

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 29th day of April, 2024 at the Town Hall Council Chambers, 80 Boston Neck Road, at 7:00 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
James M. Callaghan, 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 April 29, 2024 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.

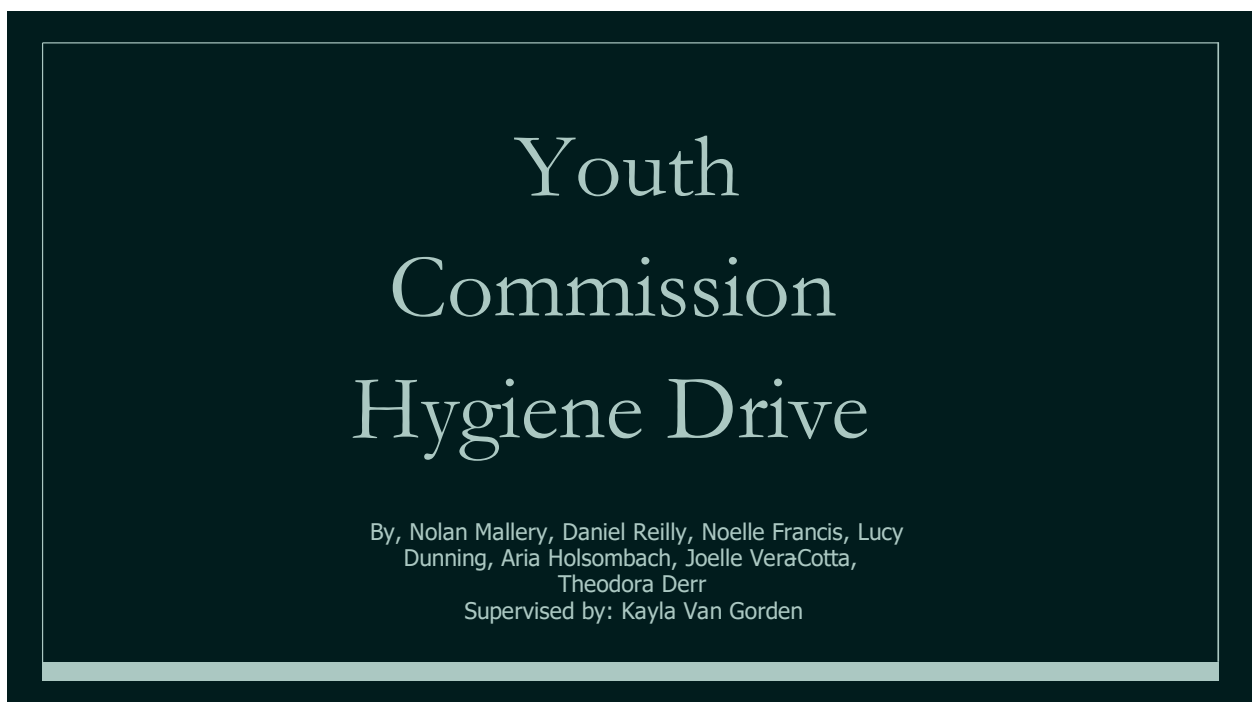
3. Salute to Flag

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

I. SPECIAL BUSINESS

4. North Kingstown Youth Commission Presentation and authorization to expend all or portions of their Q1-Q3 funds allocated from the LEARN365RI Grant

Kayla Van Gorden and students Nolan Mallery, Daniel Reilly, Noelle Francis, Lucy Dunning, Aria Holsombach, Joelle Vera-Cotta, and Theodora Derr gave the following presentation:



How Did We Decide on a Hygiene Drive?

As a group run by students, it is important to us that all students receive the hygiene supplies that they need as young adults. Many of our members have seen first hand how a lack of hygiene products can be a problem to some of the students in the North Kingstown School Department. As well as this, it is our goal to improve the lives of school-aged children that are involved in programs through both North Kingstown Recreation and the North Kingstown School Department, and one of the best ways to do this is to provide hygiene products to these children in our community.

Funding from The Town of North Kingstown and the LEARN365RI grant

Who will we contact?

We will contact various organizations such as NKSD, Blessings in a Backpack and the Recreation Department of NK. We will do this so that we can coordinate how we will distribute the hygiene kits.

How will we get the items?

After getting approval from the North Kingstown Council, we will use the grant money to buy products like shampoo, toothpaste, toothbrushes, hairbrushes, soap, deodorant, mouth-wash, and feminine products if necessary.

We will then purchase discrete boxes to use to distribute the kits to individuals in need in North Kingstown. We will put the items in the discrete boxes so that the kids in need are not embarrassed when getting the items. We aim to have them fit directly into a backpack.

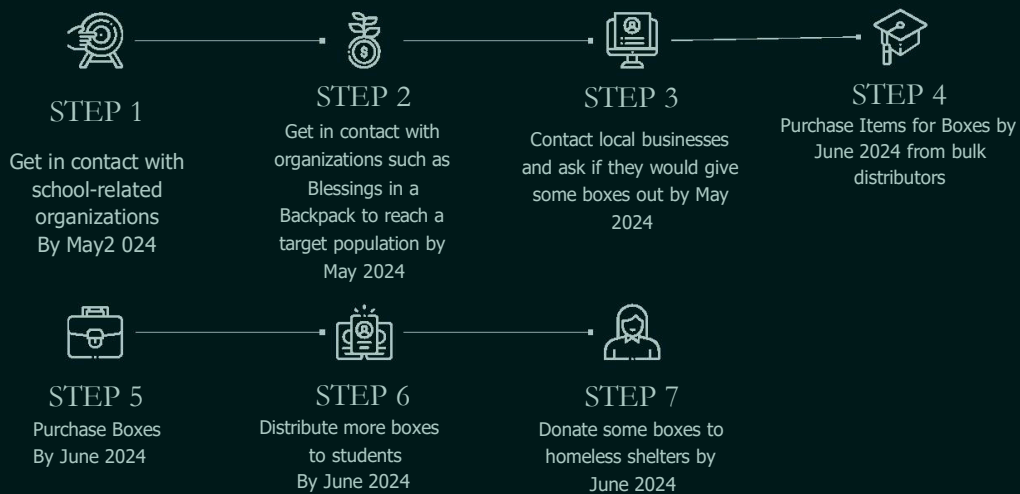
How will we package the items?

These boxes will also be small, so they are able to fit into student's backpacks .

We will divide the packages into 3 different types, one for elementary school students, which will include soap, shampoo, a toothbrush, and toothpaste .

The other two types will be for young men and women of middle and high school age, and will include all of the products in the elementary kit, but will include deodorant, as well as female products for the young women's kit.

How/When will we distribute the items?



Budgeting 31 Boxes Totaling \$1666

For this project, we request \$5000 to spend. This is the base of each kit, and the entire kit for elementary-aged students. This chart includes products, as well as how much they will cost (not including tax) per kit (Might change):

Products	Cost	Usage time
Colgate Extra Clean Toothbrush	\$0.99	≈ 3 months
Colgate Cavity Protection Toothpaste (6oz)	\$2.79	≈ 4 months
Dove Moisturizing Soap Bar, Shea Butter & Vanilla (4 bars, 4.75oz per bar)	\$3.99	≈ 4 months
Suave Essentials Nourishing Shampoo, Tropical Coconut (22.5fl oz)	\$1.94	≈ 3 months
Total	\$12.69	3/4 months

*Usage time refers to how long each product will last for one student *All prices found on the Walmart™ website

Budgeting 92 Boxes Totaling \$1666 Older Male

For this project, we request \$5000 to spend. This is the base of each kit, and the entire kit for elementary-aged students. This chart includes products, as well as how much they will cost (not including tax) per kit (Might change):

Products	Cost	Usage time
Colgate Extra Clean Toothbrush	\$0.99	≈ 3 months
Deodorant	\$5.29	= 3 months
Colgate Cavity Protection Toothpaste (6oz)	\$2.79	≈ 4 months
Dove Moisturizing Soap Bar, Shea Butter & Vanilla (4 bars, 4.75oz per bar)	\$3.99	≈ 4 months
Suave Essentials Nourishing Shampoo, Tropical Coconut (22.5fl oz)	\$1.94	≈ 3 months
Total	\$17.98	3/4 months

·Usage time refers to how long each product will last for one student ·All prices found on the Walmart™ website

Budgeting 64 Boxes Totaling \$1666 Older Female

Products	Cost	Usage time
Colgate Extra Clean Toothbrush	\$0.99	≈ 3 months
Deodorant	\$5.29	= 3 months
Feminine Products	\$7.97	= 4 months
Colgate Cavity Protection Toothpaste (6oz)	\$2.79	≈ 4 months
Dove Moisturizing Soap Bar, Shea Butter & Vanilla (4 bars, 4.75oz per bar)	\$3.99	≈ 4 months
Suave Essentials Nourishing Shampoo, Tropical Coconut (22.5fl oz)	\$1.94	≈ 3 months
Total	\$25.95	3/4 months

·Usage time refers to how long each product will last for one student All prices found on the Walmart™ website

Buddy Benches

North Kingstown Youth Commission

Buddy Benches: Why They Are Important For Your Community?

- 1 Studies show that around 80% of children experience loneliness at school
 - 1 68% of children admit to having been bullied
- 1 Buddy Benches were invented to combat loneliness and bullying in schools
- 1 The bench allows other children on the playground to clearly see when another kid needs support or a friend, and they can join them on the bench for a chat or invite them to play



BUDDY BENCH 6'
ECONOMIZER
TRADITIONAL BENCH

Starts at \$649

Allows for engravings of words and symbols at an additional cost

Symbol of the Town to emphasize unity

Where do we want these benches to go?

