

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 5th day of August, 2024 at the Town Hall Council Chambers, 80 Boston Neck Road, at 6:30 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 August 5, 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. 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) – Collective Bargaining (Laborers' International Union – Local 1033).

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.

**I. PUBLIC HEARING**

5. Second Reading – Amendment to Section 2-1

Motion by Councilor Page, seconded by Councilor Mandel and unanimously

VOTED: To open the Public Hearing.

There was no public comment.

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To close the Public Hearing.

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To adopt an Ordinance in Amendment of Section 2-1 of the Code of Ordinances, Town of North Kingstown, entitled, "Competitive Bidding Required", (1)a and b, entitled, "Quotations" and (2), entitled, "Sealed Bidding", and that this shall constitute the Second Reading thereof.

6. Second Reading – Amendment to Section 11-37

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To open the Public Hearing.

There was no public comment.

Motion by Councilor Mandel, seconded by Councilor McCoy and unanimously

VOTED: To close the Public Hearing.

Motion by Councilor Page, seconded by Councilor Anderson and unanimously

VOTED: To adopt an Ordinance in Amendment of Section 11-37 of the Code of Ordinances, Town of North Kingstown, entitled, "No Parking or Limited Parking", and that this shall constitute the Second Reading thereof.

7. Second Reading (Uncodified Ordinance)

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To open the Public Hearing.

Chief Kettelle, Chief Urban, and Town Manager Mollis gave the following presentation:

NORTH KINGSTOWN  
PROPOSED PUBLIC SAFETY COMPLEX  
NEW POLICE & FIRE HEADQUARTERS

August 5, 2024



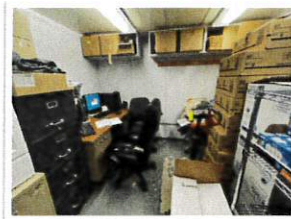
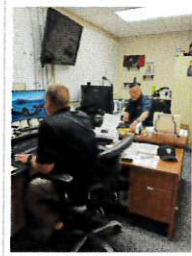
## HISTORY

- 1957 • Fire Station upper level/Police Department lower level constructed
- 1976 • Police Station constructed adjacent to original structure
- 2008 • Dispatch/Emergency Operations Center added in 2008
- 2021- 2023 • Town Manager creates committee to research feasibility of replacing aging and outdated Public Safety Complex.
  - (Numerous times) Public appearances before Town Council to gather input and direction on next steps for a Public Safety Complex.
  - Public tours of Public Safety Complex for residents and other interested parties



## NEEDS ASSESSMENT

- Lack of support for modern fire apparatus
- Limited office space
- Lack of Facilities & Unsafe conditions
- Outdated Detention areas
- Aging mechanicals
- Lack of Storage
- Building envelope
- No secure parking



## HISTORY CONTINUED

- March 2021 RFQ for design services: DBVW Architects & Architects Design Group
- October 2021 Space needs assessment (revisions down to 52,000 sq ft)
- December 2021 Site/wetlands assessment
- March 2022 Feasibility Cost Estimate by PM&C LLC
- March 2023 Appear before Town Council for initial approval of proposal and bond question
- August 2023 Conceptual building rendering
- November 2023 Voters turn down consolidated bond question
- January 2024 Town Manager directs committee to develop a new plan with minimized costs
- May 2024 Committee proposes new plan with new public safety office building within Quonset Business Park and new Station One on current site.
  - PM&C, LLC of Hingham, MA, in concert with Michael Vivieros of DBVW, prepares a 50-page schematic design estimate resulting in a total cost estimate of \$64,875,194.
  - At direction of Town Manager, Committee and Michael Vivieros revise proposal to achieve 5% reduction, resulting in revised figures/cost estimate of \$61,368,403.
  - At direction of Town Manager, Committee decides to move forward with an ask not to exceed \$60,000,000 with plans to find additional cost savings or funding sources to make \$60M viable.
- July 15, 2024 Public Hearing on Bond Questions.

# BUDGET

	2023 Bond Proposal	Quonset Public Safety Building	Wickford Fire Station
Square Feet	51,290	32,107	16,335
		48,442	
Construction Start	April 2025	April 2026	September 2027
Hard Cost Estimate	\$39,948,596	\$31,471,192	\$15,621,160
Soft Cost Estimate	\$12,281,059	\$11,586,521	
Contingency	\$2,505,660	\$2,689,530	
Total Estimated Cost	\$54,735,315	\$61,368,403*	
Bond Request	\$55,000,000	\$60,000,000	

\* Initial cost estimate was \$54,508,453. Square footage on plans was reduced by ~10% to achieve current bond request amount.

Jul 9, 2024 10:27 am Prepared by PFM Financial Advisors LLC

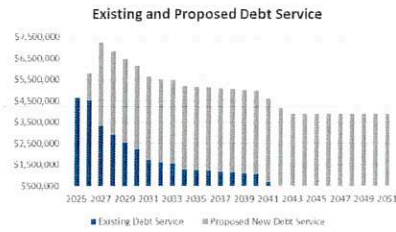
(Finance #161) Nath Knippen R. KTDRN-2023P) Page 1

# TAX-SUPPORTED DEBT

**BOND DEBT SERVICE**  
Town of North Kingstown, Rhode Island  
2025 General Obligation Bonds (Town)  
25 Year Term - Level Debt Service  
Estimated Rates / Subject to Change

