4,664,571	-	1,400,000	1,000,000	7,064,571	2025	4,664,571	-	1,400,000	1,000,000	7,064,571
2026	4,517,610	2,587,500	2,200,000	1,000,000	10,305,110	2026	4,517,610	2,587,500	2,200,000	1,000,000	10,305,110
2027	3,337,596	6,259,781	2,630,000	1,680,000	13,887,377	2027	3,337,596	6,259,781	2,630,000	1,680,000	13,887,377
2028	2,927,205	6,527,821	3,667,000	1,661,800	14,804,627	2028	2,927,205	5,043,566	3,667,000	1,662,800	13,322,571
2029	2,549,234	6,770,000	3,670,900	1,684,800	14,674,633	2029	2,549,234	5,271,232	3,670,900	1,684,400	13,175,806
2030	2,249,995	6,770,520	3,667,200	1,679,800	14,367,516	2030	2,249,995	5,270,188	3,667,200	1,679,800	12,867,183
2031	1,752,746	6,770,362	3,671,000	1,684,200	13,878,307	2031	1,752,746	5,271,574	3,671,000	1,684,200	12,379,520
2032	1,615,171	6,765,500	3,672,000	1,682,200	13,735,291	2032	1,615,171	5,266,758	3,672,000	1,682,200	12,236,129
2033	1,570,449	6,767,771	3,670,200	1,684,000	13,652,419	2033	1,570,449	5,269,866	3,670,200	1,684,000	12,194,515
2034	1,298,125	6,768,388	3,670,500	1,684,400	13,421,413	2034	1,298,125	5,271,994	3,670,500	1,684,400	11,925,019
2035	1,264,833	6,767,612	3,667,800	1,683,400	13,383,645	2035	1,264,833	5,270,216	3,667,800	1,683,400	11,886,249
2036	1,228,843	6,772,780	3,672,000	1,681,000	13,354,622	2036	1,228,843	5,270,132	3,672,000	1,681,000	11,851,975
2037	1,192,853	6,775,694	3,667,800	1,682,200	13,318,487	2037	1,192,853	5,271,490	3,667,800	1,682,200	11,814,343
2038	1,156,863	6,772,780	3,670,300	1,681,800	13,281,742	2038	1,156,863	5,268,438	3,670,300	1,681,800	11,777,401
2039	1,125,670	6,771,282	3,669,200	1,684,800	13,250,952	2039	1,125,670	5,269,376	3,669,200	1,684,800	11,749,046
2040	1,094,478	6,774,297	3,669,400	1,681,000	13,219,175	2040	1,094,478	5,271,126	3,669,400	1,681,000	11,716,004
2041	718,535	6,770,821	3,670,800	1,680,600	12,840,756	2041	718,535	5,270,636	3,670,800	1,680,600	11,840,571
2042	277,843	6,774,947	3,673,100	1,683,400	12,409,289	2042	277,843	5,252,824	3,673,100	1,683,400	11,667,156
2043	-	6,775,461	3,666,200	1,684,200	12,125,861	2043	-	5,252,927	3,666,200	1,684,200	10,583,327
2044	-	6,772,198	3,670,200	1,683,000	12,125,398	2044	-	5,250,201	3,670,200	1,683,000	10,583,401
2045	-	6,775,582	3,669,500	1,684,800	12,129,882	2045	-	5,255,620	3,669,500	1,684,800	10,589,920
2046	-	6,770,876	3,664,200	1,684,400	12,119,476	2046	-	5,251,857	3,664,200	1,684,400	10,580,457
2047	-	6,772,180	3,669,100	1,681,800	12,123,080	2047	-	5,252,990	3,669,100	1,681,800	10,583,890
2048	-	6,771,810	3,668,900	1,682,000	12,122,710	2048	-	5,250,165	3,668,900	1,682,000	10,581,065
2049	-	6,769,448	3,668,300	1,684,800	12,122,548	2049	-	5,228,758	3,668,300	1,684,800	10,581,858
2050	-	6,771,827	2,662,200	-	9,434,027	2050	-	5,251,245	2,662,200	-	7,893,445
2051	-	6,771,261	-	-	6,771,261	2051	-	5,251,524	-	-	5,251,524
2052	-	6,770,965	-	-	6,770,965	2052	-	5,229,345	-	-	5,229,345
2053	-	6,773,980	-	-	6,773,980	2053	-	5,252,808	-	-	5,252,808
2054	-	6,776,148	-	-	6,776,148	2054	-	5,252,989	-	-	5,252,989
2055	-	6,773,468	-	-	6,773,468	2055	-	5,252,334	-	-	5,252,334
2056	-	2,803,526	-	-	2,803,526	2056	-	2,077,721	-	-	2,077,721
Total	44,154,512	201,017,004	89,597,800	40,705,000	175,474,317	Total	44,154,512	157,729,201	89,597,800	40,705,000	332,186,513



