

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 24th day of February, 2025 at the Town Hall Council Chambers, 80 Boston Neck Road, at 6:45 p.m.

PRESENT WERE: Gregory A. Mancini, President  
Linnea M. Drew  
Elizabeth Hill Ross  
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 February 24, 2025 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 McCoy, seconded by Councilor Page and unanimously

VOTED: To adjourn into Executive Session pursuant to Rhode Island General Laws 42-46-4 and 42-46-5, Subsection (2) - Litigation (Tax Appeal - Stop and Shop Supermarket Company - WC-2023-0087 and WC-2024-0093) (Tax Appeal - Bayview Real Property, LLC - WC-2023-0088 and WC-2024-0092).

The Council reconvened the meeting at 7:00 p.m.

Motion by Councilor Page, seconded by Councilor Drew 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.

President Mancini led those in attendance in a moment of silence in memory of the Station Night Club Fire which happened 22 years ago.

5. Public Comment

Curt Fisher, 104 Phillips Street, stated that he would like more information on Agenda Item Numbers 7, 17, 18, 20, and 21.

Dianne Izzo, 62 Poplar Avenue, stated that she has some information on Item Number 7 (Sewer Assessment Abatement List #007) as she is the Chair of the Sewer Appeals Board. If questions come up, she can help. She also stated that regarding Item Number 16 (Electricity Supply Agreement), there was an article in the Providence Journal on Saturday and like many people she got a surprising electric bill this month. The article explains how there was a discount last month and then a new rate increase this month which is causing such a jump in the bills. The last paragraph in the article says that some communities have joined an energy program, and some

people are already seeing a discount, so she is proud to be a resident of North Kingstown for joining the program.

FEBRUARY 24, 2025

BOOK 112 PAGE

2

Jan McAleer, 830 Ten Rod Road, stated that she is on the Conservation Commission, but she is speaking personally. She stated that the old schoolhouse condominium project also includes the old theatre as well and is asking to please save or replace the trees. Besides the environmental reasons there is also the historical point of view.

Mike Donohue, 141 West Main Street, stated that regarding Item Number 34 (Appointment of Tree Warden) he has worked with Peter Morgan on a couple of projects. He feels that Mr. Morgan does a wonderful job and hopes the Council will reappoint him as Tree Warden. He is a good person working on behalf of the Town.

Tom Briody, 93 Crest Field Lane, read the following statement:

“I appear tonight with regard to an old business item on your calendar. I am informed that over the past two years there have been several presentations regarding this item – an electricity supply agreement to provide electricity to the North Kingstown’s Community Aggregation Program.

This item was on your calendar just two weeks ago. This Council passed such an agreement by a vote of five to zero. And yet, the issue is on the calendar again tonight. This Council should promote and expect robust debate. In any democracy, such debate is appropriate. But this Council and its taxpayers also have a legitimate interest in finality. When debate is over, and the matter comes to a vote, there is finality.

This is budget season. There is a serious question about whether the state will level fund education. There are issues in North Kingstown regarding the recent revaluation of property. You are trying to build a new school and renovate another. So, I seriously question why Item Number 16 is on your calendar this evening.

In the absence of new information or compelling circumstances that could not have reasonably been anticipated two weeks ago, reconsideration of Item Number 16 is a waste of time and resources. By new information, I mean information that did not exist or was otherwise unavailable to you. It does not mean that a Council Member has changed their mind or simply regrets how she voted. If you do not receive sufficient new information to justify reopening the discussion on this matter, it is my hope that you move on. Do not second a motion to reconsider. Do not second a motion to revoke.

Reconsideration should be the exception, not the fallback position. Our system of government is not like a golf match, mulligans should be rare.

Thank you for your time.”

Dave Wrenn, 21 Loop Drive, read the following email that was sent to the Council late this afternoon:

“You recently received memos from the Conservation Commission, dated February 14, 2025, regarding two CRMC applications (the schoolhouse and the old theater condominium projects).

In each case, their recommendation was “...to send no substantive objection to the Town Council with the following recommendations:” For your convenience and easy reference, I have attached those two memos with their recommendations to this correspondence.

To include the Conservation Commission’s recommendations in your filing for each of these applications will provide the CRMC with helpful information, important to its processing of these applications.

Conversely, failure to include these recommendations in your findings to the CRMC would be an omission that would handicap their ability to properly advise the applicants. Please put the Conservation Commission’s hard work and well thought out recommendations to good use.

Thank you for the opportunity to directly communicate with you regarding this important issue. I look forward to the successful, adaptive reuse of these properties that contribute so much to this town's coastal community and unique sense of place."

FEBRUARY 24, 2025

BOOK 112 PAGE

3

Rickey Thompson, 194 Plain Road, stated that he checked into the energy program. Apparently with the good energy program they are not vetted the same way as when they change their rates as with Rhode Island Energy. If he understands it right, they can change their rates at will. The other thing he noticed is we don't have to do this, there really are no savings. He also stated he still has an issue with the opt out and not opt in option. He is not really sure what is going on with this agenda item, but if it's for reconsideration, you have his vote.

Dan Manning, 84 Abby Lane, stated he is here tonight to share his opinion on the energy program. He is an electrician, and he changed his plan many years ago. For the first 3 months it was lower and then in the fourth month it wasn't. No notice was ever given but he kept an eye on it, so he is wondering if someone from the Town Council is willing to monitor the difference between the two programs and report the difference. We need an in-house watch dog to see if the rate is beneficial to the resident.

Karen Salvatore, 621 Gilbert Stuart Road, stated that she was wondering what due diligence was conducted, who did it, and what exactly did it consist of before this other company was chosen.