It is our hope as a commission to encourage belonging and unity throughout our town. We hope to place a bench at each public school in North Kingstown. This would total 8 benches. We would also hope to combine the funding of two quarters to purchase benches for Ryan Park, and Wilson Park. We will not place one at McGinn Park due to its proximity to DMS. There would be an additional \$138 fee per bench for a custom symbol engraving. In addition we would purchase anchor kits to ensure the longevity of the benches. This would total about \$8,400 we would like to leave room for delivery charges as well as any additional fee. We are requesting \$10,000 to complete this project.



Durability

- 1 Made with 100% Recycled plastic
- 1 The company guarantees maintenance-free
- 1 Stainless steel fasteners
- 1 Outdoor Benches designed for weathering

Timeline

After approval we will allocate funding to purchase the benches.

Next we will contact the schools to ensure they will accept the benches

Then we will coordinate with the manufacturer to determine shipping timelines after they construct our benches.

After our shipping details are arranged we will coordinate with parks and recreation for insulation in addition to NKSD maintenance department to ensure they are able to install the benches.

Our hope is to have the benches all installed prior to September 1st 2024.

Once the benches are installed we hope to have the members of the commission photographed after the installation.

The Council thanked the students for their hard work and well thought out presentation.

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

VOTED: To authorize the North Kingstown Youth Commission to expend funds from the allocated LEARN365RI Grant for the following initiatives:

Hygiene Drive	\$ 5,000
Buddy Benches	\$10,000

5. Public Comment

Curt Fisher, 104 Phillips Street, stated that he wanted to thank the Council for the excellent signage that was installed by the Wickford Elementary Playground to help slow down the traffic. He was wondering if we could get the Police Department to help as well and maybe get the State to repave the road.

George Brennan, 70 Boone Street, stated that the 350th Gala was fantastic. It was nice for all to celebrate together, and it took a lot of work. Many thanks to Councilor McCoy and all of the volunteers. This type of event doesn't happen by magic it takes a lot of work.

Maureen Mulvaney, 9 Calypso Drive, read the following statement:

“I am here tonight to encourage North Kingstown Town Council to join the cities and towns regulating and restricting Airbnbs. The Council should emphasize fairness in decisions concerning Airbnbs:

- Fairness to homeowners who buy a home in a residential neighborhood to find themselves living next to a non-residential enterprise. Local government has the power to regulate property for the purposes of securing the public health, safety, welfare, comfort, peace and prosperity of the municipality and its inhabitants. Zoning is one of the main tools used by local governments to ensure these basic rights. My home is zoned Village Residential. Zoning has the power and responsibility to limit the use of homes that are out of character with the neighborhood and are not uses that homeowners expect to be affected by when they purchase a home in an area zoned residential. Zoning regulations should guarantee citizens certain comforts and enjoyment of their property. Landowners should be protected from nuisances that may disrupt the quiet enjoyment of their land or depreciate the economic viability of their property.
- Fairness to those seeking affordable family homes with Airbnbs in a town/state with a shortage of affordable housing for middle class families. Efforts to make as many homes as possible available for families seeking permanent housing should be a priority in drafting local rules and regulations. Airbnbs are increasingly being purchased by real estate corporations and out of state investors due to lucrative profits.
- Fairness to motel owners who need to conform to basic health and safety regulations while Airbnbs are unregulated. The town should act in supporting safe accommodations for its visitors and in protecting local businesses from unfair competition.

When I asked Councilman Mandel what was being done to study the issue, he indicated that without a police record or complaints, he didn't see that there was a problem. He emphasized the need to report all infractions to the police and said that the police record would form the basis for the Council to decide if any action is needed. However, since the Airbnbs are unregulated in North Kingstown, beyond the requirement that they register and pay a yearly fee of \$100, there is not much legal basis for calling the police other than excessive noise after 10 PM. The number of complaints made to the police is not an adequate metric for deciding if Airbnbs are fair to the residents of North Kingstown.

I realize that there is quite a bit of room between no regulations and a total ban and that is where most towns will find their own creative solutions. Hopefully, North Kingstown will formulate a set of rules and regulations that work best for all residents of the town.

I am 75 years old, and just last year I called the police for the first time in my life. Casa Calypso, the Airbnb next door to us was opening for business, replacing the quite couple who had moved to the west coast.

My husband had a rebound case of Covid, and although we both needed sleep desperately, the boisterous partying at the Airbnb made it impossible in our bedroom right next to the Airbnb. Until Labor Day, when the Airbnb transitioned to college housing, we slept with our windows shut, air conditioner running, and a newly purchased white noise machine playing. We continuously experienced the suspense of wondering who would be in the house right next to us. Would it be a quiet family or a party/event which their website said would be appropriate for a maximum of 40 attendees?

Before Casa Calypso's inception, we lived next to L and S. You might be lucky to have neighbors like them – the neighbors who checked to see if we needed anything when a power outage occurred, who bought treats for our golden retriever, and who invited the neighborhood kids to ride their bikes in their driveway. Calypso Drive is a quiet residential street consisting of only four homes built on small lots. My house is 700 square feet and sits on .14 acres. It was a road where my grandkids and neighbor kids learned to ride bikes and scooters. The road is less safe now, and the bonds that form community are more fragile. Our living conditions have changed dramatically since we purchased our retirement home.

The Airbnb is a 3 bedroom, 2 bath house which as Casa Calypso advertises as welcoming 12-15 guests in 10 beds and emphasizes the outdoor area, complete with an arcade and jacuzzi. The driveway which holds 6 cars is often insufficient, they suggest no loud music after midnight. The owner does not reside on site or even in the state.

My husband and I like to sit in comfortable lawn chairs and read. Our grandkids visit almost daily. Casa Calypso infringes on these simple pleasures.”

Deb Burton, Director of RI Elder Info, wants to speak on Agenda Item #24 - Exhibition License (no vendors) - RI Elder Info, 70 Romano Vineyard Way, Suite 111, to hold the 5th Annual Calling All Veterans Information and Resource Fair for Military Members, Veterans and their Family at the Seabee Museum and Memorial Park, 21 Iafrate Way on August 17, 2024 (rain date August 24, 2024). She would like one member of the Town Council to provide opening remarks at the event that day.

David Ainslie, 326 Lafayette Road, stated that he would like to see an increase in the amount for the Military Exemption for property taxes. He would like to see more Veterans move to our town. Rhode Island no longer taxes military Retirees income and that is an incentive for people to move to a location that is more advantageous to them and maybe beneficial to the town. The average exemption for the average town is \$19,000.00 and North Kingstown is below the State average at \$12,500.00. For the 100% disabled Veteran exemption, the state average is \$35,000.00 and North Kingstown is well below that at \$14,000.00.

Tom Reilly, 116 Chatworth Road, stated that he would like to echo what David Ainslie said. He is also concerned about gold star family members, and he would like to see the town give them greater consideration.

II. CONSENT AGENDA

Motion by Councilor Page, seconded by Councilor Mandel and unanimously

VOTED: To approve Consent Agenda Item Numbers 6 through 30 as presented with the exception of Agenda Item Numbers 11 and 28.

6. Approval of Minutes

VOTED: To approve the minutes of the Budget Work Session Meeting of March 11, 2024, the Budget Work Session/Special Meeting of March 12, 2024, the Regular Meeting of March 25, 2024, and the Budget Public Hearing of April 3, 2024 as submitted by the Office of the Town Clerk.

7. Receipt of Donation

VOTED: To accept with gratitude the following donations in the amount of \$40.00:

For: Beechwood Senior Center
To be used for the Mealsite

From: Anonymous \$25.00

For: Beechwood Senior Center

From: Anonymous \$15.00

8. Acceptance of a Donation

VOTED: To accept with gratitude the donation from the Thomas J. Peirce Revocable Trust for the maintenance and care of the Smith side of the Smith-Lawton Cemetery on Stony Lane in the amount of \$2,000.00.

9. Approval of Sole Source Purchase

VOTED: To approve the sole source purchase for the Fire Department for a Holmatro Extrication Tool from MES/Shipman's Fire Equipment Co., 172 Cross Road, Waterford, CT 06385, in the amount of \$94,969.26.

Funding for this purchase is from the Rescue Billing Account.

10. Award of Bid

VOTED: To award the bid for the Department of Public Works for the North Kingstown Golf Course Clubhouse asphalt shingle roof replacement to Plan B Construction, 86 Blanding Avenue, Barrington, RI 02806, in the amount \$125,478.00 which includes a ten percent contingency.

Funding for this project is from the previously authorized bond.

11. Award of Bid

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To award the bid for the Water Department for a 2024 Full Size 4WD JCB 3CX-15HFCA Super Backhoe Loader with Extradig Extendable Dipper Stick to Alta Equipment Co., 114 Hall Street, Concord, NH 03301, for a net bid price of \$153,000.00.

Funding for this purchase is from FY2024 Water Department - Capital Equipment Acct. #44040090-550404.

12. Award of Bid

VOTED: To award the bid for the Water Department for the purchase of eight (8) Water Bottle Filling Stations from PACH2 Group (Plumbers Paradise), c/o Nicholas Handy, 4611 Montibello Drive, Charlotte, NC 28226, for a total bid price of \$14,200.00.

Funding is from Capital Outlay 44040090 550701 - Water Department.

13. Authorization for the Department of Public Works to reimburse the Town of Exeter

VOTED: To authorize the Department of Public Works to reimburse the Town of Exeter for the restoration work to be completed on the portion of Narrow Lane located in the Town of North Kingstown in an amount not to exceed \$21,000.00.

Funding for this project is from FY2024 Budget - Highway Overlaying Services - Acct. #00110020 531111.

14. Letter of Resignation

VOTED: To accept the letter of resignation from Deborah Sabo, resigning from the Arts Council, and that the Town Council send a letter of appreciation to her for the dedicated service she gave to the Town of North Kingstown.