Tax Rate Impact

	Combined	Combined	Net Existing DS	Net Existing DS
Bond Amount	\$248,000,000	\$248,000,000	\$248,000,000	\$248,000,000
School Bond State Aid	35.00%	52.50%	35.00%	52.50%
Max Annual Net Debt Service	\$ 12,131,848	\$ 10,588,689	\$ 9,960,219	\$ 9,042,770
Net Assessed Value* (000)	\$ 5,877,558	\$ 5,877,558	\$ 5,877,559	\$ 5,877,560
Estimated Tax Rate Impact/Per \$1000	\$2.06	\$1.80	\$1.69	\$1.54
Estimated Tax Rate % Increase	14.39%	12.56%	11.82%	10.73%
Home Assessed Value	\$450,000	\$450,000	\$450,000	\$450,000
Estimated Tax Rate Impact/Per Home Value	\$928.84	\$810.70	\$762.58	\$692.34

Project	School	School	Public Safety	Recreation
Bond Amount	\$168,000,000	\$168,000,000	\$55,000,000	\$25,000,000
State Aid	35.00%	52.50%	na	na
Max Annual Debt Service	\$ 6,776,148	\$ 5,232,989	\$ 3,670,900	\$ 1,684,800
Net Assessed Value* (000)	\$ 5,877,558	\$ 5,877,558	\$ 5,877,558	\$ 5,877,558
Estimated Tax Rate Impact/Per \$1000	\$1.15	\$0.89	\$0.62	\$0.29
Estimated Tax Rate % Increase	8.04%	6.21%	4.36%	2.00%
Home Assessed Value	\$450,000	\$450,000	\$450,000	\$450,000
Estimated Tax Rate Impact/Per Home Value	\$518.80	\$400.65	\$281.05	\$128.99

*Residential and Commercial



Mr. Maceroni stated that he is often asked what this will do to the Town’s bond rating. As you know, the Town has a very strong bond rating and we ran some proforma and stress tests based on these bonds, and he projects that the Town will stay a very strong S & P AA or AA+. There are other factors that are contributing factors to ratings, the debt equates to 10% of the rating. There could be some pressure with Moody’s with an AA3, when you add this debt, you are in the mid to low range of the AA3.

President Mancini thanked Mr. Maceroni for his presentation.

Councilor Mandel stated that if the school project is \$168 million and will receive a 52.5% reimbursement, the cost to the taxpayers is approximately \$81 million, and if the reimbursement may be early in the process instead of the end of the process, he asked why we must go out for a \$168 million bond instead of \$81 million. Mr. Maceroni stated that it is a reimbursement program, and you must issue the debt. However, with the SBA Grant of \$12.5 million you would only have to issue approximately \$150 million. Then what happens is that you issue the debt, and you receive the additional reimbursement over time for the housing aid. Again, the way it works now, the pay as you go is paid up front, and the annual reimbursement is paid once the project is substantially complete. What we do in these scenarios is we do interest only during that time, so you are not hit with a significant debt service payment. When the bond starts to amortize, you have the state aid reimbursement to pay that bond.

Councilor Mandel stated that it is a complicated message to advise our voters that although we are asking for a \$168 million bond, the actual cost of the project will be \$81 million with the reimbursement incentives. Mr. Maceroni stated that what most communities have done when going to the voters is explain that in the best case, we will get 35% reimbursement. However, we do expect to get 52.5% as we will qualify for the bonus incentives.

President Mancini suggested that at this point we go back to Item Number 5, Public Comment and then go to Mr. Ferrara's presentation.