Councilor Hill Ross stated that she has another 6 pages of signatures of new people who are North Kingstown residents, who are against the roundabout to be given to Town Clerk Jeannette Alyward.

President Mancini closed Public Comment by congratulating the North Kingstown State Robotics Team on their accomplishment in the last competition.

## **I. CONSENT AGENDA**

Motion by Councilor Page, seconded by Councilor Drew and unanimously

VOTED: To approve Consent Agenda Item Numbers 6 through 13 as presented with the exception of Agenda Item Numbers 7, 8, and 10.

### **6. Approval of Minutes**

VOTED: To approve the minutes of the Regular Meeting of January 27, 2025 as submitted by the Office of the Town Clerk.

### **7. Sewer Assessment Abatement**

Motion by Councilor Page, seconded by Councilor Drew and unanimously

VOTED: To abate the original assessment amount for Account #P11361700, Rear Land LLC, Post Road, North Kingstown, RI 02852, Plat 136/Lot 170, from \$312,272.93 to \$140,220.00 per the negotiated Settlement Agreement between Rear Land LLC and the Town of North Kingstown; and it was

FURTHER VOTED: That this abatement #007 includes billing and late charges for FY2016 through FY2025 as follows:

|                                |                     |
|--------------------------------|---------------------|
| FY2016-FY2025 Assessment Bills | \$209,155.66        |
| Late Fees                      | <u>\$122,649.65</u> |
| Total                          | \$331,805.31        |

and it was

FURTHER VOTED: That the Town reserves the right to revisit the assessment, or portion thereof, if any of the property is part of any further development or change of use.

8. Authorization for the Town Manager to negotiate a Contract

Motion by Councilor McCoy, seconded by Councilor Page and unanimously

VOTED: To authorize the Town Manager to negotiate a Contract for the Department of Water Supply for Engineering Services for the Post Road Water Main Replacement Project and that the Town Council will ratify the contract at the Council Meeting of March 10, 2025.

9. Annual Entertainment License (renewal)

VOTED: To approve to December 31, 2025 the application for renewal of an Annual Entertainment License by the Wickford Village Association, c/o Palmer Beebe, 74 Steamboat Avenue, to have music and performances, at various locations within the commercial district, on various dates and times between 9:00 a.m. to 10:00 p.m., subject to taxes and water paid to date and compliance with the recommendations of the Fire Department, the Police Department, the Planning Department, and the Building Official.

10. Exhibition License (no vendors)

Motion by President Mancini, seconded by Councilor Page and unanimously

VOTED: To approve, as amended, the application for an Exhibition License with no vendors by the Wickford Village Association, c/o 17 Brown Street, to hold Harbor Fire (formerly Harbor Lights), on Brown Street, West Main Street, Updike Park, the Municipal Parking Lot, and the bridge over the Harbor, on May 9, June 19, July 17, August 14, September 12, and October 17, 2025, from 5:00 p.m. - 10:00 p.m., subject to taxes and water paid to date and authorization for the Town Manager to approve future rain dates.

11. First Bond Reduction

VOTED: To approve the request by Sachem Homes LLC, for a first bond reduction on Sachem Acres Development, from \$358,105.72 to \$146,798.69, in the amount of \$211,307.03.

12. First Reading – Amendment to Chapter 13

VOTED: That this shall constitute the First Reading of an Ordinance in Amendment of Chapter 13 of the Code of Ordinances, Town of North Kingstown, entitled, "Public Beaches", by amending Section 13-26, entitled, "Enforcement of Article", deleting Section 13-31, entitled, "Use by Nonresidents", and amending Section 13-32, entitled, "Beach Parking Permits", and that this be advertised and referred to the Regular Town Council Meeting of March 24, 2025 for Second Reading and Consideration of Adoption.

13. First Reading – Amendment to Section 9-4

VOTED: That this shall constitute the First Reading of an Ordinance in Amendment of Section 9-4 of the Code of Ordinances, Town of North Kingstown, entitled, "Fee Schedule Enumerated - Table VI - Recreation Department Fees - Beach Parking Permits", and that this be advertised and referred to the Regular Town Council Meeting of March 24, 2025 for Second Reading and Consideration of Adoption.

## **II. REPORTS**

14. Report by the Town Manager

Town Manager Mollis gave the following report:



February 24, 2025

# Manager’s Report

A. Ralph Mollis, Town Manager

## Reminder

### FY 2026 Budget Schedule

- **A reminder for the general public:** I will be presenting the Annual Budget for Fiscal Year 2026 to the Town Council at the next Council Meeting, Monday, 3/10
- This will be followed by a Council Meeting with Administration and Department Heads all day on March 18<sup>th</sup>, and a **Public Hearing on April 21<sup>st</sup>**.



- A reminder to the general public that I will be presenting the Annual Budget for Fiscal Year 2026 to the Town Council at the next Council Meeting on Monday, March 10th. This will be followed by the Council, Administration, and Department Heads meeting all day on March 18<sup>th</sup> and the Public Hearing on April 21<sup>st</sup>.



#### Update

- We had a School Department Building Subcommittee Meeting on February 12<sup>th</sup> (it is available on the School Department's YouTube channel: [https://www.youtube.com/watch?v=jAwENm\\_Ln5I](https://www.youtube.com/watch?v=jAwENm_Ln5I))
  - We reviewed an update on the Stage II Application to RIDE with some necessary changes to maximize the state reimbursement
    - Changes were made to class sizes to maximize enrollment and reimbursement as well as to streamlining and revisions of CIP projects, per RIDE comments and feedback from teachers.
- My understanding is that a revised Stage II Application is being reviewed by RIDE and our next meeting of the Subcommittee is scheduled for March 12<sup>th</sup> at 4:30 PM.
  - These meetings are open to the public and take place at the School Administration building at 100 Romano Vineyard Way.