15. Letter of Resignation and Appointment of one (1) Second Alternate

VOTED: To accept the letter of resignation from David A. Caldwell, resigning from the Building Code Board of Appeals, and that the Town Council send a letter of appreciation to him for the dedicated service he gave to the Town of North Kingstown; and it was

FURTHER VOTED: To appoint Jacob Clemen, 64 Pleasant Street, to a Full Member from First Alternate, to the Building Code Board of Appeals to July 1, 2026, to fill the unexpired term of David A. Caldwell; and it was

FURTHER VOTED: To appoint Joseph Gentile, 106 Roger Williams Drive, to First Alternate from Second Alternate, to the Building Code Board of Appeals to July 1, 2028; and it was

FURTHER VOTED: To advertise the vacancy for one (1) Second Alternate to the Building Code Board of Appeals to July 1, 2029.

16. Letter of Resignation and Appointment of a First Alternate and a Second Alternate

VOTED: To accept the letter of resignation from Betsy de Leiris resigning from the Economic Development Advisory Board, and that the Town Council President send a letter of appreciation to her for the dedicated service she gave to the Town of North Kingstown; and it was

FURTHER VOTED: To appoint Kenneth Spicer, 116 Steamboat Avenue, to a Full Member from First Alternate, to the Economic Development Advisory Board to December 1, 2026, to fill the unexpired term of Betsy de Leiris; and it was

FURTHER VOTED: To advertise the vacancy for one (1) First Alternate to December 1, 2024 and one (1) Second Alternate to December 1, 2026 to the Economic Development Advisory Board.

17. Letter of Resignation

VOTED: To accept the letter of resignation from Lori Vernon, resigning from the Library Board of Trustees, and that the Town Council President send a letter of appreciation to her for the dedicated service she gave to the Town of North Kingstown.

18. Letter of Resignation and Appointment of one (1) Member

VOTED: To accept the letter of resignation from Randy Wietman, resigning from the Sewer Appeals Board, and that the Town Council President send a letter of appreciation to him for the dedicated service he gave to the Town of North Kingstown; and it was

FURTHER VOTED: To appoint Ahren Cohen, 400 Forge Road, to a Full Member from an Alternate Member, to the Sewer Appeals Board to October 1, 2026, to fill the unexpired term of Randy Wietman; and it was

FURTHER VOTED: To direct the Town Clerk to seek a replacement member from either the Conservation Commission, the Building Code Board of Appeals, the Asset Management Commission, the Assessment Board of Review, or the Zoning Board of Review to October 1, 2026, to fill the unexpired term of Ahren Cohen.

19. Letter of Resignation and Appointment of Second Alternate

VOTED: To accept the letter of resignation from Randy Wietman, resigning from the Zoning Board of Review, and that the Town Council President send a letter of appreciation to him for the dedicated service he gave to the Town of North Kingstown; and it was

FURTHER VOTED: To appoint Edwin Andrews, 50 North Road, to a Full Member from First Alternate, to the Zoning Board of Review to July 1, 2025, to fill the unexpired term of Randy Wietman; and it was

FURTHER VOTED: To appoint John Lees, 11 Prospect Avenue, to First Alternate from Second Alternate, to the Zoning Board of Review to July 1, 2025; and it was

FURTHER VOTED: To advertise the vacancy for one (1) Second Alternate to the Zoning Board of Review to July 1, 2024.

20. Annual Exhibition License (no vendors) (renewal)

VOTED: To approve the renewal application for an Annual Exhibition License with no vendors by the North Kingstown Senior Association, Inc., dba Friends of Beechwood, 44 Beach Street, to hold a Fall Bazaar at the Cold Spring Community Center, 36 Beach Street, on Friday, November 1 and Saturday, November 2, 2024, and a Spring Bazaar on Friday, May 16 and Saturday, May 17, 2025, from 8:00 a.m. to 4:00 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.

21. Class F Alcoholic Beverage License (new)

VOTED: To approve the application for a Class F Alcoholic Beverage License by the North Kingstown Senior Association, dba Friends of Beechwood, 44 Beach Street, to hold their Annual Meeting at the Beechwood Senior Center, 44 Beach Street, on Wednesday, June 19, 2024, from 5:00 p.m. to 8:00 p.m., subject to taxes and water paid to date.

22. Exhibition License (21-30 vendors)

VOTED: To approve the application for an Exhibition License with 21-30 vendors by the North Kingstown Arts Council, 100 Fairway Drive, to hold an open studio at the Shady Lea Mill, 215 Shady Lea Road, on Saturday, June 1, 2024, from 10:00 a.m. to 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 May 31, 2024 (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.

23. 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 an Open House on the grounds of Smith's Castle on Saturday, May 4, 2024, from 11:00 a.m. - 4:00 p.m., subject to taxes and water paid to date; receipt of a copy of their Show Promoters Permit; receipt of a list of vendors at the Town Clerk's Office by Friday, May 3, 2024 (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 Planning Department, and the Building Official.

24. Exhibition License (no vendors)

VOTED: To approve the application for an Exhibition License with no vendors by RI Elder Info, 70 Romano Vineyard Way, Suite 111, to hold the 5th Annual Calling All Veterans Information and Resource Fair for Military Members, Veterans and their Family at the Seabee Museum and Memorial Park, 21 Iafrate Way, on August 17, 2024 (rain date August 24, 2024), from 10:00 a.m. to 2:00 p.m., subject to taxes and water paid to date and compliance with the recommendations of the Fire Department and the Police Department.

25. Fireworks Permit

VOTED: To approve the application for a Fireworks Permit by the Town of North Kingstown, 100 Fairway Drive, to have a Fireworks Display at the Town Beach on Wednesday, July 3, 2024 (rain date Sunday, July 7, 2024), at 9:00 p.m., subject to taxes and water paid to date, compliance with the recommendations of the Fire Department and the Police Department, and compliance with the State inspection of the vehicle transporting the fireworks.

26. Junkyard License Renewals

VOTED: To approve to May 1, 2025 the following list of Junkyard License Renewals subject to taxes and water paid to date and compliance with the recommendations of the Public Works Director and the Building Official:

JY-1 Frank W. Cole & Margaret E. Cole
dba Cole's Auto Salvage & Cole's Salvage Yard
915 Tower Hill Road

JY-2 Belleville Auto Repair, Inc.
315 Oak Hill Road

JY-3 Automotive Enterprises of RI, LLC
381 Oak Hill Road

27. Victualling License (change of location)

VOTED: To approve the application for change of location of a Victualling License by Level 10 Nutrition Club, LLC, dba New Wave Nutrition, from 24 Brown Street to 7662 Post Road, subject to taxes and water paid to date; receipt of a certificate from the Rhode Island Department of Health; receipt of a copy of their RI Retail Sales Tax Permit; and compliance with the recommendations of the Fire Marshall, the Planning Department, the Water Department, and the Building Official.

28. Victualling License (new)

Motion by President Mancini, seconded by Councilor Page and unanimously

VOTED: Per the request of the applicant, to table the application for a Victualling License by Tampella Restaurant Enterprises, LLC, dba Caffè Milano, 4001 Quaker Lane.

29. Joint Pole Location

VOTED: To grant the petition by National Grid and Verizon New England Inc. for one (1) joint pole location on Camp Avenue.

30. Final Bond Reduction

VOTED: To approve the request by Reynolds Farm Residential Development, LLC for a final bond reduction on Reynolds Farm, Phase 2A, in the amount of \$168,203.66.

III. REPORTS

31. Report by the Town Manager

Town Manager Mollis gave the following report:

Projects

- We continue with our regularly scheduled meetings with Revolution Wind regarding their Offshore Wind Farm Project. Work has ramped up. Deliveries have increased for the King Pile and Pipe Pile installation as well as the temporary sound mitigation walls. They continue work on the duct bank installation, excavation, and the pipe pile driving. They are working on weekends within the limitations set by the town. And they've increased their public outreach, including personally visiting any residents who call with concerns. As always, they ask anyone who has questions or concerns to call their hotline at 401-251-2207 or email them at info@revolution-wind.com.

I also want to acknowledge Revolution Wind and Orsted, not only for their aggressive and compassionate public outreach but for their generosity as being a sponsor of our 350th Anniversary Celebration.

I will continue to keep the Council and public up to date on this project as we become informed and on our regularly scheduled meetings with all parties.

- I am happy to report that RIDOT has finally scheduled our follow up meeting on our Route 4 public discussion. Staff and I will be meeting with them this Thursday. I hope to have an update to report at your May 20th meeting.
- We are attempting to complete our months-long preparation on an updated plan for a new Public Safety Complex and a resulting November Bond Question request. We plan to be before you at your next meeting on May 20th to update you and put forth a proposal for next steps relative to a hopeful Bond Question this Fall.

School Department

- The Town and School Department continue working on providing read only access of the School Department's ledger to the Town. They have come across some stumbling blocks with the software and are attempting to work through it and will hopefully have this available to our Finance Department soon.
- Later on, in tonight's Agenda the Town Council will be discussing a possible Bond Question related to a potential new Middle School and improvements to our Elementary Schools. I want to thank our Public Works Department for their efforts in the Phase II soil work/test pits at Wickford Middle School. Their work saved the School Department, and Town, a significant amount of money and time and tonight's question request couldn't have been possible without their work and efforts.

Budget/Finances

- Moody's has issued their Annual Issuer Comment Report for North Kingstown. They worked with us over the past month to ensure data accuracy and issued their Annual Report reaffirming our Aa2 Rating. This is a standard, periodic report in which we're glad to have our rating reaffirmed and look forward to working with them on an updated rating should we get approval for future bonding.