5. Public Comment

Frances Slade, 30 Linwood Drive, stated that she brought with her tonight correspondence between the Army Corp of Engineers and herself regarding the final report of Quonset and studies on the stream from Mark Drive to Newcomb Road. Quidnessett groundwater comes from Signal Rock and for years has had an orange sediment and you could never let your kids play in the stream. There is a very high-water table in this neighborhood. She is asking to give this report to whoever is doing the work so they will have all of the information needed. She also stated that this neighborhood is an older neighborhood and has mostly two-story houses. If you put in fields for sports, those lights are going to shine right in our houses and the noise on Saturday and Sunday would be too much. She is asking for consideration to be given to the neighbors that have been there for a long time. She also stated that the streets are so narrow you can't get two busses through there at the same time.

Kathleen Guarino, 139 Summit View Lane, stated she supports all three bond questions.

Curt Fisher, 104 Phillips Street, asked what would the savings be by combining the Police and Fire Departments?

Pam Pinheiro, 710 Slocum Road, stated she is concerned with all three-bond questions at one time. She is okay with the middle school but is concerned with adding fifth grade. She is also concerned about the bussing from the other end of Town. She also would like three separate questions.

Keith Mercado Lasarski, 673 Tower Hill Road, stated that Quidnessett has the largest location but what are the pros and cons with the other two locations. He does have sympathy for the Quidnessett neighborhood. He stated that with the age of the schools in Town in about ten years we will be looking at updating Stony Lane Elementary and Hamilton Elementary Schools to some degree. He agrees with the safety complex as well.

Nancy Sherman, 64 Pleasant Street, stated that originally, she wanted a pool but with the three bond questions it's a lot. So, for now she said no pool. She is in favor of all three questions, but she is concerned with what will happen to the Wickford Middle School and Davisville Middle School locations.

Meg Kerr, 151 Prospect Avenue, Democratic Town Committee Policy Subcommittee, stated that we should raise awareness for net zero climate resilience for commercial entities and town buildings. She is trying to make our buildings more green responsible.

Diane Hill, 40 Heritage Road, stated that she is a grandmother and wants to see her kids go to a 21st century school building and she supports the new school.

President Mancini stated that many know that he represents construction trade unions and construction management who are constructing many of these projects. As one of the slides showed tonight, \$18 million dollars of the school project is specifically for construction management. He trusts his colleagues and out of an abundance of caution he is going to recuse himself from voting on these bond questions.

President Mancini turned the meeting over to President Pro Temp Dr. Page.

Presentation by Bond Counsel of bond acts and options for adoption by the Council

Bond Counsel David Ferrara stated he was asked to prepare several options regarding legislation for the proposed issuance of bonds for the Schools, the Public Safety Complex, and Recreation Center. In order to finalize the legislation, in addition to the resolution or resolutions for the Council asking for passage, he would like the Council to give direction on the following options:

1. Are the amount for schools \$167,460,000, \$55,000,00 for a Public Safety Complex and \$25,000,000 for a Recreational Center/Emergency Shelter acceptable to the Council?
2. Shall the School bond be limited to a new middle school or have the additional purposes proposed by the School Committee, i.e., renovations to the elementary schools and high school? He noted that the estimates for a new middle school are approximately the entire bond amount of \$167,460,000, so for any other expenditures to be made the middle school would have to be completed under such estimates or perhaps the middle school project not proceed.
3. Shall the School Bond question mention and the issuance itself be conditioned on RIDE 35% state aid for “eligible expenditures”? 35% is North Kingstown’s normal base state aid percentage for school construction. Eligible expenditures have numerous conditions such as per square foot cost limitations, so 35% aid on the entire bond amount should not be presumed or implied by such a condition. Lastly North Kingstown has never expressly conditioned School Bond referendums on any percentage of state aid.
4. Shall the bonds for the schools, Public Safety and Recreation Center be consolidated into one act, shall any of the bonds be consolidated? Shall there be more than one question submitted to the voters, or shall there be some combination of two of the bonds? This is based on today’s advice from RIDE that the General Assembly no longer requires prior RIDE approval to pass a school bond act as follows: “Historically, districts would obtain RIDE approval first, and then seek enabling legislation. However, the General Assembly has changed their stance on this over the last 5 years. Cumberland (2018), Pawtucket (2020, 2022), Central Falls (2021), Middletown (2022), Providence (2018, 2020, 2022), North Providence (2022) and a few others all had their not-to-exceed amounts approved by the General Assembly 1 to 2 years before RIDE approved the application.