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
06/30/2026			1,275,000.00	1,275,000.00	60,000,000	60,000,000
06/30/2027	1,375,000	4.250%	2,520,781.25	3,895,781.25	58,625,000	58,625,000
06/30/2028	1,435,000	4.250%	2,461,068.75	3,896,068.75	57,190,000	57,190,000
06/30/2029	1,500,000	4.250%	2,398,700.00	3,898,700.00	55,690,000	55,690,000
06/30/2030	1,565,000	4.250%	2,333,568.75	3,898,568.75	54,125,000	54,125,000
06/30/2031	1,630,000	4.250%	2,255,675.00	3,895,675.00	52,495,000	52,495,000
06/30/2032	1,700,000	4.250%	2,194,912.50	3,894,912.50	50,795,000	50,795,000
06/30/2033	1,775,000	4.250%	2,121,068.75	3,896,068.75	49,020,000	49,020,000
06/30/2034	1,850,000	4.250%	2,044,037.50	3,894,037.50	47,170,000	47,170,000
06/30/2035	1,935,000	4.250%	1,963,606.25	3,896,606.25	45,235,000	45,235,000
06/30/2036	2,015,000	4.250%	1,879,668.75	3,894,668.75	43,220,000	43,220,000
06/30/2037	2,105,000	4.250%	1,792,118.75	3,897,118.75	41,115,000	41,115,000
06/30/2038	2,195,000	4.250%	1,700,743.75	3,895,743.75	38,920,000	38,920,000
06/30/2039	2,290,000	4.250%	1,605,437.50	3,895,437.50	36,630,000	36,630,000
06/30/2040	2,390,000	4.250%	1,505,887.50	3,895,887.50	34,240,000	34,240,000
06/30/2041	2,495,000	4.250%	1,402,181.25	3,897,181.25	31,745,000	31,745,000
06/30/2042	2,600,000	4.250%	1,293,912.50	3,893,912.50	29,145,000	29,145,000
06/30/2043	2,715,000	4.250%	1,180,968.75	3,895,968.75	26,430,000	26,430,000
06/30/2044	2,835,000	4.250%	1,063,031.25	3,896,031.25	23,595,000	23,595,000
06/30/2045	2,955,000	4.250%	939,993.75	3,894,993.75	20,640,000	20,640,000
06/30/2046	3,085,000	4.250%	811,643.75	3,896,643.75	17,555,000	17,555,000
06/30/2047	3,220,000	4.250%	677,662.50	3,897,662.50	14,335,000	14,335,000
06/30/2048	3,360,000	4.250%	537,837.50	3,897,837.50	10,995,000	10,995,000
06/30/2049	3,505,000	4.250%	391,956.25	3,896,956.25	7,470,000	7,470,000
06/30/2050	3,655,000	4.250%	239,806.25	3,894,806.25	3,815,000	3,815,000
06/30/2051	3,815,000	4.250%	81,068.75	3,896,068.75		
	60,000,000		38,682,437.50	98,682,437.50		

# EXISTING AND PROPOSED DEBT SERVICE

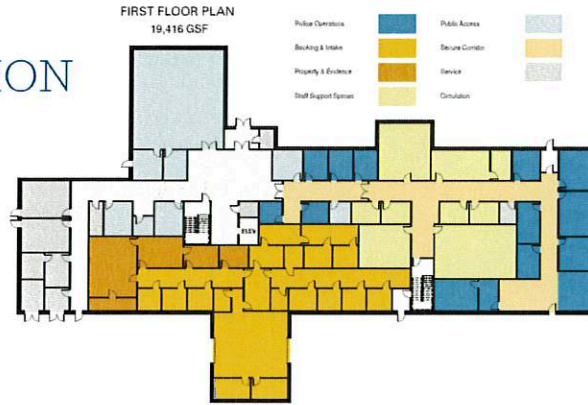


(1) Assumes Net Assessed Value of \$5.8 Billion (Residential and Commercial)



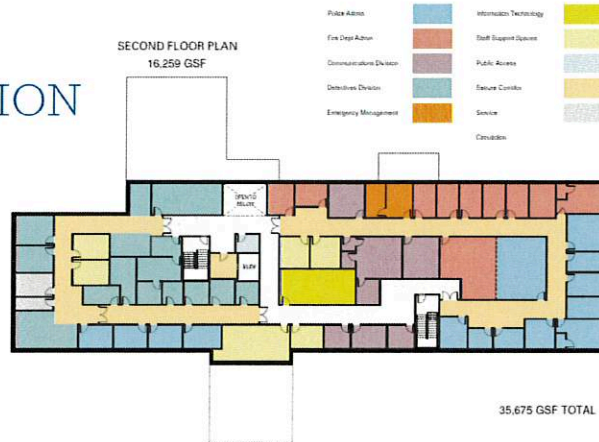
# NORTH KINGSTOWN POLICE, FIRE ADMINISTRATION & DISPATCH

FIRST FLOOR PLAN

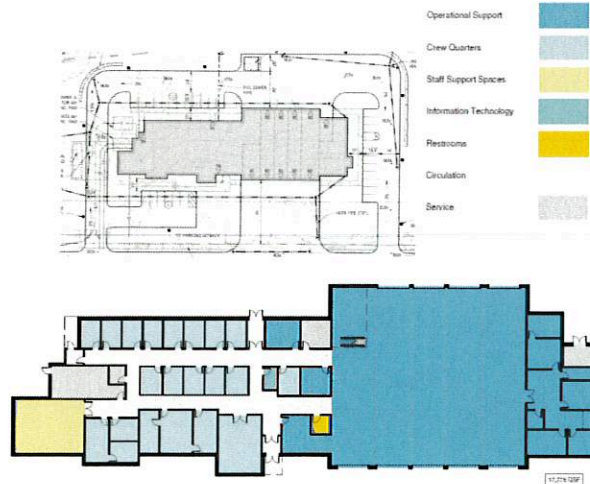


# NORTH KINGSTOWN POLICE, FIRE ADMINISTRATION & DISPATCH

SECOND FLOOR PLAN



# WICKFORD FIRE STATION NORTH KINGSTOWN STATION ONE



# BOND QUESTION

NOVEMBER 2024

"Shall an ordinance, passed by the Town Council, entitled, 'AN ORDINANCE AUTHORIZING THE TOWN OF NORTH KINGSTOWN TO FINANCE PUBLIC SAFETY PROJECTS INCLUDING A NEW POLICE STATION AND A NEW FIRE STATION AND TO ISSUE NOT MORE THAN \$60,000,000 BONDS AND NOTES THEREFOR' be approved?"