Renewable Energy/Climate Resiliency

- As I'm sure you recall, our town received the 2023 Lead by Example Clean Energy Municipality Award as a result of our many renewable energy and energy efficiency initiatives. As I know this is a priority of the Town Council, we submitted our application for a 2024 Award as it lists two significant projects that have taken place over the past year as part of our efforts to address energy efficiency and an overall clean energy footprint.
- I want to update the Town Council on our efforts to install an educational element to our Tide Gauge in Wickford. We've been working with the USGS and EPA. Regretfully our work and efforts are on their timeline and their approval. We are doing our best to get their attention to fast track our efforts.
- The Town Council has recently received various inquiries on our Clean Energy and Climate Resiliency efforts. As I list the following actions and measures, it should be noted that everything we do has a level of attention to climate resiliency. Some of our efforts include:

The Wickford Municipal Parking Lot Project; The Tide Gauge I recently mentioned; the proposed Beach Wall restoration project; Roger Williams Way retrofit for shoreline adaptation; Participation in the Municipal Resilience Program and various other resilience programs; our work in hosting Arbor Day, conservation of groundwater, trees and pollinators; our annual CRS submission; SNEP grant for decentralized wastewater program; open space acquisitions; RIDEM climate resilience funding; Casey Farm's stormwater application project; primary participant in the EPA Planning Framework for a Climate Resilient Economy; our Town's growth management strategies; distribution of rain barrels; plastic bag Ordinance; EV Charging Stations; energy audits of our Municipal Buildings; Town Solar Projects; work with RIIB on septic and sewer loans and CPACE education; and I can go on and on. I think it's important that the Council and the public is aware of these and many efforts and the fact that climate resiliency is part of many projects and many actions taken by the town.

Miscellaneous

- I want to update you on a project which we discussed during our budget sessions. We have applied for two grants to improve ADA Accessibility at our Town Beach. The grants are for 2 wheelchairs that are ADA friendly, providing access directly into the water. We expect to hear by the end of May. We have also budgeted for the ADA pathway at our Town Beach in the upcoming Fiscal Year 2025 budget and we hope to present our request to the Town Council at your June meeting and issue a purchase order for July 1st. These will be two exciting ADA improvements and initiatives at our Town Beach.
- I want to recognize our Police Department and our entire community as, according to Safewise.com, North Kingstown was ranked the fourth safest community in all of Rhode Island. This report was released in March and listed the safest communities in the country, by state, based on crime rates and other data from the FBI. Congratulations.
- The Town, working with Rob Zimmer and Mike Donohue, sent in an application to Congressman Magaziner's office, for a Federal Earmark Appropriation Grant to assist in the funding for the restoration and renovation of our Town Meeting House. I will be sure to keep the Town Council up to date.
- We are in the process of regrading, once again, the Wilson Park Playground/Splashpad parking lot. I bring this up as I know many Council Members have reached out to us on this issue on behalf of their constituents. Hopefully this regrade will allow us to avoid, at this time, the cost of a complete restoration and paving of this parking lot.
- Regretfully we were informed by DEM that our grant application for Yorktown Park Renovation was not selected. They had a record number of applications and are hoping that additional funds will be available in the future. We are moving forward with design and bidding in order to take advantage of the ARPA funds made available by the Town Council for this project. This will require that the project be awarded by this December and completed by December, 2026.
- And finally, the R.I. Fire Service will be conducting its annual Firefighters Memorial Ceremony on Saturday, May 11th at the RI Fire Academy in Exeter. North Kingstown will be adding its first name to the wall of John Burdick. Mr. Burdick resided on Pleasant Street in Wickford and was well known and respected in the area. He was appointed Fire Chief in November 1928 and collapsed and died at the scene of a fire at the Beacon Oyster Company on Pleasant Street. All officials and residents are welcome to attend this annual ceremony.

32. Report by the Finance Director

Finance Director Debra Bridgham stated that the Council has been provided a year-to-date budget report. She gave the following report:

Town of North Kingstown Fiscal Year 2024 March Financial Report



Presented by: Deb Bridgham,
Finance Director

April 29, 2024

Description	Revised Budget	Actual	Projection	Variance
Taxes, Interest	\$86,570,302	\$67,905,938	86,570,302	n/a
Pilots	\$5,198,667	\$3,871,076	\$5,259,267	\$ 69,600
State Aid	\$7,680,016	\$6,005,686	\$8,369,374	\$689,358
Department	\$4,340,085	\$2,943,248	\$4,223,605	(\$116,480)
Other	\$1,816,512	\$2,347,532	\$3,429,851	\$1,613,339
Passthrough:				
Library	\$353,799	\$268,295	\$ 353,799	
School Aid	\$11,894,298	\$8,721,795	\$11,894,298	n/a
Total	\$117,853,678	\$92,074,570	\$120,004,496	\$2,255,817

Variations
• Pilot – Renegotiated Flex Technology
• Direct Reimbursement from RIIB – Housing Aid
• Interest Income, Net Metering Credits (Reivity contract) Cyber Insurance Reimbursement
• Reduction: Real Estate Transfer Fees (\$100,000)
• Reduction Wickford L (\$300,000)

Description	Revised Budget	Actual	Projection	Variance
Department	\$39,707,484	\$26,856,680	\$40,566,215	\$1,195,653
Debt Fund	\$5,365,110	\$5,365,110	\$5,365,110	n/a
Library	\$1,697,267	\$1,228,210	\$1,697,267	n/a
School Appr/ State Aid	\$71,083,818	\$53,312,864	\$71,038,818	n/a
Total	\$117,853,679	\$83,717,656	\$118,662,410	\$1,195,653

Variations:
Technology – Cyber Expenses
Public Safety – Fire, Police, & Communications: Overtime due to vacancies, training, police detail, and IOD

Town of North Kingstown March Financial Report

► Summary:

- March 25, 2024 Resolution 37 Budget Amendment
 - Revenue :Increase School Aid \$336,922
 - Expense: Transfer out to Capital Reserve \$336,922
- Interest Rates continue to yield high earnings
- Net Metering Credits increased due to contract with Reivity
- Tax Collections at 76.72% , comparable to last year
- Continue to monitor overtime with Public Safety
- Projected Fund Balance of \$1,060,164

Questions?

The Council thanked Ms. Bridgham for her report.

IV. NEW BUSINESS

33. Adoption of Fiscal Year 2024/2025 Budget

Town Manager Mollis stated that he would like to take a moment to thank the Council on behalf of staff and administration as this was a very productive, informative, and professional budget session. The questions were well thought out and staff walked away from these discussions feeling very positive and knowing that they have a good working relationship with the Council goes a long way. We gave a lot of information to the public during the public hearing and in the end, we are presenting and proposing a budget reflective of a no tax increase.

He further stated that after the budget work sessions we adopted a preliminary budget, and we reviewed that preliminary budget during the public hearing. Tonight, the only number he is requesting to be revised is the school fund town appropriation and state aid as the state aid figure included \$56,154.00 in restricted categorical aid. In the past, we have included that in our state aid figure, but just because it was done that way in the past doesn't mean it was right and he agrees with the Superintendent that it should not be in the state aid number. Mr. Mollis stated that based on this change, the Town Appropriation number for the school should be increased from \$61,359,855.00 to \$61,416,009.00 and the state aid number should be decreased from \$13,313,799.00 to \$13,257,645.00. Of course, the natural question would be how to increase the town appropriation and still not realize a tax increase. This budget is tight. However, since we did the work on the budget, we have negotiated a new PILOT which is not reflected in the revenue side of the budget which will amply cover this change. If the Council would like to see any other changes, we would ask that we recess so we can calculate those changes.

President Mancini thanked Mr. Mollis. We have had a public hearing on the budget and received a few emails from residents and we met with each department to discuss their budgets. He further stated that the Council feels that the departments did a very good job and left the council in a place where we feel comfortable with the preliminary budget that passed and Mr. Mollis's requested change.

Councilor Page stated that we spent a lot of time reviewing the proposed budget and held a public hearing which she did watch as she was not in attendance, and she is comfortable with adopting this budget. She thanked Mr. Mollis for his time and diligence in putting this budget together and answering questions, but more importantly for his efforts in working with the School Department.

Motion by Councilor McCoy, seconded by Councilor Page and unanimously

VOTED: That the Town Council of the Town of North Kingstown hereby adopts the Final Budget for Fiscal Year 2024/2025 as follows:

General Fund	\$ 40,640,868.00
Debt Service	\$ 5,258,038.00
Allen Harbor	\$ 437,657.00
Golf Course	\$ 2,315,109.00
Water Fund	\$ 6,900,474.00
Municipal Court Fund	\$ 202,096.00
Sewer Fund	\$ 2,419,412.00
Transfer Station Fund	\$ 1,390,103.00
Library Fund:	
Town Appropriation	\$ 1,431,325.00
State Aid	\$ 260,615.00
School Fund:	
Town Appropriation	\$ 61,416,009.00
State Aid	<u>\$ 13,257,645.00</u>
TOTAL	\$135,929,351.00

and it was

FURTHER VOTED: That the Town Council authorizes the strict enforcement of Sections 605 and 606 of the Town Charter; whereby the Town Manager shall review and revise allotments of several offices, departments and agencies of the Town so as to forestall the making of expenditures in excess of income; and it was

FURTHER VOTED: That the Town Council of the Town of North Kingstown hereby adopts the Final School Enterprise Funds Budget for Fiscal Year 2024/2025 as follows:

School Food Service	\$1,400,000.00
Athletic Gate Receipts	\$ 30,000.00
Athletic Activities/Sports Camp	\$ 30,000.00
Stem Camp	\$ 15,000.00
Music/Chorus	\$ 50,000.00
Computer Repair Maintenance Prog.	\$ <u>20,000.00</u>
 TOTAL ENTERPRISE FUNDS	 \$1,545,000.00

and it was

FURTHER VOTED: That the Town Council of the Town of North Kingstown hereby adopts the Final School Restricted Fund Budget for Fiscal Year 2024/2025 as follows:

Restricted Funds	\$2,408,500.00 (special revenue funds)
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- 34. Discussion, consideration, and possible action regarding a Resolution to the General Assembly

Erin Earle, Chair of the School Committee gave the following presentation:



Goals

- Safety:** Modern safety features like fire alarms, sprinkler systems, and sturdy construction to withstand natural disasters.
- Health:** Poor indoor air quality, mold, and lead paint, which can negatively impact students' health and academic performance.
- Accessibility:** Our older facilities are not accessible to students with disabilities, limiting their ability to fully participate in educational activities.
- Technology Integration:** Integration of technology infrastructure, such as high-speed internet access, smart boards, and computer labs.
- Energy Efficiency:** Reduce operating costs and minimize environmental impact. Upgrades like LED lighting, insulation, and energy-efficient HVAC systems would lower utility bills and contribute to sustainability efforts.
- Improved Learning Environment:** A well-designed, comfortable, and aesthetically pleasing learning environment can positively impact student behavior, concentration, and academic performance. Create spaces that inspire creativity, collaboration, and engagement.
- Community Pride:** Demonstrates a commitment to education and the well-being of the community. Upgraded buildings can become symbols of pride for students, parents, teachers, and community members, fostering a sense of belonging and community spirit.