Mr. Ferrara stated the top question is if the amounts being proposed are acceptable to the Council. He further stated that it is important to say that state aid is contingent on legislative appropriation every year.

Councilor Page asked if Bond Counsel is advising to not include reimbursement percentages in the bond act or question. Mr. Ferrara stated if we included 52.5% it is conditioned on what we qualify for those incentives. The state statute is contingent of starting construction by December 30th this year, which may be extended. North Kingstown has not historically included that language. He cautioned that we don’t want the questions to be long or complicated. He said if the Council wants to include a percentage in the language it is totally up to them. He also reminded the Council that every issuance of the bonds and each contract spending the bond money for all these projects must be approved by the Council unless delegation otherwise.

Councilor Mandel stated he is reminded of the KISS principle which is keep it simple stupid. This is going to be a complicated bond question and he would very much support simplifying what we present to make it as clear to the voters as possible and not complicate the language with reimbursement percentages and bonus incentives. He further stated the bigger question is do we do this in one question or three questions as he doesn’t see the advantage of combining two of the three projects into one question with the third project a separate question. He asked if bond counsel has an opinion on what would be the most successful. Mr. Ferrara stated that he has no opinion one way or the other.

Councilor Mandel stated that his inclination is to let the voters decide and to do three questions as our job is to educate the voters, which is going to be difficult as these are complicated projects. We owe it to our voters to be able to explain what we are asking for and why and he suggested that we need to do some public forums as we go forward.

Councilor Anderson stated she agrees with keeping it simple; however, she thinks that two projects be combined to differentiate our needs and our wants. She further stated that the public safety complex and the middle school are a need, and the recreation center is a want. With that said, she totally supports a recreation center.

Councilor Page stated that she came into this meeting tonight and she was unsure how she wanted to proceed with these questions. She does like the idea of having two projects in one question and her thought is to combine the recreation center and the school, especially hearing the discussion of tying the recreation center to the school. However, she likes the want versus need concept that Councilor Anderson stated. In answer to Councilor Page's question if bond counsel feels the need to have these separate, Mr. Ferrara stated that there is no need to have these projects as separate questions. North Kingstown has done this in the past and was successful; however, they were smaller amounts. He further cautioned that a school bond faces greater scrutiny at the general assembly due to the state aid, whereas a non-school bond could be voted on and passed by the legislature quickly.

Motion by Councilor Mandel, seconded by Councilor Anderson and was

VOTED: To extend the meeting past 10:00 p.m.

After a brief discussion, a motion by Councilor Mandel, seconded by Councilor McCoy and was

VOTED: To have three questions on the ballot.

Councilor Anderson	-	No
Councilor Mandel	-	Yes
Councilor Page	-	No
Councilor McCoy	-	Yes

Motion failed.

After a further discussion, a motion was made by Councilor McCoy, seconded by Councilor Anderson and voted to adopt the following resolution:

REQUESTING THE GENERAL ASSEMBLY TO ENACT TWO ITEMS OF LEGISLATION FOR A TOTAL OF \$247,460,000 IN THE AGGREGATE GENERAL OBLIGATION BONDS TO BE APPROVED AT A REFERENDA TO BE HELD ON A DATE OR DATES SELECTED BY THE TOWN COUNCIL

RESOLVED: that the Town Council of the Town of North Kingstown, Rhode Island hereby requests the General Assembly to enact legislation to authorize the Town to issue \$222,460,000 of bonds of which \$167,460,000 of bonds is for school purposes, including but not limited to construction of a new middle school, and \$55,000,000 of bonds is for a new Public Safety Complex, substantially as presented by the Town's Bond Counsel to the Town Council, which bonds shall be subject to voter approval at a referendum to be held at a special election to be held at least 60 days following passage of such legislation; and

RESOLVED: that the Town Council of the Town of North Kingstown, Rhode Island hereby requests the General Assembly to enact legislation to authorize the Town to issue \$25,000,000 of bonds for an Indoor Recreation Center/Emergency Shelter, substantially as presented by the Town's Bond Counsel to the Town Council, which bonds shall be subject to voter approval at a referendum to be held at a special election to be held at least 60 days following passage of such legislation.

President Mancini came back to the dais to preside over the meeting.

The Council recessed the meeting at 10:05 p.m.

The Council reconvened the meeting at 10:10 p.m.