FEBRUARY 24, 2025

BOOK 112 PAGE

6

- An update on the upcoming School Department Capital Projects:

We had a School Building Subcommittee Meeting on February 12<sup>th</sup>. We reviewed an update on the Stage II Application to RIDE with some necessary changes in order to maximize the state reimbursement. Changes were made as to class size to maximize enrollment and maximize reimbursement as well as some streamlining and revisions of CIP Projects per RIDE comments and teacher feedback. My understanding is that a revised Stage II is being reviewed by RIDE and our next meeting of the Subcommittee is scheduled for March 12<sup>th</sup> at 4:30. These meetings are open to the public and will take place at the School Administration Building at 100 Romano Vineyard Way.



## Public Safety Complex Project

#### Update

- The Town Council authorized me to retain DBVW Architects for the architectural and engineering services for the proposed project.
- The very preliminary timeline is for 9 – 12 months of final schematic design before public bidding in early 2026, and construction on the Public Safety Complex beginning summer of 2026, followed by construction of Wickford Fire Station in late winter of 2026.
- We have a meeting of our Public Safety Complex Committee this week where we will discuss this timeline, a plan to move forward, as well as the necessary steps to retain the land within Quonset Business Park for the new Public Safety Complex.
  - This land will require Town Council approval, and I hope to have it on an Agenda in March.
  - I look forward to providing further updates at the next Council Meeting.

- An update on the Public Safety Complex Project:

The Town Council authorized my retaining DBVW Architects for the architectural and engineering services for this project. The very preliminary timeline is for 9 – 12 months of final schematic design before public bidding in early 2026 and construction on the Public Safety Complex beginning summer of 2026 followed by construction of the Wickford Fire Station in late winter of 2026.

We have a meeting of our Public Safety Complex Committee this week where we will discuss this timeline, a plan forward as well as the necessary steps in retaining the land within Quonset Business Park for our new Public Safety Complex. The retaining of this land will require Town Council approval, and I hope to have this on a March Agenda.

I will have a further update at your next Council Meeting.

The Latest Fed "Dot Plot"

Fed Chair Powell: "You see a slower path ... meaningful progress to get inflation down to [2.5%] ... we have the labor market forecast as being in good shape, we are also mindful that it is ... very gradually cooling"

Fed Participants' Assessments of 'Appropriate' Monetary Policy

Source: Federal Reserve Chair Jerome Powell Press Conference as of December 18, 2024. Federal Reserve Boardroom Photos L.P. Individual dots represent each Fed members' judgment of the midpoint of the appropriate target range for the federal funds rate at each year-end. As of December 2024.

EMAIL NEWSLETTER SIGN UP here

[HTTPS://BIT.LY/NKNOTES](https://bit.ly/NKNOTES)

Reminder

- We're excited that our new email newsletter, **North Kingstown Notes**, has begun and currently reaches a few hundred recipients.
  - It sends approximately 2x/month and contains official town news, information, events and connections to our municipal resources.
- Opting-out is easy, you can unsubscribe at any time at the bottom of each email. To opt-in, you must sign up either on our website, or <https://bit.ly/NKNOTES>
- This is to supplement our official Social Media pages and accounts and our website which aim to keep residents and our community up to date.

Projects/Initiatives

Update

- I – and we – are working on a **Financing Schedule** for both the School Department Capital Project and the Public Safety Complex Project.
  - We have outlined the draw down schedule for funding the needs for both projects and are working to line options up with the upcoming Debt cliff, RIDE Reimbursement, and interest rate projections to minimize taxpayer impact.
  - I will have more to say on this important topic during the upcoming budget deliberations.

- In somewhat related news, I – and we – are working on a Financing Schedule for both of these important projects. We have outlined the draw down schedule for funding needs for both projects and are trying to line our options up with the upcoming Debt Cliff, RIDE reimbursement and interest rate projections in order to minimize the impact on the taxpayer. I will have much more to say on this important topic during budget deliberations.
- Please sign up for our new Newsletter, North Kingstown Notes, for the latest official town news, information, events and connections to resources. Simply go onto our website and opt-in with your email address. You can opt out at any time. Our first newsletter went out last week and our plan is to send the Newsletter out two times per month. We're excited about this new initiative which, along with our aggressive social media informational campaign, will keep residents and visitors up to date on what is taking place in town.



# Projects/Initiatives



## Revolution Wind Offshore Wind Farm

- We had our bi-weekly meeting with Revolution Wind last week regarding their **Offshore Wind Farm Project**.
    - Construction continues on their Onshore Substation and will require the delivery of some large-scale components. This will be coordinated with all stakeholders and we will be kept up to date.
    - Additional activities such as cable pulling and interconnection work continues to take place within Quonset Business Park.
  - As always, anyone with questions and /or concerns is encouraged to contact Revolution Wind directly, at (401) 255-2207 or [info@revolution-wind.com](mailto:info@revolution-wind.com) – we receive weekly reports on these matters.
- 
- We had our regular bi-weekly meeting with Revolution Wind last week regarding their Offshore Wind Farm Project. Construction work continues at the Onshore Substation which will require the delivery of some large-scale components. This will be coordinated with all stakeholders, including the town and Public Safety. Additional activities such as cable pulling and interconnection work continues to take place within Quonset Business Park.

As always, anyone having any questions or concerns are encouraged to contact Revolution Wind at 401-251-2207 or at [info@revolution-wind.com](mailto:info@revolution-wind.com).