Current Facilities

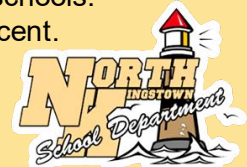
- | | |
|--------------------------------|------------------------------------|
| Forest Park Elementary - 1962 | Wickford Middle School -1932 |
| Stony Lane Elementary - 1971 | Davisville Middle School - 1967 |
| Hamilton Elementary -1962 | North Kingstown High School - 2001 |
| Quidnessett Elementary -1971 | Davisville Academy - 1954 |
| Fishing Cove Elementary - 1957 | D Building - 1960/1970s |
| | Admin Building (Rental) |



Facility Condition Index - FCI

Facility Condition Index (FCI) The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of schools. The FCI is derived by dividing the total repair cost, including educational adequacy and site -related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.

RIDE engaged Jacobs and Cooperative Strategies to conduct a statewide facility condition assessment and master plan. These types of facility assessments are required by statute to be conducted once every 5 years for PK -12 public schools. The data on the following slide is from the 2017 report which is the most recent.



FCI Scores - 2017 Jacobs Report

- | | |
|---------------------------------------|---|
| Forest Park Elementary- 77.41% | Wickford Middle School- 56.95% |
| Stony Lane Elementary- 41.55% | Davisville Middle School- 53.22% |
| Hamilton Elementary - 40.53% | North Kingstown High School - 21.94% |
| Quidnessett Elementary - 41.36% | Davisville Academy - 36.27% |
| Fishing Cove Elementary- 38.58% | |

< 5%	6-10%	11-20%	21-30%	31-50%	51-65%	Greater than 65%
Best	Good	Average	Below Average	Poor	Very Poor	Replacement Candidate

Necessity of School Construction

The Necessity of School Construction process is a multistage application that requires LEAs to conduct thorough facility assessments toward the creation of an efficient and prudent masterplan. Once reviewed and vetted, the School Building Authority will recommend projects for approval by the Council on Elementary and Secondary Education. Approved projects are eligible for State aid through one of three mechanisms: Housing Aid reimbursement, School Construction Bond pay-as-you-go funding, or SBA Capital Fund progress payments.

Necessity of School Construction

STAGE I – IDENTIFICATION OF NEED (submitted 2/15/24)

Stage I begins with LEAs submitting a Letter of Intent, as well as a commitment to follow the School Construction Regulations and all applicable statutes and regulations. During Stage I, LEAs conduct facility conditions assessments, prepare demographic projections, and provide educational programs for each school facility. Through the careful study of these factors LEAs attain a comprehensive understanding of district wide capacity, enrollment trends, and the alignment of existing facilities to the educational program being offered in each school.

STAGE II – DEVELOPMENT OF A SOLUTION (due 9/15/24)

During Stage II, LEAs work with an architectural and engineering team to propose solutions to the identified issues. This process requires the development of schematic design documentation that can be used to provide dependable cost estimates. These scope descriptions and the accompanying costs are the basis for establishing a budget and project descriptions that are forwarded to the SBA Advisory Board and the Council on Elementary and Secondary Education.

Necessity of School Construction

STAGE III - DESIGN REVIEW GUIDANCE

Design reviews must be conducted for all projects that are part of a multi-year capital improvement plan that exceeds \$500,000, regardless of eligibility for housing aid.

Architectural, engineering, project management, construction management, financial, and other professional services shall be procured by the districts for all projects. Design reviews will be conducted through in-person meetings at each stage of the design process. Design review meetings will be scheduled by district representatives or their designees.

STAGE IV – FUNDING

After an LEA completes the Necessity of School Construction process and receives Board of Education approval, school construction projects are eligible to receive housing aid reimbursement. The minimum state share ratio for Housing Aid set by law is 35%. North Kingstown 2024 Rate is 35%. Housing Aid features incentive bonuses for school safety and security, regionalization, as well as six temporary bonuses.

Facility Master Plan - June 2022

Keelia Kentor, ALEP and Mike Pirollo MLP ID

Master Planning Process (2021 -2022)

- District Educational Visioning
- Faculty Focus Groups
- Suitability Assessments
- Developable Site Analysis
- Community Engagement
- Facility Assessments
- Capital Analysis
- Enrollment Projections
- Scenario Development

Elementary Schools

- Equity of Facilities
- Preserve Neighborhood Schools
- Unevenly Populated Elementary Schools

Middle Schools

- Limitations of teaching old buildings
- Opportunities for Consolidation
- Importance of the teaming structure

High Schools

- Reallocate space to account for shifts in the demand for certain programs
- Need smaller distributed spaces to support breakout learning and project based teaching and learning

Master Plan Options - Option B Recommended BSC

Option A: Status Quo

- Retain the two existing 6 -8 middle schools
- Heavy renovations to both and an addition at WMS
- Renovations at NKHS, FCES, FPES, HES, QES, SLES, DA

Option B: Consolidated 5-8 Middle School

- **One new 5-8 middle school on the Quidnessett site.**
- **QES, WMS, DMS close**
- **Renovations at NKHS, FCES, FPES, HES, SLES, DA**

Option C: Consolidated 6 -8 Middle School with Pre-K Wing

- One new 6 -8 Middle School with Pre -K wing on the Quidnessett site.
- QES, WMS, DMS close
- Renovations at NKHS, FCES, FPES, HES, SLES, DA

Plan 1: Consolidated at Quidnessett Elementary School Site

Consolidated 5 -8 middle school at the Quidnessett Elementary School Site

180,615 GSF

25.61 Acres

Solve two ageing middle school problems and open floor plan at Quidnessett

Environmental studies reduced the amount of usable land

Community feedback regarding concerns for a large school in neighborhood



Plan 2: Consolidated at DMS

12.28 Acres

Superintendent recommendation changed from 5-8 to 6-8

144,000 GSF

900 students

Bond total \$167M

November 7, 2023 Bond Language

Authorizing the Town of North Kingstown to issue not more than \$222,460,000 of bond and notes of which (1) up to \$167,460,000 is for school purposes, including but not limited to the construction of a new middle school and (2) up to \$55,000,000 is for a new public safety complex.

The results of that vote were 2898 (38.1%) for and 4703 (61.9%) against out of the 7,601 (34%) of registered voters in North Kingstown who took part in the referendum.

Reimbursements:

State share 35%

Bonus incentive range 5% - 20%

Survey Results

Question: If you supported the bond as written, please explain why (list all reasons).

This question received two hundred (200) comments. The write-in responses for why the respondents supported the bond were varied, but themes did emerge during the review.

- One of the themes of those who replied that they supported the bond as written was that they felt that our current school was outdated and that there was a need for updated facilities.
- Another reason why the respondents supported the bond was financial reasons, including state reimbursement, inflation costs, and money required to keep the current schools open.
- A third theme identified is that respondents supported the bond because it was what was good for our community.



Survey Results

Question: If you did not support the bond as written, please explain why not. (list all reasons).

This question received two hundred sixty-four (264) comments. The write-in responses for why the respondents didn't support the bond were varied, but themes did emerge during the review.

- One theme of those who replied that they didn't support the bond as written was due to the two projects (public safety complex and school facility) being presented as one question.
- Another theme from those respondents that didn't support the bond question was that they didn't like the facility plan itself.
- A third theme was that the respondents didn't like combining middle schools.
- The fourth theme from respondents who didn't support was due to financial reasons focused on tax impact.
- The fifth theme for why respondents didn't support it was a lack of trust in elected officials.
- Additionally, one hundred and ten (110) of the respondents to this question indicated multiple reasons for not supporting the bond - a majority of which were a combination of the above themes.



Survey Results

What would you support for a bond in the future (list all reasons)."

Four hundred-five (405) comments were received for this question. The writein responses for what respondents would support a bond were varied, but themes emerged during the data review.

- They included separate questions on the two facilities
- More straightforward information on the tax impact for residents
- More information on the costs of renovating and building two facilities
- A clear plan for vacant school facilities



Cost Analysis of Non Consolidated

New WMS	Renovated WMS	New DMS	Renovated DMS
\$77,069,570	\$83,202,185	\$94,437,238	\$89,887,895

CIP total estimated at approximately 97 million (\$112 million after escalation)

Plan 3: New at WMS Site with Renovations to other Facilities

Build a brand new Wickford Middle School on existing site
Site Improvements
Demo of existing WMS
Grade 6-8
400 Students
79,500 GSF

Roofs
Addition to DMS for guidance office and gymnasium
ADA upgrades
Security upgrades
Fire upgrades
HVAC
Electrical upgrades
Plumbing

\$137,201,331

Proposed Bond Language November 2024

To Authorize the Town of North Kingstown to issue a bond not to exceed ONE HUNDRED THIRTY-SEVEN MILLION TWO HUNDRED ONE THOUSAND THREE HUNDRED THIRTY-ONE DOLLARS (\$137,201,331) to finance the construction, improvement, renovation, furnishing and equipping of school facilities including, but not limited to a new Wickford Middle School,, and other capital improvements to school facilities across the district.