II. CONSENT AGENDA

Motion by Councilor Page, seconded by Councilor Anderson and unanimously

VOTED: To approve Consent Agenda Item Numbers 7 through 21 with the exception of Agenda Item Numbers 9 and 13.

7. Approval of Minutes

VOTED: To continue the approval of minutes of the Work Session/Special Meeting of March 20, 2023, the Regular Meeting of March 27, 2023, and the Budget Public Hearings of April 19, 2023 to the Regular Town Council Meeting of May 22, 2023.

8. Tax Abatement List #869

VOTED: To approve Tax Abatement List #869 submitted by Deb Garneau, Tax Assessor, in the amount of \$81,848.97; and a

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

9. Request by Dunkin Donuts to display a banner

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To approve the request by Dunkin Donuts to display a banner at McGinn Skate Park to promote their Summer Energy Punch and to accept their donation of \$400.00 to be used by the Recreation Department for Recreational Programming.

10. Ratification of Town Manager's Action

VOTED: To ratify the Town Manager's action of signing an Engagement Agreement with Envision Technology Advisors, LLC, 999 Main Street, Suite 703, Pawtucket, RI 02860 in response to the Ransomware Cyber Attack on the Town of North Kingstown for the following:

- Incident Investigation, Incident Response and Threat Hunting \$15,600.00
- Forensics and Remediation, Forensic Investigation and Network Clearing
- not to exceed \$50,750.00

11. Award of Beach Concession Agreement

VOTED: To award a Beach Concession Agreement to Saugy, Inc., dba Saugy Hotdogs, for the 2023 Season, with options to renew for 2024 and 2025, subject to the required permits and licenses.

Funding for Town expenses is from ARPA.

12. Authorization to amend the Contract with CivicPlus

VOTED: To authorize an amendment to the contract with CivicPlus to include the NextRequest Access to Public Records Module in the amount of \$10,490.00.

Funding is to be determined.

13. Authorization for the Town Manager to enter into a two-year contract

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To authorize the Town Manager to enter into a Contract with the Rhode Island Resource Recovery Corporation (RIRRC) and the Town of North Kingstown for a Solid Waste and Recycling Services Agreement, for a two-year period, commencing July 1, 2023 through June 30, 2025.

Funding for this contract will be from Transfer Station/Solid Waste Account 16210060-530305.

14. Annual Entertainment License

VOTED: To approve to December 31, 2023 the application for an Annual Entertainment License by the Wickford Village Association, c/o Palmer Beebe, 74 Steamboat Avenue, to have music and performances, at various locations within the commercial district, on various dates and times between 9:00 a.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 Planning Department, and the Building Official.

15. Exhibition License (1-10 vendors)

VOTED: To approve the application for an Exhibition License with 1-10 vendors by Cocumscussoc Association, Smith's Castle, 55 Richard Smith Drive, to hold a Strawberry Festival on the grounds of Smith's Castle on Saturday, June 24, 2023, from 12:00 p.m. to 4:00 p.m., subject to taxes and water paid to date; receipt of a copy of a Show Promoter's Permit; receipt of a list of vendors at the Town Clerk's Office by June 23, 2023 (which shall include their name, address, phone number, Tax ID Number, type of merchandise, Department of Health if applicable, and date of birth); and compliance with the recommendations of the Fire Department, the Police Department, the Building Official, and the Planning Department.

16. Exhibition License (1-10 vendors)

VOTED: To approve the application for an Exhibition License with 1-10 vendors by Cocumscussoc Association, Smith's Castle, 55 Richard Smith Drive, to hold a Harvest Festival on the grounds of Smith's Castle, on Saturday, September 23, 2023, from 12:00 p.m. - 4:00 p.m., subject to taxes and water paid to date; receipt of a copy of a Show Promoter's Permit; receipt of a list of vendors at the Town Clerk's Office by September 22, 2023 (which shall include their name, address, phone number, Tax ID Number, type of merchandise, Department of Health if applicable, and date of birth); and compliance with the recommendations of the Fire Department, the Police Department, the Building Official, and the Planning Department.

17. Exhibition License (1-10 vendors)

VOTED: To approve the application for an Exhibition License with 1-10 vendors by Cocumscussoc Association, Smith's Castle, 55 Richard Smith Drive, to hold Christmas at the Castle on the grounds of Smith's Castle, on Saturday, December 2, 2023 and Sunday, December 3, 2023, from 12:00 p.m. - 4:00 p.m., subject to taxes and water paid to date; receipt of a Show Promoter's Permit; receipt of a list of vendors at the Town Clerk's Office by December 1, 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.