FEBRUARY 24, 2025  
8

BOOK 112 PAGE

# Projects/Initiatives



## LEARN365RI Initiative Update

- Along with several other cities in towns in Rhode Island, we were recently awarded a subsequent **FY2025 LEARN365RI** grant.
    - We will use the at least \$55,000 in funds for approved programming related to the advancement of the Math Matters RI campaign and will support out-of-school time learning programs with an explicit focus on math for K-8<sup>th</sup> grade students.
    - This funding will be managed in the same way we currently oversee and spend other LEARN365RI funds to benefit our youth, through a great working relationship between our Department of Recreation and Quidnessett Elementary School's Office of Family Learning.
  - To read more from Governor McKee's Press Release, see: <https://governor.ri.gov/press-releases/governor-mckee-commissioner-infante-green-launch-math-matters-ri-campaign-award-285>
- 
- We were recently awarded yet another LEARN365RI Grant from the Governor's Office. We plan to use this round of funding for approved programming relative to the advancement of the Math Matters RI campaign as well as out-of-school learning programs for K – 8<sup>th</sup> grade. We will manage this grant similar to how we successfully managed previous LEARN365RI Grants and will work directly with our Recreation Department and the Quidnessett Elementary School's Office of Family Learning.





# Projects/Initiatives

## Recreation Department Update

- Highlights that may not have been on recent Council agendas, include:
  - **We are hiring** Lifeguards, Gate Guards, and seasonal help for our Golf Course.
  - **Annual Easter Egg Hunt** at Wilson Park: April 12<sup>th</sup> (rain date: 4/13); see flyer for complete details.
  - **Summer Camp registration** will take place starting online (through the Rec. Dept. Catalog – link is below) at 9:00 AM on April 2<sup>nd</sup>.
    - This is typically very competitive! We encourage you not to wait to register your child(ren).
    - We will have four camps this year (at McGinn & Wilson Parks as well as Stony Lane & Forest Park Schools) that will be for children ages 6-11. Xtreme Camp will be for youth ages 11-13, and we have Counselor opportunities for youth at least 15 years old.
- Programming is also available for the School's **April vacation week**; registration is through the Recreation Catalog online: <https://bit.ly/nkreccatalog>



- There’s a lot taking place in our Recreation Department. Some highlights include:  
We are hiring Lifeguards, Gate Guards, and seasonal help for our Golf Course.  
Our Annual Easter Egg Hunt will take place on April 12<sup>th</sup> with a rain date of April 13<sup>th</sup>. Festivities begin at Wilson Park at 11am with Entertainment followed by the Easter Egg Hunt with times broken up within different age categories. Information can be found on our website.

Our very competitive Summer Camp registration will be taking place soon. We hope to have information on our website this week with online registration taking place at 9am on April 2<sup>nd</sup>. We will be operating our four camps at McGinn Park, Wilson Park, Stony Lane School, and Forest Park School. The ages for our Summer Camp are 6 – 11 and we will also have our Xtreme Camp for ages 11 – 13. We are also looking for Camp Counselors ages 15 and up.  
Our Recreation Department offers a variety of programming for April Vacation. Registrations are accepted online.

# Projects/Initiatives

## Planning Department Update

- Planning Director Nicole LaFontaine and I had a very lengthy and productive meeting with representatives from the RI Dept. of Transportation regarding the many projects we have forthcoming, as well as some of our remaining priorities.  
In summary:
  - We’ve asked RIDOT to provide us with a written report and response on the feedback we gave to them on their proposal to address the congestion at the **Route 4 traffic signals**. We are expecting this shortly and will follow up.
  - They’ve asked us for feedback and information on the request for a **sidewalk** connecting Wickford Junction and the Home Depot plaza.
  - We’ve requested that they move the **paving of Phillips St.** up on their priority list. We hope to get it moved to late this year or early next.
  - We will be working with RIDOT on a proposed **Ten Rod Road Bike Lane** from Tower Hill Rd to Wickford Junction. We will be working with them on a study, followed by public input, followed by funding.
  - RIDOT will be working on safety improvements and a new traffic pattern along **Hunt River Bridge** at the intersection of North Kingstown and East Greenwich. We will be working with them on this being a potential new gateway into North Kingstown with appropriate signage, etc.
  - Following-up from a meeting we had a few months ago, RIDOT will provide a revised plan for the **Devils Foot Railroad Bridge** to address some of the concerns provided by North Kingstown Public Safety and East Greenwich Public Safety departments.
  - RIDOT will be addressing our concerns regarding improved signage along **Route 1** to improve safety along the Gooseneck Vineyards entrance, and at our request on behalf of the North Kingstown Chamber of Commerce, to paint the electrical boxes along Post Road.
  - We discussed the upcoming **Post Road Sidewalk Project** and hope to coordinate it with Water Line Replacement that will also be taking place along this route.
  - Finally, they presented us some concerns regarding rehabbing or replacing the **Brown Street Bridge** and addressing resiliency concerns – sometime in 2028 – as well as minor rehab with no disruption to the **Hussey Bridge**. We will discuss this further and I will keep you up to date.
- Planning Director Nicole LaFontaine and I had a very lengthy and productive meeting with representatives from the RI Department of Transportation regarding the many projects we have forthcoming as well as some of our priorities. This is a very summarized recap of what we discussed:

We've asked the RIDOT to provide us with a written report and response on the feedback we gave them on their proposal to address the congestion at the Route 4 traffic signals. We are expecting this shortly and will follow up.

They've asked us for feedback and information on the request for a sidewalk project leading from Wickford Junction to the Home Depot Plaza.

We requested that they move up the paving of Phillips Street on their priority list. We are hoping to get it moved up to late this year or early next.