- YES
- NO

## THANK YOU

A. Ralph Mollis, Town Manager  
August 5, 2024



President Mancini opened the floor for public comment.

Richard Welch, 8 Arrow Lane, stated he agrees that both departments need help but doesn't agree that the direction we are taking is the right one. He hopes the Council takes full responsibility for this project if it goes out to bond.

Joe Teixeira, 200 Delano Drive, thanked the Chiefs for taking him on a tour of both stations. He stated that the stations are a mess and need help. He asked if we own the land and what is the cost per square foot? He thinks the cost is high.

Rickey Thompson, 194 Plain Road, asked if the Asset Management Commission weighed in on this project.

Councilor Mandel asked if we would have the ability to expand the new fire station in the future. Chief Kettle stated yes.

Councilor McCoy stated that the interest rate used in the presentation is 4.25% and asked if that is accurate. Mr. Mollis stated that he expects the rate to be lower when we go out to bond.

Councilor Page asked what we need to do to get this bond passed. Chief Kettle stated that we need to educate the public and urged the taxpayers to come and tour the existing public safety complex.

Motion by Councilor Anderson, seconded by Councilor Page and unanimously

VOTED: To close the Public Hearing.

Motion by Councilor Mandel, seconded by Councilor McCoy and unanimously

VOTED: To adopt an Uncodified Ordinance authorizing the Town of North Kingstown to finance public safety projects including a new police station and a new fire station and to issue not more than \$60,000,000 bonds and notes therefor, and that this shall constitute the Second Reading thereof.

8. Second Reading – Amendment to Chapter 2, Division 11, Section 2-389 (Economic Development Advisory Board)

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To open the Public Hearing

There was no public comment.

Motion by Councilor Mandel, seconded by Councilor McCoy and unanimously

VOTED: To close the Public Hearing.

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To adopt an Ordinance in Amendment of Chapter 2, Division 11, Section 2-389 of the Code of Ordinances, Town of North Kingstown, entitled, "Created; appointment; composition" (Economic Development Advisory Board), and that this shall constitute the Second Reading thereof.

9. Second Reading – Amendment to Chapter 2, Division 12, Section 2-398 (Veterans Day and Memorial Day Parades Committee)

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To open the Public Hearing.

There was no public comment.

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To close the Public Hearing.

Motion by Councilor Page, seconded by Councilor McCoy and unanimously

VOTED: To adopt an Ordinance in Amendment of Chapter 2, Division 12, Section 2-398 of the Code of Ordinances, Town of North Kingstown, entitled, "Appointment" (Veterans Day and Memorial Day Parades Committee), and that this shall constitute the Second Reading thereof.

## **II. SPECIAL BUSINESS**

10. Presentation on the LEARN365RI Program and Acceptance of LEARN365RI Grant from Rhode Island Department of Education

Kate Glass, Executive Assistant to the Town Manager gave the following presentation:





### YEAR ONE: 2023-24 PROGRAM GOALS

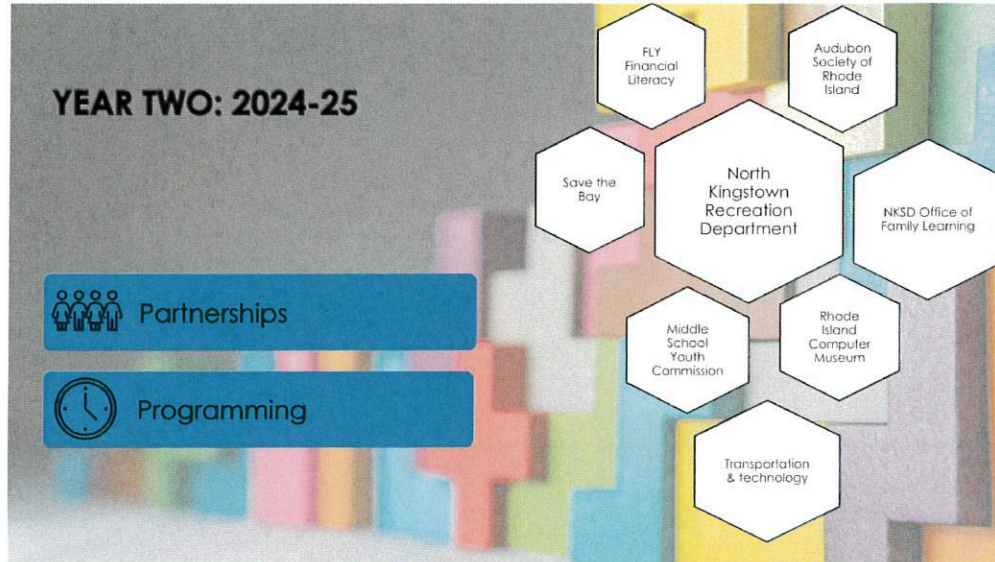
- Increase student attendance
- Improve student achievement/RICAS scores
- Increase FASFA completions

### YEAR ONE: 2023-24

Partnerships

Programming





The Council thanked Ms. Glass for the presentation.