18. Exhibition License (21-30 vendors)

VOTED: To approve the application for an Exhibition License with 21-30 vendors by Joseph Yoffa, 40 Hamilton Avenue, Jamestown, RI 02835, to hold an open studio at the Shady Lea Mill, 215 Shady Lea Road, on Saturday, June 3, 2023, from 10:00 a.m. - 4:00 p.m., subject to taxes and water paid to date; receipt of a Show Promoter's Permit; receipt of a list of vendors at the Town Clerk's Office by June 2, 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. Secondhand License (renewal)

VOTED: To approve to May 1, 2024 the renewal application for a Secondhand License by The White Elephant, LLC, 7535 Post Road, subject to taxes and water paid to date.

20. Victualling License (renewal)

VOTED: To approve to December 1, 2023 the renewal application for a Victualling License by GAM Inc., dba Walt's Roast Beef, 6660 Post Road, subject to taxes and water paid to date and compliance with the recommendations of the Fire Marshall and the Building Official.

21. Final Bond Reduction

VOTED: To approve the request by AR Building Company, Inc. for a final bond reduction on Reynolds Farm, Phase 3B, in the amount of \$37,991.72.

III. REPORTS

22. Report by the Town Manager

Town Manager Mollis gave a brief overview of the following report that was provided to the Council:

- The North Kingstown Library will be installing a new Software System this month. As a result, the library will be closed Friday, May 19th and Saturday, May 20th. Information on the new system and the upgrading of the app that will be required can be found on the library's website.
- We have received our new Senior Center Bus. We are finishing up the lettering and last-minute details and hope to have it in operation within the next two weeks. We will notify the Town Council so that we can have a photo op with Mr. Miozzi, whose generosity allowed us to purchase this new bus and implement a more effective policy which would not require a CDL license to operate.
- As the Council instructed, I reached out to the School Committee Chair and Superintendent regarding the Read Only Access issue. The School Committee Chair has advised me that they will revisit the situation and get back to me once they have a permanent Finance Director and Superintendent in place.
- The Town Council, a few months back, asked me to evaluate what it would take to construct sidewalks along Annaquatucket Road, from Fairway Drive to Boston Neck Road. The total cost is projected to range anywhere from \$170,000 - \$220,000. The actual sidewalk would be in the range of \$120,000 with the additional costs due to expected drainage issues, ledge, curbing, engineering, and possible required easements with various property owners.
- Our Harbor Lights Season begins this Thursday, May 11th in Wickford. As you know, this has turned into a very popular event in town and the Town Council generously provided a subsidy for this event in this year's Budget in order to continue and expand this event. The next Harbor Lights, after this Thursday, is Thursday June 8th.
- As previously reported, we've begun the installation of AEDs throughout Town. Many are in place today and we are reaching out to and working with our local leagues to formulate Action Plans for the health and safety of those participating in various programs within our parks. We will be offering potential funding for necessary equipment which may be part of these Life Saving Action Plans. I will keep you up to date.
- Regretfully we continue to experience a significant increase in vandalism at our parks and playgrounds. We have increased police patrols and are in the process of putting together a plan and obtaining quotes for a camera system within these areas. I will keep the Council up to date.
- An update on our Police Body Camera PILOT Program – we just finished our PILOT Program with Axon and are now embarking on what is expected to be a 5-week PILOT Program with a second vendor, Utility (formally Body Worn). We are also working with the State of R.I. to get a handle on their Grant Program which will assist us in deciding on the duration of the contract we will be negotiating for the Body Cameras. You can expect the results of the completed negotiations, results of our PILOT Programs, and update on the State Grant Program at an upcoming Council Meeting.