We will be working with RIDOT on a proposed Ten Rod Road Bike Lane from Tower Hill Road to Wickford Junction. We will be working with them on a study, followed by public input, followed by funding.

RIDOT will be working on safety improvements and a new traffic pattern along the Hunt River Bridge at the intersection of North Kingstown and East Greenwich. We will be working with them on this being a potential new gateway into North Kingstown with appropriate signage, etc.

RIDOT, as a follow up to a meeting we had with them months ago, will be providing a revised plan for the Devils Foot Railroad Bridge in order to address some of the concerns provided by North Kingstown Public Safety and East Greenwich Public Safety.

RIDOT will be addressing our concerns regarding improved signage along Route 1 in order to address safety along the Gooseneck Vineyards entrance and also our request, on behalf of the Chamber of Commerce, to paint the electrical boxes along Post Road.

We discussed the upcoming Sidewalk Project and our hope to coordinate it with Water Line Replacement that will be taking place along this route.

Finally, they presented to us possible plans regarding rehabbing or replacing the Brown Street Bridge and addressing resiliency concerns --- sometime in 2028 --- as well as minor rehab with no disruption to the Hussey Bridge. We will be discussing this further, and I will keep you up to date.

- A brief update on the Wickford Waterfront Project. As I mentioned in my last Manager's Report, the contractor is working on completing the wall which will result in the sheet pile wall being removed over the next 2 – 4 weeks. This will be followed by work in the parking lot interior. We are hoping the removal of the metal pilings and fencing will provide some aesthetic relief to this area.

FEBRUARY 24, 2025  
10

BOOK 112 PAGE

## Staff Updates

---

### CONGRATULATIONS!



- To **Tim McDavitt**, our Purchasing Agent in the Finance Department, who has been chosen to serve on a panel at one of the sessions for the upcoming RI League of Cities and Towns' Annual Conference.



- To **Sergeant Daly** of the North Kingstown Police Department, as is he being presented with a rarely-awarded and distinct honor from the 100 Club: a 100 Club Hero's Medal.
  - This has been given out less than 20 times in the last 53 years and involves actions pertaining to the saving of a life.
  - And to **Officers Andrew Pluta and Nick Fortin**, also of the North Kingstown Police Department, on receiving 100 Club Meritorious Service Commendation for their actions.

- And finally, a congratulations to our Purchasing Agent Tim McDavitt for being chosen to serve on a panel at one of the sessions for the upcoming RI League of Cities and Towns Conference ---- to Sergeant Daly of the North Kingstown Police Department as he is being presented with a rarely awarded and high honor from the 100 Club which is the 100

Club RI Hero's Medal. This Award has been given out less than 20 times over the past 53 years and involves actions pertaining to the saving of life --- and to Officers Andrew Pluta and Nick Fortin on receiving the 100 Club Meritorious Service Commendation for their actions as well. Congratulations.

## Thank You



---

February 24, 2025

A. Ralph Mollis, Town Manager

The Council thanked Mr. Mollis for his extensive report.

Councilor Drew asked if there is any update about safety measures on Route 1A. Mr. Mollis stated that he will provide an update at the next meeting.

Councilor McCoy asked if the Town will have their own OPM for the Public Safety Complex project. Mr. Mollis stated that the decision has not been made yet as we are not sure what direction we are going to go in. This is an agenda item for the next meeting. Councilor McCoy asked if tariffs affect the cost of the project, how will we address that. Mr. Mollis stated that we have been concerned about the cost of these projects long before the tariffs. We have seen projects throughout Rhode Island come in over budget long before tariffs. The concern is there and how we handle it, we either trim down the project or don't move forward with the project. A perfect example is the bid for the upgrades to the Municipal Office Building where the bid came in much higher than expected and we are going to make some improvements but not the full scope of the project.

FEBRUARY 24, 2025

BOOK 112 PAGE

11

Unfortunately, with the public safety project we don't know what it will come in at, but our architect is optimistic that we will be able to complete the project for what we expected. Councilor McCoy asked at what point will the Manager provide the Council with information regarding the progress of the project such as a timeline, on budget, etc.? Mr. Mollis stated that the Council is required to approve all expenditures and contracts for these projects and these contracts will have timelines. He further stated that his manager's reports will include updates on the project; however, if the Council has a preference on how to get a report on the progress, we can do that as well. Another thought is, we could do something similar to DOT where we install signs.

### 15. Presentation – Introduction to the new Online GIS

Nicole LaFontaine, Director of Planning and Development, gave the following presentation:

# MODERNIZED GIS

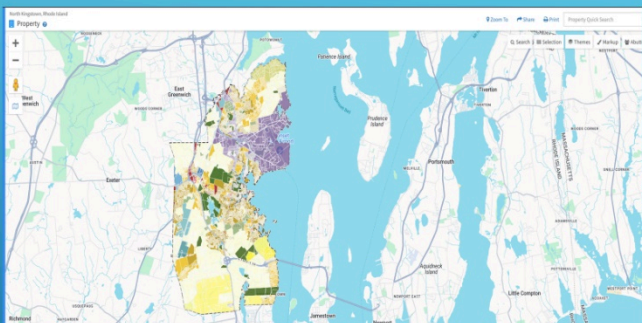
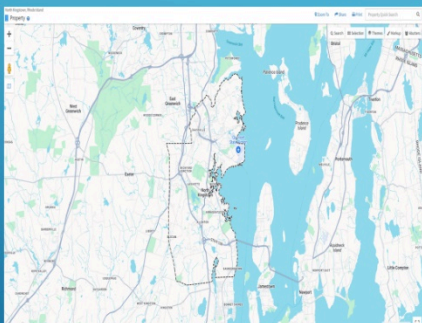
- ITAC recommend CAI Technologies for the GIS Modernization Project.  
Jan 24,2024
- Why we moved in this direction:
- Centralize data and remove data silos, this way everyone is using the same datasets.
- Make more frequent updates to data, more than once a year.
- More scalable and cost efficient
- More mobile and user friendly
- Future proofing