Motion by Councilor Anderson, seconded by Councilor Page and unanimously

VOTED: To accept the LEARN365RI Grant from the Rhode Island Department of Education in the amount of \$189,124.06.

#### 11. Public Comment

President Mancini congratulated the Wickford Little League on making it to the State Championship for the first time.

Tom Sgouros, 15 Boston Neck Road, stated that he is in favor of Good Energy and that competition helps with pricing. He also stated that the electric market is going to be changing a lot with electric cars and the Town may need to have Good Energy give quarterly presentations.

Richard Welch, 8 Arrow Lane, stated that he is not in favor of Good Energy. He believes people should have to opt in not opt out.

Meg Kerr, 151 Prospect Avenue, stated there is going to be a Climate Conversations Project at the Library with four lectures on climate change. She asked the Council for permission to post some signs on Town property.

Kathleen Guarino, 139 Summit View Lane, read the following statement:

“For the past few months, I have been trying to figure out why North Kingstown has been considering buying in to the Good Energy program. There are absolutely no guarantees that North Kingstown residents will see lower utility bills. There is a HOPE that Good Energy will procure more green energy than RI Energy (PPL) does at present. That being said, I have the following concerns:

1. Good Energy is part of Good Offices Technology Partners LLC-3. Good Energy is a for profit, privately owned limited partnership. I tried to find out what their CEO Max Hoover is paid to include bonuses. I also tried to find out that Good Energy’s profit has been over the past 5 years. Good Energy refused to share that information.
2. Good Energy is paid by collecting a commission from the energy supplier chosen by Good Energy and North Kingstown.
3. Rhode Island Energy is regulated by the State of Rhode Island. Good Energy is basically unregulated. Regulators do not allow Rhode Island Energy to profit from energy suppliers. Whatever the suppliers charge the consumer is what it is paying the supplier for their electricity. The Public Utilities Commission has little to no authority over Good Energy.

4. Good Energy was the chosen consultant from April 2022 or before. A public information period was held fairly recently which consisted of information being made available at the Planning Department. The Planning Department gave some information on the town's website on the Planning Department page. There was something in the Independent as well. I knew nothing about this at the time. Not a single person responded or asked a question. An RFP went out and the only consultant firm that responded was Good Energy. As a result, the town could not do due diligence as there were no bids to compare. I may be wrong, but this is beginning to look like the birth of another monopoly.
5. If the Town Council agrees with this plan tonight, Good Energy will start work on finding a supplier. The residents and businesses in North Kingstown will automatically be signed up for the Good Energy Program, a program they know little or nothing about. Eventually there will be some outreach and education to residents/consumers but by then they will already be in the system. Residents can opt out, but chances are they won't because it is so complicated and hard to understand. Signing consumers up without their clear permission is just plain wrong.

In closing, putting a third-party for-profit middleman into our utility supply system is a mistake. It will not help North Kingstown consumers in any significant way. Good Energy will simply drain money out of the utility system unnecessarily with very little to show for it except in profit for their company. At the very least, North Kingstown should postpone their decision tonight and follow up by sending to every electricity consumer in town an easy to read and understand information packet. Failing that, I would suggest putting the issue on the November ballot."

Joe Teixeira, 200 Delano Drive, stated that he agrees with Kathleen Guarino. We need more information on Good Energy.

Brian Tefft, 14 Featherbed Lane, stated there is a traffic issue on Hamilton Allenton Road. There is a lot of speeding and reckless driving, there is inadequate signage, the sightline is not good for turning in and out, there is potential for a very serious accident on that road. He suggested that lighted signs that flash with your speed be put on that road, speed bumps be installed, there should be a three way stop at Hamilton Allenton Road and Featherbed Lane, and police enforcement should be increased.

The Council took Agenda Item Number 30 next.

30. Appointment of a Town Council Member to the Washington County Regional Planning Council

Steven Stokes, Council Person from Charlestown addressed the Council to give them an overview of the Washington County Regional Planning Council and outlined the benefits of being a member of the Council.

After a brief discussion, a motion by Councilor Page, seconded by Councilor McCoy and unanimously

VOTED: To appoint a Council Member to the Washington County Regional Planning Council.

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

VOTED: To appoint President Gregory Mancini to the Washington County Regional Planning Council.

President Mancini abstained from the vote.

The Council took Agenda Item Number 28 next.

**V. OLD BUSINESS**

## 28. Good Energy Draft Community Aggregation Plan for North Kingstown

President Mancini stated that this item has been on the agenda a few times and the Council had requested additional information which has been provided.

Dawn Euer of Good Energy reviewed the requested information with the Council. A copy is filed with the back-up materials for this agenda item.

After a brief discussion, a motion by Councilor Page, seconded by Councilor Anderson and unanimously

VOTED: To authorize the Town Manager in concert with the Town's consultant Good Energy LLC to finalize the draft community choice aggregation plan and send the approved plan to the Public Utilities Commission for approval.

The Council took Agenda Item Number 12 next.

**III. CONSENT AGENDA**

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To approve Consent Agenda Item Numbers 12 through 26 as presented with the exception of Agenda Item Numbers 20, 22, and 23.

## 12. Approval of Minutes

VOTED: To approve the minutes of the Regular Meeting of June 24, 2024 as submitted by the Office of the Town Clerk.