- The Planning Department will have several items on your upcoming May 22nd Council Agenda, one of which will be an update and possible recommendation on the Short-Term Rental policy and recommendations which we last briefed you on in January of this year.
- An update on the Cruickshank Property Purchase – we have learned that Cruickshank is pursuing a sale with another conservation entity. While we don't know why they've decided to pursue this path, we feel it is due to our purchase requiring a partnership and approval with DEM, requiring public access and requiring negotiating funding sources. The fortunate part of this is we will still be obtaining the result we were looking for and that is protection of conservation of this open space. If their negotiations with the separate conservation entity fall through, we will be looking to use the money awarded to us from DEM for this project for another conservation property. Also, as I mentioned at a previous Council Meeting, Staff is preparing a report on our past and current efforts to preserve and protect our open space. You can expect a presentation and report by Staff at your next meeting in May or first meeting in June.
- As I mentioned at our last meeting, our Town Beach will be opening Memorial Day Weekend. Parking passes have gone on sale. We are selling them at Town Hall and will also be selling them at our Municipal Office Building beginning May 15th, with extended hours on Sunday May 21st and the evening of Thursday, June 29th. This is in addition to mail-in options. Information can be found on our social media platforms and website.
- There will be a public Dedication Ceremony, put on by the Land Conservancy of North Kingstown, of the Mill Cove Footbridge, this Friday, May 12th at 3pm. This will take place at the Footbridge in Wickford.
- My office has been working with RIPTA for almost a year now in attempting to establish a dedicated service linking Wickford Junction and Wickford Village. Wickford Junction is an active RIPTA hub within an underutilized rail service that is home to more than adequate parking. It was felt that this link would provide a valuable way to access one of South County's most historic year-round tourist destinations, address some of the parking concerns that residents have recently expressed and increase the possibility of the MBTA & RI Airport Corporation to increase weekend and daily services within Wickford Junction. While our efforts have not resulted in a dedicated link, such a link is not out of the question and our efforts have resulted in RIPTA entertaining adding a Wickford Junction to a Wickford loop as part of their current Route 14 service which takes place hourly, seven days a week. This will be part of a public hearing that is required to take place this Wednesday evening at Town Hall, being hosted by RIPTA. The proposed effective date of this service change is June 17th. If successful, this will address some of our goals previously mentioned and may be a motivation to establish a dedicated service in the near future.
- We've kept the Town Council, and the public, up to date on the Ransomware Cyber Attack which took place early morning of April 29th. I want to give a very brief update on this matter as it is of the utmost importance, and I'm happy to answer any questions after my Manager's Report. First, our IT Department has been literally working around the clock for the past 16 days. We've also brought on multiple third-party partners such as the R.I. Cyber Task Force, R.I. Interlocal Trust, Carousel Industries – have worked with our internal IT Partners at the Police and Fire Departments – and have retained a well-respected third-party consultant Envision Technology Advisors who have worked hand-in-hand with our team to assess the attack, prepare an adequate response and provide guidance for future protection. While it has been confirmed that significant hardware had been compromised, and while this attack has provided a significant disruption and inconvenience to our normal operations, we still have not found any compromising of our financial data, interior personal data, or exterior personal data. Please know this could change. We meet at 8am each morning with our team and Envision Technology to review the progress of the day before and map out a plan for the day ahead. We've installed SentinelOne on all of our hardware and Multi-Factor Authentication for accessing some of our programs. Our printing capabilities are back up and running and our emails have been cleared. This attack has given us an opportunity to have a full assessment of our infrastructure, hardware, software, and programs and for us to improve our technology and provide additional safeguards and fortification.

Someone once wrote, or said, “Crisis is a terrible thing to waste”. We are taking advantage of this crisis and situation and putting us in a better place than where we were prior to the Cyber Attack.

- In an effort to keep the Town Council up to date, I reached out to Eve Clulow for an update on the Annex Project. She has retained a General Contractor and they will be receiving bids this week. The General Contractor will then make a recommendation by May 19th, and she will update me for your May 22nd meeting.
- I want to let the Town Council know that we are receiving rave reviews from visitors to our Town Beach on the Beach Library placed there by North Kingstown Senior Betty Foley. The change in the weather has brought many visitors to our Town Beach this past weekend and many of us have heard and have been made aware of numerous compliments on this project as kids are accessing the Library and putting these toys to good use.
- Congratulations to our Water Department as, once again, we received the 2023 Best Tasting Drinking Water in all of Rhode Island by the R.I. Rural Water Association. We also received the 2023 Best Non-Disinfected Water Division.
- Finally, and on a somewhat somber but thankful and congratulatory note – Finance Director Jim Lathrop has accepted a CFO/CAO position in Chelsey, PA and will be leaving as Finance Director, with his last day here in North Kingstown being May 31st. Jim is excited for this new challenge and I’m sure just as excited as his daughter lives in PA and he will be working a short drive from where she lives. Jim began here in North Kingstown in May of 2017. He has been a vital part of our team and has been instrumental in much of the progress and accomplishments we have achieved. I can’t say enough great things about the opportunity to have him as Finance Director and all that has been accomplished. He will leave a significant void in which I have already begun the necessary organizational steps to fill, and we truly wish him the very best.