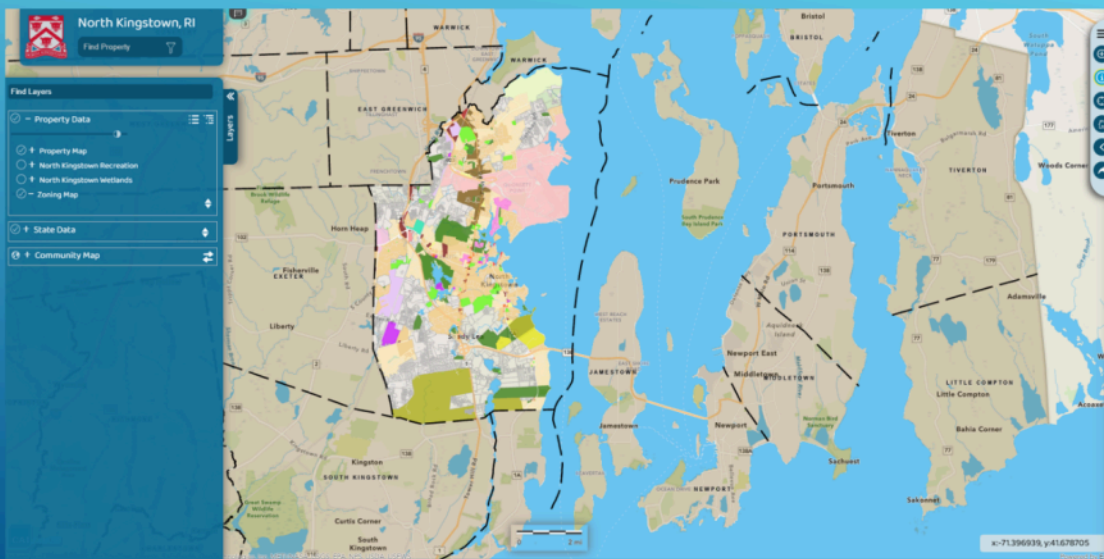
Project entailed:

- GIS Database conversion: Convert the town's existing tax map data from Jan 1, 2023, pdfs to a new geodatabase format for efficient map maintenance and GIS sustainability.
- Annual Tax Maps/GIS Database Maintenance. This included updated GIS Data on a yearly basis, new PDF Tax maps.
- Axis GIS public and Staff implementation. This is the Online GIS website.
- New Integrations with Viewpoint/OpenGov. This integration allows us to intergrade in with our current permitting system.

App Geo



Axis GIS-CAI [https://www.axisgis.com/north\\_kingstownri](https://www.axisgis.com/north_kingstownri)



Ms. LaFontaine stated that this new GIS platform will be promoted on our Facebook page and website.

The Council thanked Ms. LaFontaine for the presentation.

FEBRUARY 24, 2025

BOOK 112 PAGE

### **III. OLD BUSINESS**

16. Reconsideration of a Resolution authorizing the Town Manager to execute an Electricity Supply Agreement for the Community Aggregation Program Presentation (requested by Councilor Hill Ross)

Councilor Hill Ross stated that she would like to change her vote from yes to no, largely because of the reasons that Rickey Thompson stated during public comment. Additionally, she has heard that National Grid charged more when people came back to them after switching. She stated that people are very concerned about this, and she was voted in by the people and that is why she continues to do what she is doing and voice her concerns. President Mancini stated that we are all here for the people.

Town Solicitor Callaghan stated that someone needs to make a motion and if there is a second, the motion to reconsider is considered. After that you would vote on the reconsideration, if that vote fails, the motion fails. If the motion passes, the Council would reconsider the entire situation.

Councilor Hill Ross made a motion to change her vote.

President Mancini stated that we have had three presentations on this, and he is for this project.

There was no second to Councilor Hill Ross's motion, therefore the motion failed.

### **IV. NEW BUSINESS**

17. Coastal Resources Management Council Application Number 2024-05-085

Motion by Councilor Drew, seconded by Councilor Page and unanimously

VOTED: That no substantive objection be filed to Coastal Resources Management Council Application Number 2024-05-085 to allow the Town of North Kingstown to construct and maintain the conversion of the existing Wickford Schoolhouse building to 39 condominium units and associated parking, 99 Phillips Street, Plat 116, Lot 109, and request that the following recommendations of the North Kingstown Conservation Commission be given consideration:

1. Minimize lighting and the affects it has on Academy Cove (Type 1 waters) and the surrounding neighborhood. There should be no lighting in the vicinity of the coastal feature and any lighting should be dark sky compliant.
2. Relocate the proposed walking path from the proposed parking areas near the playground and instead connect to Academy Cove.
3. Consider upgrading the sidewalks along Phillips Street.
4. Minimize the impacts to birds and bird collisions through the use of bird safe or bird friendly glass. Large glass windows are proposed in the design and extensive bird habitat is present in the area. Glass is invisible to birds and a film or pattern on the windows alerts them of the barrier.
5. Consider moving the parking northeast area away from Phillips Street towards the library to reduce the visual impact on the street.
6. Minimize the removal of trees. Where tree removal cannot be avoided, equivalent trees shall be planted to replace those removed.