## 13. Tax Abatement List #877

VOTED: To approve Tax Abatement List #877 submitted by Deb Garneau, Tax Assessor, in the amount of \$10,551.92; and it was

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

## 14. Receipt of Donations

VOTED: To accept with gratitude the following donations in the amount of \$6,000.00:

For: Beechwood Senior Center To be used for Classes	
From: North Kingstown Senior Association	\$4,000.00
For: Beechwood Senior Center To be used for Supplies	
From: North Kingstown Senior Association	\$2,000.00

## 15. Letter of Resignation

VOTED: To accept the letter of resignation from Thomas Reilly, resigning from the Leisure Services Advisory Committee, 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.

## 16. Letter of Resignation

VOTED: To accept the letter of resignation from Doreen Picone, resigning from the Wickford Advisory Committee, 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.



## 17. Letter of Resignation

VOTED: To accept the letter of resignation from Dana Long, resigning from the Wickford Advisory Committee, 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.

## 18. Award of Contract

VOTED: To award the contract for the Information Technology Department for Zero Trust True Up to Envision Technology Advisors, LLC, 999 Main Street, Suite 703, Pawtucket, RI 02860 (RI State MPA #308), in the amount of \$17,200.00.

Funding for this contract is from FY2025 IT Budget - Office Equipment Maintenance.

## 19. Award of Contract

VOTED: To award a contract for the Information Technology Department for Public Safety Network Switch Replacement to Envision Technology Advisors, LLC, 999 Main Street, Suite 703, Pawtucket, RI 02860 (RI State MPA #308), in the amount of \$23,094.38.

Funding for this contract is from FY2025 IT Budget - Computer Network Infrastructure.

## 20. Class F Alcoholic Beverage License (new)

Motion by Councilor Mandel, seconded by Councilor Page and was

VOTED: To approve the application for a Class F Alcoholic Beverage License by North Kingstown VFW Post 152, c/o David Ainslie, 326 Lafayette Road, to serve beer and wine in a secure approved area at the North Kingstown 350th Anniversary Family Day event on the grounds of Wilson Park, on Saturday, September 14, 2024, from 12:00 p.m. to 5:00 p.m. (rain date Sunday, September 15, 2024), subject to receipt of a Certificate of Insurance; receipt of Alcohol Server Training Certificates; and compliance with the recommendations of the Fire Department, the Police Department, the Building Official, and the Planning Department.

Councilor McCoy recused himself from the vote.

## 21. Entertainment License (new)

VOTED: To approve the application for an Entertainment License by the Ocean State Pops Orchestra, PO Box 41357, Providence 02940, to hold an orchestral pops concert on the grounds of the North Kingstown Town Beach Campus and bandshell, on Sunday, August 11, 2024, from 4:00 p.m. to 8:00 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.

## 22. Entertainment License (new)

Motion by Councilor Mandel, seconded by Councilor Page and was

VOTED: To approve the application for an Entertainment License by the 350th Anniversary Committee, 100 Fairway Drive, to have live music at the 350th Anniversary Family Day event on the grounds of Wilson Park on Saturday, September 14, 2024 (rain date Sunday, September 15, 2024), from 12:00 p.m. to 5:00 p.m., subject to compliance with the recommendations of the Fire Department, the Police Department, the Planning Department, and the Building Official.

Councilor McCoy recused himself from the vote.

## 23. Exhibition License (21-30 vendors)

Motion by Councilor Mandel, seconded by Councilor Anderson and was

VOTED: To approve the application for an Exhibition License with 21-30 vendors by the 350th Anniversary Committee, 100 Fairway Drive, to hold a 350th Anniversary Family Day Celebration on the grounds of Wilson Park on Saturday, September 14, 2024 (rain date Sunday, September 15, 2024), from 12:00 p.m. to 5:00 p.m., subject to receipt of a Show Promoter's Permit; receipt of a list of vendors at the Town Clerk's Office by September 12, 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 Police Department, the Fire Department, the Building Official, and the Planning Department.

Councilor McCoy recused himself from the vote.

## 24. Exhibition License (1-10 vendors)

VOTED: To approve the application for an Exhibition License with 1-10 vendors by the North Kingstown Rotary Club, PO Box 708, to hold a car show at the North Kingstown Town Beach on Sunday, October 20, 2024 (rain date Saturday, October 26, 2024), from 1:00 p.m. to 9:00 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 October 17, 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.

## 25. Annual Exhibition License Amendment (no vendors)

VOTED: To amend the approved application for an Annual Exhibition License with no vendors by the North Kingstown Senior Association, Inc., dba Friends of Beechwood, 44 Beach Street, by changing the dates of the Fall Bazaar to be held at the Cold Spring Community Center, 36 Beach Street, from Friday, November 1 and Saturday, November 2, 2024 to Friday, November 8 and Saturday, November 9, 2024, from 8:00 a.m. – 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.

## 26. Pole Location

VOTED: To grant the petition by Rhode Island Energy for the placement of one (1) pole location on Newcomb Road for AMF radio network with the following condition:

No cuts or excavations are permitted in this roadway as Newcomb Road was paved in 2024 and is under a 5-year moratorium.

**IV. REPORTS**

## 27. Report by the Town Manager

Town Manager Mollis gave the following report:



AUGUST 5, 2024

## Manager's Report

A. Ralph Mollis, Town Manager

## Projects

**Revolution Wind**  
Offshore Wind Farm



- Regular meetings continue
- The pile driving phase has completed earlier than originally anticipated.
- Less disturbing work continues at the Onshore Substation, Circuit Drive Roadway duct bank and Interconnection Facility.
- Questions/Concerns? Contact Revolution Wind at 401-255-2207 or [info@revolution-wind.com](mailto:info@revolution-wind.com)

**Municipal Parking Lot  
Streetscape Improvement**  
Planning Department



- Regular updates have been consistently included here, on Social Media, our website, and have significant outreach with local residents and merchants.
- Contractor has used rainy days to try to lessen the impact of outdoor dining at local restaurants.
- The parking lot remains accessible at this phase of the project.
- Project contractors are meeting with my staff on what we hope will be a regular basis to discuss project challenges, delays, and progress.