IV. OLD BUSINESS

23. Authorization to eliminate the Liability Insurance requirement for Beach Library

Motion by Councilor Anderson, seconded by Councilor Mandel and unanimously

VOTED: To authorize the Town Manager and Town Solicitor to eliminate the liability insurance requirement from the Memorandum of Understanding between the Town of North Kingstown and Betty Foley for the installation and maintenance of a Beach Library for beach toys at the North Kingstown Beach Campus as the Interlocal Trust will cover any liability.

V. NEW BUSINESS

24. Arts Council – Appointments

Motion by President Mancini, seconded by Councilor Anderson and unanimously

VOTED: To appoint the following two (2) members to the Arts Council to March 1, 2025:

William J. Matson, 65 Mulberry Drive, Unit 407
Samara J. Matson, 65 Mulberry Drive, Unit 407

25. Town Council Letter of Support

Moton by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To send a letter of support of the ChargeNK Program within the State of Rhode Island's application to the U.S. Department of Transportation's 2023 Charging and Fueling Infrastructure Discretionary Grant opportunity.

26. Town Council Letter of Support

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To send a letter of support of HistWick's nomination of the Town of North Kingstown for a 2023 Rhody Community Impact Award through Preserve Rhode Island for the renovation and preservation of the historic Town Hall.

27. Resolution to Welcome the Golden Rule Peace Ship to Rhode Island

A motion was made by Councilor Page, seconded by Councilor Anderson and unanimously voted to adopt the following resolution:

WHEREAS, the dangers of nuclear war have been known to the world since August 6, 1945; and

WHEREAS, the GOLDEN RULE, the first peace vessel, has been an icon and symbol of peace since its first voyage in 1958; and

WHEREAS, the GOLDEN RULE generated immense international support and played an integral part of the peace witnessing that eventually led to the Limited Test Ban Treaty of 1963; and

WHEREAS, the GOLDEN RULE was lost for many years until salvaged from the mud and waters of Humboldt Bay, California in 2009, repaired over the next 6 years, and relaunched in June of 2015 carrying to multiple ports the message that there is no room for nuclear weapons in the home of humanity; and

WHEREAS, the peace-making roots of the GOLDEN RULE include a belief that each individual is sacred, regardless of color, race, creed or nationality, and that nuclear weapons are a grave threat to all individuals, groups and nations, and this threat of total destruction is a violation of the ancient concept of the oneness of humanity; and

WHEREAS, the State of Rhode Island House of Representatives, on a voice vote, approved on March 21, 2023, a resolution, H6173, adopted as 23R-186, welcoming the GOLDEN RULE to Rhode Island; and

WHEREAS, the GOLDEN RULE is scheduled to visit Rhode Island in the month of June, from June 11th to June 13th.

NOW, THEREFORE, BE IT RESOLVED: That the Honorable Town Council of North Kingstown, State of Rhode Island, by virtue of the authority vested in them by the citizens of North Kingstown, and on their behalf, earnestly extend to the GOLDEN RULE, its organizers, supporters, and volunteers, their collective best wishes; and be it

FURTHER RESOLVED: That a certified copy of this resolution be transmitted to Helen Jaccard, GOLDEN RULE Project Manager.

28. Correspondence

4/27/2023 - Jeff Broadhead – Requesting that the NKTC appoint a representative to the Washington County Regional Planning Council.

4/30/2023 - Land Conservancy of North Kingstown - Invitation to attend the dedication of the Mill Cove Footbridge at 3:00 p.m., May 12, 2023.

5/5/2023 - John Machata – Maintenance of trails at Ryan Park.

5/6/2023 - TANK – Invitation to attend the North Kingstown Pride Parade at 10:00 a.m., June 3, 2023.

VI. ADJOURNMENT

The meeting adjourned at 10:32 p.m.

Jeannette Alyward
Town Clerk