18. Coastal Resources Management Council Application Number 2024-10-023

Motion by Councilor McCoy, seconded by Councilor Page and unanimously

VOTED: That no substantive objection be filed to Coastal Resources Management Council Application Number 2024-10-023 to allow Wickford Olde Theatre LLC to convert an existing theater, garage, and duplex to 18 condominium units, 84 and 90 Phillips Street, Plat 92, Lots 40 and 41, and request that the following recommendations of the North Kingstown Conservation Commission be given consideration:



1. Minimize lighting and the affects it has on Academy Cove (Type 1 waters) and the surrounding neighborhood.
  2. Minimize the impacts to birds and bird collisions through the use of bird safe or bird friendly glass. Large glass windows are proposed in the design and extensive bird habitat is present in the area. Glass is invisible to birds and a film or pattern on the windows alerts them of the barrier.
  3. Minimize the removal of trees. Where tree removal cannot be avoided, equivalent trees shall be planted to replace those removed.
  4. Incorporate additional landscape buffering along the coastal feature as allowed by the CRMC regulations.
  5. Minimize disturbance of the buffer zone area.
19. Resolution of the Town of North Kingstown in support of Rhode Island League of Cities and Towns 2025 Legislative Priorities

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

WHEREAS, all 39 cities and towns are members of the Rhode Island League of Cities and Towns; and

WHEREAS, the Rhode Island League of Cities and Towns serves as a convener and advocates to the Governor and General Assembly to support the needs of municipalities throughout the state; and

WHEREAS, the Rhode Island League of Cities and Towns believes in:

- Supporting robust local government funding through municipal aid programs, education aid, and grants.
- Increasing opportunities, through various methods, to raise local revenues.
- Fully funded policy proposals and programs, particularly related to workforce management and personnel costs.
- Adopting policies that support 39 distinct communities, avoiding one-size-fits-all solutions, especially regarding land use, business licensing, and other important policy areas.
- Maintaining local control and decision-making that reflects community needs, including land use, business operations, licensing, etc.
- Supporting greater flexibility for local government to innovate, improve efficiency, and save tax dollars.

WHEREAS, the Rhode Island League of Cities and Towns surveyed all 39 members to develop legislative priorities for the 2025 session of the Rhode Island General Assembly; and

WHEREAS, stable local and education aid from the state will ensure that cities and towns can maintain municipal operations while investing one-time funds toward necessary capital improvements and economic recovery; and

WHEREAS, property taxes represent approximately two-thirds of revenue for municipal budgets statewide, and Rhode Island has the eighth-highest property tax burden in the nation; and

WHEREAS, any reduction in state funding would exacerbate a dependence on property taxes, ultimately leading to service reductions, layoffs, and property tax increases; and

WHEREAS, Rhode Island's municipalities are an important piece of Rhode Island's economic success.

NOW, THEREFORE, BE IT RESOLVED: That the Town Council of the Town of North Kingstown supports these priorities identified by the Rhode Island League of Cities and Towns on behalf of the 39 cities and towns in Rhode Island.

20. Authorization for the Town Manager to execute a Tax Appeal Settlement Agreement – Stop and Shop Supermarket Company - WC-2023-0087 and WC-2024-0093

Motion by Councilor Page, seconded by Councilor Drew and unanimously

VOTED: To authorize the Town Manager to sign a Tax Appeal Settlement Agreement between the Town of North Kingstown and Stop & Shop Supermarket Company LLC, for the properties located at 1300 Ten Rod Road, Plat 101/Lot 018 and 5939 Post Road, Plat 177/Lot 007 as follows:

1. Tax Assessment Adjustments, Abatements and Credits
  - a. 1300 Ten Rod Road (Plat and Lot No., 101/018)
    - i. Assessment Adjustments: The assessments for the 2022, 2023, and 2024 tax years shall be adjusted to \$14,310,650 from \$15,057,700.
    - ii. Abatements: The adjustments to the 2022, 2023, and 2024 tax years result in a total abatement of thirty-six thousand two hundred forty-six dollars and eighty-seven cents (\$36,246.87). The abatement includes \$11,922.92 for the 2022 tax year, and \$12,161.97 for each of the 2023 and 2024 tax years.
    - iii. Tax Credit: The \$36,246.87 abatement shall be applied as a credit to any outstanding balance owed on the tax bill for the 2023 tax year. Any remaining balance shall carry over from year to year thereafter until the credit is fully exhausted.
  - b. 5939 Post Road (Plat and Lot No., 177/007)
    - i. Assessment Adjustments: The assessments for the 2022, 2023, and 2024 tax years shall be adjusted to \$8,861,018 from \$9,411,800.
    - ii. Abatements: The adjustments to the 2022, 2023, and 2024 tax years result in a total abatement of twenty-six thousand seven hundred twenty-three dollars and ninety-four cents (\$26,723.94). The abatement includes \$8,790.48 for tax year 2022, and \$8,966.73 for each of the 2023 and 2024 tax years.
    - iii. Tax Credit: The \$26,723.94 abatement shall be applied as a credit to any outstanding balance owed on the tax bill for the 2023 tax year. Any remaining balance shall carry over from year to year thereafter until the credit is fully exhausted.
  - c. 1320 Ten Rod Road (Plat and Lot No., 101/218). No adjustments or abatements shall be made to assessments for the 2022, 2023, and 2024 tax years as a result of the Superior Court Appeals or 2024 Town Appeal.