- We continue with our regular meetings with Revolution Wind regarding their Offshore Wind Farm Project. We are happy to report that they have completed pile driving much earlier than originally scheduled. They continue with other – much less disturbing – work at the Onshore Substation, Circuit Drive roadway duct bank, and Interconnection Facility. They also continue with their extended hours with little to no concerns at this point. Our next meeting is scheduled for Thursday, August 15<sup>th</sup>. As always, anyone who has any questions or concerns on this project should please feel free to call Revolution Wind at 401-255-2207 or email them at [info@revolution-wind.com](mailto:info@revolution-wind.com) as they keep us up to date on all public outreach and resident concerns.
- The extensive Municipal Parking Lot Streetscape Improvement Project continues. I've reported on this project via my Manager's Reports, we've posted updates on social media, and we've had significant outreach with the local merchants and residents. A representative from Beta Engineering is on-site during the entire project to respond to any concerns or calls. The contractor has attempted to take advantage of the few rainy days to lessen the impact on outside dining for local restaurants. They are experiencing some challenges and delays and are meeting with our staff on what we hope will be a regular basis. The parking lot remains accessible throughout this portion of the project.



- RIDOT has commenced with the Tower Hill Road Bridge and Paving project, affecting and improving the roadway within North Kingstown and South Kingstown. There may be alternating and closed lanes and exits during the overnight portion of this project from Shermantown Road to the Oliver Stedman Government Center. Crews will be working behind barriers during the daytime portion in order to reduce the impact of daytime traffic.

## Initiatives

- Thank you to our Federal Delegation that have worked to request and potentially secure appropriations for North Kingstown
- The approval of these funds still have to be vetted and favorably voted out of both Chambers, but the applications are receiving consideration.



- We have received word from our Federal Delegation that our requested appropriations regarding the Town Meeting House, Food Pantry, and Security Camera Federal Earmark have been advanced out of Committee. It is still very early in the process and still has to be vetted and voted out of both Chambers, but we want to extend our thanks to our Federal Delegation for their consideration of our requests as well as internal staff for their hard work in preparing these applications.

## Staff

- Internal **Safety Committee** with representatives from Rhode Island Interlocal Trust meets bi-monthly.
  - Our Loss Claims Ratio is 11%
    - Their goal is a 50% ratio, and the pool average is 25%
    - This excellent performance results in lower premiums and savings to taxpayers.
  - *Thank you* to members of the Safety Committee for your continued diligence and dedication to improving our performance while obtaining funding for safety initiatives.
- Three days ago, members of our **Fire Department, Police Department, Department of Public Works, and Recreation Department**, joined by members of **Town Council**, coordinated for a celebratory public send-off for the North Kingstown Wickford Little League 12u State Champions as they became the first South County team to represent our state in the Little League Major Division Playoffs since 1960.
  - They are currently participating in the Metro Region Playoffs with a game against the NY State championship team that was played last night, and a game against the Connecticut championship team today.
  - Congrats NKWLL 12u players and coaches!

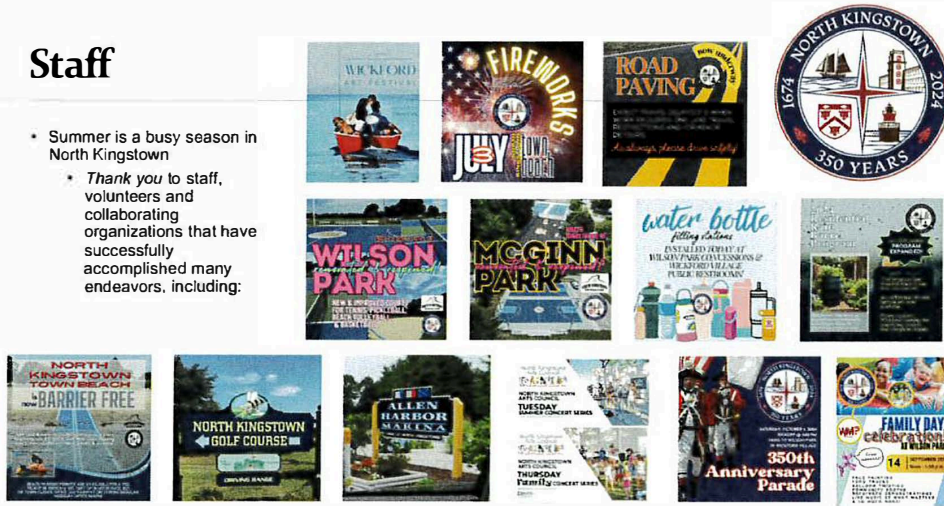


- We have an active Safety Committee comprised of internal staff and representatives of the R.I. Interlocal Trust who meet bi-monthly. These meetings, through grants, safety measures, cost saving initiatives and safety initiatives have reaped enormous dividends for our town. At our last meeting, the Trust informed us that our Loss Claims Ratio, at 11%, is significantly lower than their goal of 50% and the pool average of 25%. This excellent performance results in lower premiums and thereby savings to our taxpayers. My thanks to each of the Committee Members who join me every other month and dedicate their time and efforts to reviewing how we can improve our performance as well as obtain funding for safety initiatives.