Reimbursements:

State share 35%

Benefits New Plan

- Addresses oldest facility
- Maintains two middle schools
- Doesn't displace students
- Invests money into essential improvements
- Impacts all school building facilities
- Highest priority items on the CIP

President Mancini thanked Dr. Earle for the presentation.

President Mancini asked what the correct number is. Dr. Earle stated \$137,201,331. President Mancini stated that Bond Counsel had advised that we need to round off the number.

President Mancini stated that the School Committee's commitment to the public is a new Wickford Middle School and capital projects on the CIP, and asked if that is a fair statement. Dr. Duva stated that is correct. The work that is being proposed is a new building of the Wickford Middle School for \$77 million which includes net zero, the remainder would go for capital improvements throughout the district as stated on the priority one list, for approximately \$60 million. President Mancini stated that the total CIP number is approximately \$112 million. Dr. Duva stated that is correct. Dr. Duva stated that there have been comments to have two separate questions, and he would like to stress that the capital improvements being recommended do not include any renovations at Wickford Middle School. If you do two separate questions, and only the question for the capital project passes, there will be no money to do anything at Wickford Middle School. He is concerned that if there are two questions we are leaving out the needs of Wickford Middle School.

Mr. Mollis stated that he asked our financial advisor to run some tentative numbers based on \$130 million; however, these numbers will be more refined once the Council votes on the bond language. Mr. Mollis gave the following presentation:


pfm

**North Kingstown,
Rhode Island
Debt Service Projections**

April 29, 2024

PFM Financial Advisors
LLC

100 High Street
Suite 2300
Boston, MA 02110

(617) 330.6914
pfm.com

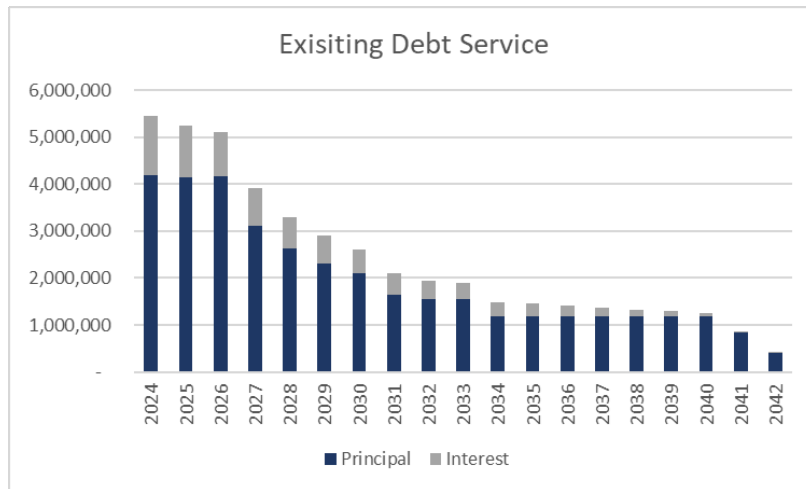


Existing Debt Service



Existing Debt Service

- The Town had \$36.9 million outstanding General Fund debt as of June 30, 2023
- The Town's existing debt service has a decline of approximately \$1.2 million in FY2027
- Debt service continues to decline in FY2028 -FY2042





Proposed New Debt Service



Proposed \$130 Million School Bonds

Sample School Bond Assumptions

Project Amount:	\$ 130,000,000
State Base Share Ratio:	88.0%
May 2025 Bonds:	\$ 65,000,000
Issue Date:	5/15/2025
Interest Rate:	4.50%
Term:	30 Years
November 2026 Bonds:	\$ 65,000,000
Issue Date:	11/15/2026
Interest Rate:	4.50%
Term:	28.5 Years
Project Completion:	8/1/2027
Eligible for Reimbursement:	8/1/2025

Period Ending	Sample School Bond Assumptions				Total School Net Debt Service				
	Principal	Interest	State Aid	Net Debt Service	Principal	Interest	State Aid	Net Debt Service	Total School Net Debt Service
6/30/2026	\$ -	\$ 2,925,000	\$ -	\$ 2,925,000	\$ -	\$ -	\$ -	\$ -	\$ 2,925,000
6/30/2027	-	2,925,000	-	2,925,000	-	1,462,500	-	1,462,500	4,387,500
6/30/2028	1,205,000	2,925,000	(3,493,000)	637,000	3,700,000	2,925,000	(2,830,625)	3,794,375	4,431,375
6/30/2029	1,255,000	2,870,775	(1,444,021)	2,681,754	1,210,000	2,758,500	(1,388,975)	2,579,525	5,261,279
6/30/2030	1,315,000	2,814,300	(1,445,255)	2,684,045	1,265,000	2,704,050	(1,389,168)	2,579,883	5,263,928
6/30/2031	1,375,000	2,755,125	(1,445,544)	2,684,581	1,320,000	2,647,125	(1,388,494)	2,578,631	5,263,213
6/30/2032	1,435,000	2,693,250	(1,444,888)	2,683,363	1,380,000	2,587,725	(1,388,704)	2,579,021	5,262,384
6/30/2033	1,500,000	2,628,675	(1,445,036)	2,683,639	1,440,000	2,525,625	(1,387,969)	2,577,656	5,261,295
6/30/2034	1,565,000	2,561,175	(1,444,161)	2,682,014	1,505,000	2,460,825	(1,388,039)	2,577,786	5,259,800
6/30/2035	1,640,000	2,490,750	(1,445,763)	2,684,988	1,575,000	2,393,100	(1,388,835)	2,579,265	5,264,253
6/30/2036	1,710,000	2,416,950	(1,444,433)	2,682,518	1,645,000	2,322,225	(1,388,529)	2,578,696	5,261,214
6/30/2037	1,790,000	2,340,000	(1,445,500)	2,684,500	1,720,000	2,248,200	(1,388,870)	2,579,330	5,263,830
6/30/2038	1,870,000	2,259,450	(1,445,308)	2,684,143	1,795,000	2,170,800	(1,388,030)	2,577,770	5,261,913
6/30/2039	1,955,000	2,175,300	(1,445,605)	2,684,695	1,880,000	2,090,025	(1,389,509)	2,580,516	5,265,211
6/30/2040	2,040,000	2,087,325	(1,444,564)	2,682,761	1,960,000	2,005,425	(1,387,899)	2,577,526	5,260,288
6/30/2041	2,135,000	1,995,525	(1,445,684)	2,684,841	2,050,000	1,917,225	(1,388,529)	2,578,696	5,263,538
6/30/2042	2,230,000	1,899,450	(1,445,308)	2,684,143	2,140,000	1,824,975	(1,387,741)	2,577,234	5,261,376
6/30/2043	2,330,000	1,799,100	(1,445,185)	2,683,915	2,240,000	1,728,675	(1,389,036)	2,579,639	5,263,554
6/30/2044	2,435,000	1,694,250	(1,445,238)	2,684,013	2,340,000	1,627,875	(1,388,756)	2,579,119	5,263,131
6/30/2045	2,545,000	1,584,675	(1,445,386)	2,684,289	2,445,000	1,522,575	(1,388,651)	2,578,924	5,263,213
6/30/2046	2,660,000	1,470,150	(1,445,553)	2,684,598	2,555,000	1,412,550	(1,388,643)	2,578,908	5,263,505
6/30/2047	2,780,000	1,350,450	(1,445,658)	2,684,793	2,670,000	1,297,575	(1,388,651)	2,578,924	5,263,716
6/30/2048	2,905,000	1,225,350	(1,445,623)	2,684,728	2,790,000	1,177,425	(1,388,599)	2,578,826	5,263,554
6/30/2049	3,035,000	1,094,625	(1,445,369)	2,684,256	2,915,000	1,051,875	(1,388,406)	2,578,469	5,262,725
6/30/2050	3,170,000	958,050	(1,444,818)	2,683,233	3,045,000	920,700	(1,387,995)	2,577,705	5,260,938
6/30/2051	3,315,000	815,400	(1,445,640)	2,684,760	3,185,000	783,675	(1,389,036)	2,579,639	5,264,399
6/30/2052	3,460,000	666,225	(1,444,179)	2,682,046	3,325,000	640,350	(1,387,873)	2,577,478	5,259,524
6/30/2053	3,615,000	510,525	(1,443,934)	2,681,591	3,475,000	490,725	(1,388,004)	2,577,721	5,259,313
6/30/2054	3,780,000	347,850	(1,444,748)	2,683,103	3,635,000	334,350	(1,389,273)	2,580,078	5,263,180
6/30/2055	3,950,000	177,750	(1,444,713)	2,683,038	3,795,000	170,775	(1,388,021)	2,577,754	5,260,791
Totals	\$65,000,000	\$56,457,450	\$ (42,510,108)	\$ 78,947,343	\$65,000,000	\$50,202,450	\$ (40,320,858)	\$74,881,593	\$ 153,828,935



Existing and Proposed New \$130 Million School Debt Service



Existing and Proposed \$130 Million School Debt Service

Fiscal Year	Existing Debt Service*	Proposed \$130 Million School	Total Existing and Proposed
2024	\$ 3,342,813	-	\$ 3,342,813
2025	4,384,871	-	4,384,871
2026	4,827,817	2,102,100	6,929,917
2027	4,887,888	4,837,800	9,725,688
2028	4,937,018	4,481,878	9,418,896
2029	4,949,284	4,030,078	8,979,362
2030	4,949,888	3,581,828	8,531,716
2031	4,930,748	3,136,028	8,066,776
2032	4,888,171	2,692,824	7,580,995
2033	4,821,448	2,253,088	7,074,536
2034	4,733,108	1,818,800	6,551,908
2035	4,624,888	1,394,088	6,018,976
2036	4,500,848	1,078,024	5,578,872
2037	4,364,888	768,881	5,133,769
2038	4,219,888	468,828	4,688,716
2039	4,069,871	168,821	4,238,692
2040	3,914,878	68,828	3,983,706
2041	3,758,888	-	3,758,888
2042	3,594,888	-	3,594,888
2043	3,424,888	-	3,424,888
2044	3,249,888	-	3,249,888
2045	3,069,888	-	3,069,888
2046	2,884,888	-	2,884,888
2047	2,694,888	-	2,694,888
2048	2,499,888	-	2,499,888
2049	2,299,888	-	2,299,888
2050	2,094,888	-	2,094,888
2051	1,884,888	-	1,884,888
2052	1,669,888	-	1,669,888
2053	1,449,888	-	1,449,888
2054	1,224,888	-	1,224,888
2055	994,888	-	994,888
Total	\$ 39,387,244	\$ 153,828,935	\$ 193,216,179

President Mancini opened the floor for public comment.

Tom Sgouros, 15 Boston Neck Road, stated that in order to keep the bond amount down, we should look into the state’s infrastructure bank.

Rickey Thompson, 194 Plain Road, read the following statement:

“My comments pertain to this evening’s Agenda Item #34 to enact legislature for a bond for which I am asking that you vote no. Here’s why.

The School Department's first effort was to build a new middle school on the Quidnessett wetlands, the second effort was at the still unknowns of Davisville and now they are seeking to build on the potentially contaminated Wickford Middle School site. As you are aware, the taxpayer paid for Pare Engineer was specific in advising the Building Subcommittee that the higher the testing, the less likelihood of expensive after the fact remediation. While 3 test pits are a start, it's not enough to lower the risk of after the fact potential contamination issues which may result in significant higher cost to the North Kingstown taxpayers similar to what has and is happening in Newport.

With regard to the CIP list, per RIDE's requirements, licensed experts are to inspect and report on expensive repair items such as roofs and HVAC which in this instance account for \$45M. As is, I am unaware of any professional documentation supporting the need and cost as indicated on the school CIP projects list. Additionally, from what I am reading, our School Department is asking you to approve paying for low-cost CIP items via a bond. Quite frankly, with consideration to all including bond interest rates, that's nuts. I am asking that this Town Council verify the need and the costs prior to approving the CIP items for bonding.

Lastly, as I am understanding this request, as is, you are yet again considering taking away the voter's choice by combining the new Middle School with the CIP Projects. Besides believing that the new school and CIP effort is flawed, I firmly believe that the hopefully to be corrected new school and CIP proposals should be separate bond items to truly allow the voters their freedom of choice."

Holly Quinn, 109 Clearview Drive, stated that she echoes what Rickey said, she asked for two separate questions on the bond.

Brian O'Dell, 152 Salisbury Avenue, read the following statement:

"I want you to know that I'm not against the town investing in our schools. As I've mentioned before, I have four grandchildren who are in the NK school district.

But I'm also a taxpayer. I expect my tax money to be invested wisely, especially during these inflationary times when everyone's personal expenses have skyrocketed.

I expect a lot from town leaders. I expect thoughtful, holistic planning with an eye not only on today's educational and municipal needs, but on long-term requirements as well.

With the last bond process, my expectations were not met. Serious mistakes were made. The ask was too much money. Plans were hastily prepared. Miscalculations were made. And voters were given inadequate information. You know what happened. A big fat rejection.

It would seem that, this time, extraordinary care should be taken to correct those mistakes. To earn back lost trust. I've been trying to pay attention to see if that's the case.

I've been watching all the meetings, Town Council, School Committee, Building Subcommittee, Asset Management Commission. I've been reading town and school documents. I've even written to you about my concerns, sharing questions. But as Yogi Berra once famously said "It feels like Deja vu all over again."

First, let's look at the money. The School Department, after much debate and even heated arguing, decided they need \$77 million for a new Wickford Middle School and \$60 million to pay for districtwide building upgrades and repairs. The Building Subcommittee also indicated that the schools will need another \$57 million bond within the next 3-5 years for additional upgrades and renovations. That's \$194 million. They have also said that this does not account for any funds required for other unplanned repairs or new school costs sure to crop up in the near future.

Let's remember that this is on top of the likely \$60 million bond for the Public Safety Complex. That brings the total to \$254 million at a minimum. And I can't seem to forget that Mr. Mollis said he looks forward to reintroducing the Recreation Center bond for consideration in the next few years. With that, the grand total will likely be over \$280 million. Yikes!

I understand creative accounting and debt cliffs can be leveraged to help, but there are also fewer RIDE incentives to apply this time. So even though the school bond ask is lower this time, the cost to taxpayers is actually higher than the last bond.

I'm not even sure I trust them to assign renovation priorities. Here's just one example: the School Department said that all of these renovations are desperately needed for the welfare of our children. It's all for the kids. Then why does their priority list of school upgrades include over \$8 million for Davisville Academy, a building that will soon have zero students. That's 20% of their school renovation total.

Also, why should I trust these town leaders when they don't even follow their own policies and protocols. I hear them arguing in meetings. I see them pushing opinions while ignoring data and expert advice. I've even heard one admit that she doesn't know what's going on in town because she just isn't paying attention.

I also don't see that anyone is following a holistic master town wide plan. Oh, there may be one hanging around somewhere, but it's surely not being followed. Decisions are being made with good intentions I'm sure, but not based on a holistic plan that everyone agrees with. And it's all being rushed again as if the world will end if everything isn't done at once.

Someone recently told me that residents deserve greater clarity and specifics around a holistic strategic plan with costs and funding better defined this time. That was you Council Member Anderson.

Someone else told me that the most urgent needs must be met first, but that all decisions must also be balanced against affordability for taxpayers. That was you Council Member Mancini.

I agree. I look forward to you following through. I'm a yes vote on the Public Safety Complex. No on ill-conceived school bonds."

Brett Mallery, 731 Annaquatucket Road, stated that last year he asked for the breakdown of the cost of the CIP for the school project and the public safety complex. He supported both but was not supplied with the breakdown. Put the data out there for the public.

George Brennan stated that he disagreed with his friend Rickey Thompson as he thinks one vote doesn't make it confusing. We need to keep it simple.

Curt Fisher, 104 Phillips Street, stated there is a lack of specificity about what and why we are spending this money on, give us some facts.

Megan Reilly, 15 Eden Court, stated she is confused on how the bond wording was presented to everyone in regards with the CIP projects. She also stated that she is accused of wanting too many answers and that is true.

James Sheehan, 40 Blueberry Lane, stated last year we proposed a new school bond issue. We had Quidnessett which was a plan that wasn't a good idea, and the neighborhood was upset, busing was an issue, etc., and we had new construction VS repairs, these are all last year's concerns. He now states what we have is a sound proposal, but we can't do everything at once.

Kathleen Guarino, 139 Summit View Lane, stated that she thinks this is a good fair honest proposal. We need a new middle school, and she agrees with James Sheehan. We can't keep kicking it down the road. She further stated that she hopes the Council approves this bond tonight.

Dr. Ken Duva, Superintendent of Schools stated that he just wanted to clarify a few comments and questions that have been made. As the new Superintendent stepping in, he was asked to evaluate the needs in the district and what has been put forward. In his professional opinion, what needs to be done is to take care of the facilities in our town. We have had many School Building meetings and School Committee meetings on reviewing an evaluation done by Rowse Architects as well as the Capital Improvement Plan. We have the projects along with the costs. We did not make up the cost, we did not brainstorm what was needed without having all the information. He further stated that he is confident that we have a plan and the costs of these projects.

President Mancini stated that Bond Counsel has provided three options for bond language:

#1 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 **\$137,000,000/\$130,000,000** of bonds for **school purposes, including** but not limited to furnishings and equipment and the construction of a new **Wickford Middle School** and incidental demolition and remediation of existing structures, and renovations and other capital improvements to **the Davisville Middle School**, such legislation to be prepared by the Town’s Bond Counsel, which bonds shall be subject to voter approval at a referendum to be held at the November 5, 2024 general election. **BROAD WITH SPECIFIC MENTION OF BOTH MIDDLE SCHOOLS**

#2 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 \$ _____ of bonds for the construction of a **new Wickford Middle School** and all expenses incidental thereto including **demolition and environmental remediation** of the existing structure and site improvements and furnishings and equipment, such legislation to be prepared by the Town’s Bond Counsel, which bonds shall be subject to voter approval at a referendum to be held at the November 5, 2024 general election. **WICKFORD ONLY!**

3 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 **\$137,200,000** of bonds for construction, improvement, renovation, [demolition, remediation,} furnishing, equipping and other capital improvements of school facilities throughout the Town, including but not limited to a new Wickford Middle School and all expenses incidental thereto, such legislation to be prepared by the Town’s Bond Counsel, which bonds shall be subject to voter approval at a referendum to be held at the November 5, 2024 general election. **CLOSEST TO SCHOOL DEPT VERSION WITH ADDITIONAL REFERENCE TO DEMOLITION ETC.**

Councilor Page stated that she supports one question for a new Wickford Middle School and the designated capital projects.

Councilor Mandel stated that he originally was leaning towards two questions; however, after hearing the comments and concerns tonight, he supports one question and supports the new Wickford Middle School be “net zero”.

Councilor McCoy stated that he would like two separate questions and he has no issues with the amount proposed for the capital projects. He also supports Wickford Middle School be a net zero building.

Councilor Mancini stated that he supports one question.

All Council Members agreed that Option 3 that was provided by Bond Counsel is the appropriate language.

After a brief discussion, a motion was made by Councilor Mandel, seconded by Councilor Page, and voted to adopt the following resolution by a roll call vote:

**REQUESTING THE GENERAL ASSEMBLY TO ENACT AN ACT AUTHORIZING
\$137,200,000 GENERAL OBLIGATION BONDS AND NOTES FOR SCHOOL
PURPOSES TO BE APPROVED AT A REFERENDUM
TO BE HELD ON NOVEMBER 5, 2024**

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 \$137,200,000 of bonds for construction, improvement, renovation, demolition, remediation, furnishing, equipping and other capital improvements of school facilities throughout the Town, including but not limited to a new Wickford Middle School and all expenses incidental thereto, such legislation to be prepared by the Town’s Bond Counsel, which bonds shall be subject to voter approval at a referendum to be held at the November 5, 2024 general election.