- My thanks to our Fire Department, Police Department, Department of Public Works, Recreation Department, Town Council Members, and many others who assisted in us coordinating a great send off to our North Kingstown Wickford Little League Team as they became the first South County area team to represent Rhode Island in the Little League Major Division Playoffs since 1960. They are currently participating in the Metro Region Playoffs with eyes on the Little League World Series. Congratulations to our 12 and under State Champions. We are incredibly proud of you for your performance both on and off the field!

## Staff

- Summer is a busy season in North Kingstown
  - Thank you to staff, volunteers and collaborating organizations that have successfully accomplished many endeavors, including:



- Finally, as we are already 5 days into August, I want to recognize just some of the major events that have taken place with the help of staff as we look towards many other projects as we wind down the final months of summer. Major events such as the Wickford Art Festival and July Fireworks, the completion of many paving projects, the renovation of Wilson and McGinn Park Courts, installation of water bottle fillers throughout town, record sales of beach passes, the reintroduction of the rain barrel incentivization program, the municipal parking lot project, the ADA improvements at our town beach, record setting activity at our local golf course and Allen Harbor, the successful 350<sup>th</sup> anniversary events, and the mailing of tax bills calling for no tax increase are just some examples of the hard work and talent among our staff and volunteer residents. Please keep up to date on our remaining events such as the August 350<sup>th</sup> Anniversary Speaker Series, the final four Tuesday night concerts at the Town Beach, the final Thursday Family Night concert at the beach, the 350<sup>th</sup> Anniversary Family Day at Wilson Park on September 15<sup>th</sup>, and the 350<sup>th</sup> Anniversary Parade on October 5<sup>th</sup>. Please visit our website and our Social Media Platforms for a wealth of information.

Councilor McCoy asked what we can do as a Council and as a municipality to get Phillips Street assigned a higher priority with the Department of Transportation. Mr. Mollis stated that is a great question. The Council has relayed that concern as well as staff, he would also recommend that we reach out to our delegation requesting they send letters to DOT as well. He further stated that in defense of the DOT, they do a five-year program, and if they were to put this on the plan, it could be five years out before the project gets scheduled. However, we will keep putting this on their radar.

Councilor McCoy recognized the Clerk, the Deputy, Kate Glass, and the entire staff in their efforts.

Councilor Mandel stated that the project in the parking lot is impressive and asked the Manager to explain the project. Mr. Mollis stated they are currently rebuilding the retaining wall which they need to reuse most of the same rocks as required by the RIHPHC. As part of this, they need to construct the barrier so they can rebuild the wall which is what you see sticking up in the air. They have experienced some challenges which were not anticipated, but the barriers will allow them access to the retaining wall. There will also be a new walkway which will not be as intrusive during the construction. There is still a lot to be done as part of the project.

The Council thanked Mr. Mollis for his report.

**VI. NEW BUSINESS**

29. Request by Meg Kerr to post lawn signs on Town properties

Motion by Councilor McCoy, seconded by Councilor Anderson and unanimously

VOTED: To approve the request by Meg Kerr to post 10" x 14" lawn signs on various Town properties approved by the Town Manager to promote a program called "Climate Conversations".

The Council took Agenda Item Number 31 next.

31. Asset Management Commission - Appointments

Motion by Councilor Mandel, seconded by Councilor Anderson and unanimously

VOTED: To appoint Richard Sciola, 96 Dana Road, Technical Representative to the Asset Management Commission to July 1, 2026, to fill the unexpired term of John Lees; and it was

FURTHER VOTED: To direct the Clerk to advertise the vacancy for one (1) Town Council Representative.

32. Leisure Services Advisory Committee - Appointment

Motion by Councilor Page, seconded by Councilor McCoy and unanimously

VOTED: To appoint Derek Grinkin, 87 Lantern Lane, to the Leisure Services Advisory Committee to July 1, 2025, to fill the unexpired term of Thomas Reilly.

33. Amendment to the Arts Council Membership

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: To amend the composition of the Arts Council by reducing the membership from fourteen (14) members to thirteen (13) members.

34. Amendments to the 2024 Town Council Meeting Schedule

Motion by Councilor Page, seconded by Councilor Anderson and unanimously

VOTED: To amend the Town Council Meeting Schedule for 2024 as follows:

- Change the Regular Meeting of September 16, 2024 to September 23, 2024
- Cancel the Regular Meeting of September 30, 2024

35. Proposed Questions and order of which they are to be placed on the November 5, 2024 Ballot

Motion by Councilor Mandel, seconded by Councilor Page and unanimously

VOTED: That the Town Council orders that the following questions, in the following order, be placed on the ballot of the Presidential Election of November 5, 2024:

1.

**AUTHORIZING THE TOWN OF NORTH KINGSTOWN TO ISSUE NOT MORE THAN \$60,000,000 OF BONDS AND NOTES TO FINANCE PUBLIC SAFETY PROJECTS INCLUDING A NEW PUBLIC SAFETY COMPLEX/POLICE STATION AND A NEW FIRE STATION  
(UNCODIFIED ORDINANCE 24-08 Adopted August 5, 2024)**



"Shall an ordinance, passed by the Town Council, entitled, 'AN ORDINANCE AUTHORIZING THE TOWN OF NORTH KINGSTOWN TO FINANCE PUBLIC SAFETY PROJECTS INCLUDING A NEW PUBLIC SAFETY COMPLEX/POLICE STATION AND A NEW FIRE STATION AND TO ISSUE NOT MORE THAN \$60,000,000 BONDS AND NOTES THEREFOR' be approved?"