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

The Council recessed the meeting at 9:44 p.m.

The Council reconvened the meeting at 9:53 p.m.

35. Good Energy Presentation

Dawn Euer on behalf of Good Energy and Rachel Ferdinand who will be working directly with the Town gave the following presentation:

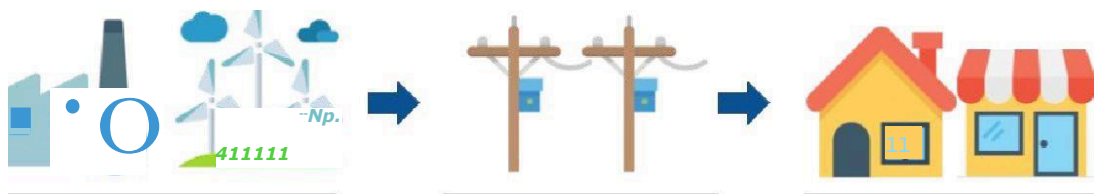


North Kingstown Community Electricity

Municipal Aggregation Plan Overview

April 25, 2024

Supported by Good Energy



Supply Services North Kingstown selects an electricity supplier that sources the electricity needed for our community

Delivery Services Rhode Island Energy delivers the electricity from North Kingstown's supplier

Your Bill No change in service quality. Only the price in "Supply Services" section of your bill changes.

Program was authorized by North Kingstown Town Council in Spring 2023

Supported by Good Energy

Who is Good Energy?

Good Energy is the independent consultant selected by the Town to help develop and implement the Community Electricity program for the Town.

They will help us develop a program plan, select an electricity supplier and manage all customer support.

Good Energy manages all active Community Electricity programs in Rhode Island, as well as over 50 programs in Massachusetts .

Supported by Good Energy

Why Community Electricity?

Potential benefits include:

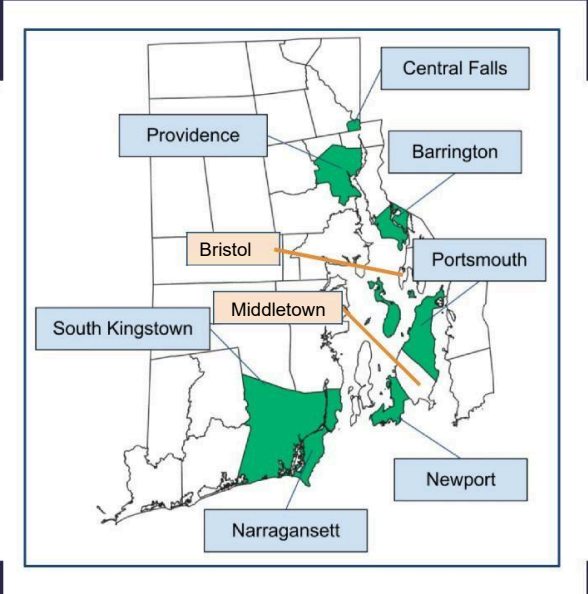
- Use bulk purchase power for more competitive supply rates and the best terms and conditions for the community
- Use and support clean energy
- Expand consumer choice for electricity supply options

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Community Electricity In RI

- Although savings cannot be guaranteed, these programs have historically provided savings compared to utility supply over the contract term.
- First 7 programs in RI, active since May 2023, have all saved money compared to utility, while providing 5% cleaner electricity



Supported by Good Energy

Implementation Process

1. Today
 - a. Good Energy presents draft plan
 - b. Request that Council open public review and schedule public hearing
2. Council approves the plan to be submitted to Public Utilities Commission
3. Public Utilities Commission reviews and approves Plan
4. Once approved, North Kingstown has the option to seek proposals for an electricity supply contract
5. If the Town receives a good proposal that is in line with the goals of the program, the program can begin

Supported by Good Energy 6

Plan Details



Supported by Good Energy

Structure of Program

- Town Council oversees the program
- Good Energy, as your consultant, will manage the day-to-day operations of the Program on behalf of the Town. Regular reports and will be provided to staff.
- Staff and Good Energy will report to Council about program operations and to suggest program changes or amendments (which need Council approval)

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Structure of Program

Program will offer three electricity options:

The community default would have some additional renewable energy (e.g, 10%) while also aiming to provide costs savings.

Two optional products:

- 100% renewable energy - cleanest power
- No additional renewable energy - cheapest power cost

Supported by Good Energy⁹



What Changes?

Participation in North Kingstown Community Electricity will only change the "Supply" portion of your RI Energy electricity bill.

10

Supported by Good Energy

What Stays the Same?

- | The "Delivery" portion of your RI Energy bill is unchanged.
- | RI Energy will still continue to deliver electricity, manage billing, maintain poles and wires, and respond to storm outages
- | Anyone using budget billing or receiving low-income rate discounts will continue to receive their current benefits.
- | Customers receiving net metering or other solar benefits will ¹¹ continue to receive their current benefits.

Supported by Good Energy

Program Rollout

At program launch, North Kingstown Community Electricity will replace Rhode Island Energy as the Town's new default electricity supply.

- | North Kingstown residents on R.I. Energy Last Resort Service will be eligible for automatic enrollment in the community default supply
- | North Kingstown residents on third party supply can choose to opt-in
- | All residents can choose not to participate by opting out

Supported by Good Energy

Questions & Next Steps

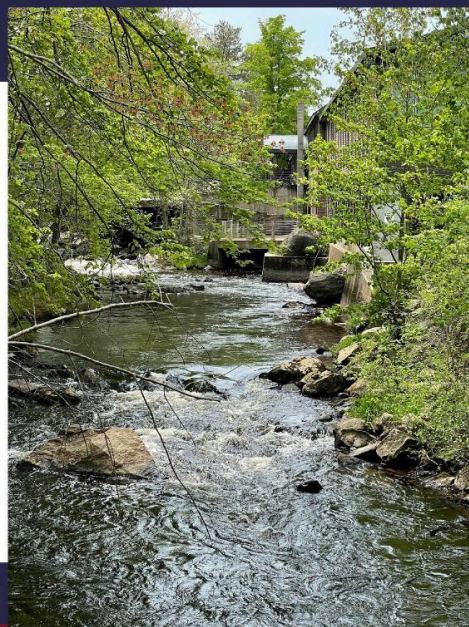
1. Request that Town Council open public review process so Good Energy can accept comments and questions from residents and businesses
1. Request that Town Council schedule the required public hearing on the plan to receive additional feedback

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Dawn Euer |
dawn@goodenergy.com

Rachel Ferdinand |
rachel.ferdinand@goodenergy.com



Supported by Good Energy

The Council thanked Ms. Euer and Ms. Ferdinand for their presentation. After a brief discussion, a motion by Councilor Page, seconded by Councilor Anderson and unanimously

VOTED: To open the public review process so Good Energy can accept comments and questions from residents and businesses and to hold a Public Hearing at the Monday, June 24, 2024 Town Council Meeting.

36. Acceptance of a donation by OSJ of Wickford LLC for a portion of land along Wickford Harbor and authorization for the Town Manager to enter into an agreement for "Ryan's Dock"

Motion by Councilor Page, seconded by Councilor Anderson and unanimously

VOTED: To accept with gratitude the donation by OSJ of Wickford LLC for a portion of land of Plat 117/Lot 214, as designated on the attached plan; and it was

FURTHER VOTED: To authorize the Town Manager to enter into an agreement with OSJ of Wickford LLC to purchase "Ryan's Dock" in the amount of \$60,000; and it was

FURTHER VOTED: That these actions will ensure the success of the Streetscape Program/Renovation of the Municipal Parking Lot.

37. North Kingstown Veterans Memorial Scholarship Awards

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: That the letter from the North Kingstown Veterans Memorial Scholarship Committee regarding their recommendation to award the Veterans Memorial Scholarship be received and filed, and that the Director of Finance be authorized to forward payments in the amount of \$1,000 to Lauren Carter and Tatem Cabral, as recipients of the 2024 Veterans Memorial Scholarship Award.

38. Request for a Class B-Full Alcoholic Beverage License Limits Increase

Motion by Councilor Page, seconded by Councilor Anderson and unanimously

VOTED: Per the request of the applicant, to table the request for an increase in the Class B-Full Alcoholic Beverage License Limits for Tampella Restaurant Enterprise, LLC, dba Caffe Milano, 4001 Quaker Lane.

39. American World War II Heritage City Application

Motion by Councilor McCoy, seconded by Councilor Page and unanimously

VOTED: That the Town Council President on behalf of the Town Council submit a letter of support of the application to designate the Town of North Kingstown as an American World War II Heritage City.

40. Arts Council - Appointments

Motion by Councilor Anderson, seconded by Councilor McCoy and unanimously

VOTED: To appoint Lynn M. Fontaine, 75 Juniper Drive, to the Arts Council to March 1, 2025, to fill the unexpired term of Marie Carroccia.

The Council directed the Clerk to advertise the remaining three (3) vacancies.

41. Correspondence

04/03/2024 – Robert Jones – FY2025 Budget

04/04/2024 – TANK Organization – NK Pride Parade

04/05/2024 – Donna Hutchinson – Have You Considered... [Pickleball]

04/10/2024 – Mary Worobec – Re: Senate Bill #2546 (Valverde)/House Bill #7913 (Baginski)

04/17/2024 – Meg Kerr – April 30 Forum at NK Library [RI Infrastructure Bank]

04/19/2024 – Nathan Cornell – North Kingstown Free Library Forest Presentation: Save Rhode Island's Forests

04/20/2024 – TANK Organization – Pride Flag

Note: Information cut-off is 1:00 PM, Saturday, April 27, 2024.

V. ADJOURNMENT

The meeting adjourned at 10:19 p.m.

Jeannette Alyward
Town Clerk