Approve  
Reject

2. **AUTHORIZING THE TOWN OF NORTH KINGSTOWN TO ISSUE NOT MORE THAN \$137,200,000 BONDS AND NOTES FOR THE CONSTRUCTION, IMPROVEMENT, RENOVATION, DEMOLITION, REMEDIATION, FURNISHING, EQUIPPING AND OTHER CAPITAL IMPROVEMENT OF SCHOOL FACILITIES INCLUDING, BUT NOT LIMITED TO, A NEW WICKFORD MIDDLE SCHOOL (Chapters 041 & 042 - Local Acts 2024)**

"Shall an act, passed at the 2024 session of the General Assembly, entitled, 'An act authorizing the Town of North Kingstown to issue not more than \$137,200,000 bonds and notes 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' be approved?"

Approve  
Reject

3. **SALE OF PROPERTIES  
(Resolution of the Town Council adopted on August 5, 2024)**

"Should the Town Council, in accordance with Section 314 of the Town Charter, be authorized and empowered to exchange, assign, transfer, sell, lease or otherwise convey, upon such terms, conditions, and consideration as the Town Council, in its sole discretion, shall deem fit and proper, that real estate owned by the Town and located at Shore Drive and which may be described as Lot 031 on Assessor's Plat 072 AND Pendar Road, which is described as Lot 037 on Assessor's Plat 049?"

Approve  
Reject

and it was

**FURTHER VOTED:** The Town Clerk is authorized to make such alterations to such questions as may be required or requested by the Office of the Secretary of State.

36. **Collective Bargaining Agreement**

Town Manager Mollis gave the following fiscal impact of the new conditions of the Bargaining Agreement for Local 1033 as required by RIGL 45-5-22:

- I. The Agreement will be a three-year contract with a term of July 1, 2024 thru June 30, 2027 and includes multiple language changes, most of them proposed by the Town; affecting the term of the Contract, updated discrimination language, cleanup of grievance process, administrative authority regarding overtime assignments, probation language, elimination of 2 emergency vacation days, cleanup of vacation accrual language, change in the Tuition Reimbursement Program Process, and elimination of unpaid sick leave.

**-0- Fiscal Impact (although there will be slight administrative savings)**

- II. The Agreement provides for an innovative approach to wage increases in order to address inequities in salaries when compared to other communities and is an approach utilized by other communities.

The Agreement provides wage increases for union members as follows:

- o Year One (Fiscal Year 2024 – 2025): A fifty cent (\$.50) per hour increase to the hourly wage followed by a three percent (3%) wage increase.
- o Year Two (Fiscal Year 2025 – 2026): A seventy-five cent (\$.75) per hour increase to the hourly wage followed by a three and one-half percent (3.5%) wage increase.
- o Year Three (Fiscal Year 2026 - 2027): A four percent (4%) wage increase.

**The Fiscal Impact in year one (FY2025) is projected to be \$270,015**

**The Fiscal Impact in year two (FY2026) is projected to be \$355,399**

**The Fiscal Impact in year three (FY2027) is projected to be \$263,955**

- III. At the request/proposal of the Town, the PPO Health Care option for those employees hired prior to 2000 was removed and the employees affected are now part of the Town's HMO Plan.

**The changes will result in administrative savings and an annual savings in premiums to the town of \$725 per year.**

- IV. The cost of Union Prescription Coverage for existing and retirees will increase, effective July 1, 2025, by \$10 per month.

**While having Union Prescription Coverage provides a savings to the town versus 'regular' prescription coverage, this change will result in -0- Fiscal Impact in year one (FY2025); a \$10,080 Fiscal Impact in year two (FY2026); and a \$10,080 Fiscal Impact in year three (FY2027).**

- V. June 19<sup>th</sup> (Juneteenth) has been added to the list of recognized holidays within the Collective Bargaining Agreement.

**This will result in -0- Fiscal Impact with the exception of any applicable emergency personnel (cost projected to be minor if any, but undetermined).**

- VI. At the Town's request, the new Collective Bargaining Agreement will result in a significant change in Holiday Language for Dispatchers and include the elimination of a personal day.

**This is projected to result in annual savings of approximately \$14,000.**

Motion by Councilor Page, seconded by Councilor Mandel and unanimously

VOTED: To authorize the Town Manager to execute a Collective Bargaining Agreement between the Town of North Kingstown and Laborers International Union - Local 1033, for a three-year term.

### 37. Correspondence

The following is a summary of email correspondence received from constituents since the NKTC's last regular meeting:

07/19/2024 – Chuck Brennan – School Bus Incident

07/23/2024 (2x) – Sean P. Henseler – Earle Drive Speed Limit

07/23/2024 – Gregory Decoteaux – Crosswalks

08/10/2024 – Alyssa Varin – Take the ALS Ice Bucket Challenge to Show Your Support

08/02/2024 – Kathleen Guarino – Good Energy

08/03/2024 – Thomas Frawley – Lawn Signs for Climate Conversations Program

08/04/2024 – Tom Sgouros – Energy Aggregation

Note: Information cutoff date/time was 08/05/2024 @ 12:15 pm

Councilor Mandel reported that he held office hours on Wednesday, July 23, 2024. Barbara Keefe discussed the proposed solar farm, Barbara Nicholson discussed concerns of parking and speeding in Poplar Point, and Tiffany Risch discussed traffic safety on Route 102 and the developments on Ten Rod Road.

Councilor Mandel stated that in January 2023 Thomas and Sandy Shaeffer came into office hours and suggested that we create an opportunity for handicap access at our town beach. He shared that with the Manager and now we have handicap access at the beach, and he reached out to Mr. and Mrs. Shaeffer who now live in Hawaii to let them know that their suggestion has come to fruition, and they should be proud.

**VII. ADJOURNMENT**

The meeting adjourned at 9:05 p.m.

Jeannette Alyward  
Town Clerk