21. Authorization for the Town Manager to execute a Tax Appeal Settlement Agreement – Bayview Real Property, LLC - WC-2023-0088 and WC-2024-0092

Motion by Councilor Page, seconded by Councilor Drew and unanimously

VOTED: To authorize the Town Manager to sign a Tax Appeal Settlement Agreement between the Town of North Kingstown and Bayview Real Property, LLC, for the property located at 860 N. Quidnessett Road, Plat 167/Lot 003 as follows:

1. Tax Assessment Adjustments, Abatements and Credits
  - a. Assessment Adjustments: The Property's assessments for the 2022, 2023, and 2024 tax years shall be adjusted to \$5,700,000 from \$6,297,800. -
    - i. Abatements: The adjustments to the 2022, 2023, and 2024 tax years result in a total abatement of twenty-nine thousand five dollars and twenty-five cents (\$29,005.25). The abatement includes \$9,540.89 for the 2022 tax year, and \$9,732.18 for each of the 2023 and 2024 tax years.
    - ii. Tax Credit: The \$29,005.25 abatement shall be applied as a credit to any outstanding balance owed on the tax bill for the 2023 tax year. Any remaining balance shall carry over from year to year thereafter until the credit is fully exhausted.

22. Request by the Planning Commission to send a memorandum to the RI Department of Transportation for a Route 403 Noise Mitigation Analysis

Motion by Councilor Page, seconded by Councilor McCoy and unanimously

VOTED: To forward a memorandum to the RI Department of Transportation requesting they perform a new noise analysis and implement noise mitigation measures first contemplated when Route 403 was constructed.

23. Appraiser of Dog Damages

Motion by Councilor McCoy, seconded by Councilor Hill Ross and unanimously

VOTED: To reappoint Captain John MacCoy, 8166 Post Road, as Appraiser of Dog Damages to April 1, 2026.

24. Arts Council – Appointments

Motion by Councilor Page, seconded by Councilor Drew and unanimously

VOTED: To reappoint the following three (3) members to the Arts Council to March 1, 2027:

Lynn Fontaine, 75 Juniper Drive  
James Halley, 125 Plain Road  
Kathleen McCarthy, 95 Mulberry Drive, Apt. 203

The Council directed the Clerk to advertise the remaining four (4) vacancies and consider reducing the membership.

25. Assessment Board of Review – Appointment

The Council directed the Clerk to readvertise the vacancy of one (1) member to the Assessment Board of Review as there were no applicants.

26. Asset Management Commission – Appointment

The Council directed the Clerk to readvertise the vacancy of one (1) Town Council Representative to the Asset Management Commission as there were no applicants.

27. Audit Committee – Appointments

Motion by Councilor Drew, seconded by Councilor Page and unanimously

VOTED: To reappoint the following two (2) members to the Audit Committee to March 1, 2029:

Kimberly Haskins, 43 Ponte Lane, School Committee Representative  
Jeffrey Wadovick, 76 Mesa Drive, Accounting Representative

28. Building Code Board of Appeals – Appointment

The Council directed the Clerk to readvertise the vacancy of one (1) Second Alternate to the Building Code Board of Appeals as there were no applicants.

29. Charter Review Commission – Appointment

The Council directed the Clerk to readvertise the vacancy of one (1) member to the Charter Review Commission as there were no applicants.

30. Conservation Commission – Appointments

Motion by Councilor McCoy, seconded by Councilor Page and unanimously

VOTED: To reappoint the following two (2) members to the Conservation Commission to March 1, 2028

David Feeney, 59 Jenkins Court  
Joseph Fontaine 75 Juniper Drive

31. Economic Development Advisory Board – Appointments

The Council directed the Clerk to readvertise the vacancy of two (2) members to the Economic Development Advisory Board as there were no applicants.

32. Harbor Management Commission – Appointments

Motion by Councilor Page, seconded by Councilor Drew and unanimously

VOTED: To reappoint Robert Brown, 160 Prospect Avenue, Citizen At-Large Representative to the Harbor Management Commission to March 1, 2027.

Motion by Councilor McCoy, seconded by Councilor Page and unanimously

VOTED: To reappoint the following two (2) members to the Harbor Management Commission to March 1, 2027:

Richard Lemieux, 37 Buena Vista Drive, Waterfront Property Owner  
Barbara Ray, 30 Bates Avenue, Public Access Representative

and it was

FURTHER VOTED: That the reappointments of Mr. Lemieux and Ms. Ray are made in accordance with Section 317 of the Town Charter as both have expertise and knowledge essential to this Commission.

33. Personnel Board – Appointment

The Council directed the Clerk to readvertise the vacancy of one (1) member to the Personnel Board as there were no applicants.

34. Tree Warden – Appointment

Motion by Councilor McCoy, seconded by Councilor Page and unanimously

VOTED: To reappoint J. Peter Morgan, 70 Paddock Lane, Saundertown 02874, as Tree Warden to March 1, 2026.

35. Veterans Day & Memorial Day Parades Committee - Appointments

Motion by Councilor Page, seconded by Councilor McCoy and unanimously

VOTED: To reappoint Douglas Somers, 73 Sea Grass Way, to the Veterans Day & Memorial Day Parades Committee to March 1, 2028.

The Council directed the Clerk to advertise the remaining two (2) vacancies.

Councilor McCoy recognized Bill Pennoyer for serving on the Parades Committee for 20 years.

36.     Wickford Advisory Committee – Appointment

Motion by Councilor Page, seconded by Councilor Drew and unanimously

VOTED: To appoint Elise Walsh, 12 Tall Pine Drive, East Greenwich 02818, Wickford Village Business Owner to the Wickford Advisory Committee to October 1, 2027.

37.     Wickford Village Design Guidelines Committee – Appointment

The Council directed the Clerk to readvertise the vacancy of one (1) Alternate Business Property Owner to the Wickford Village Design Guidelines Committee as there were no applicants.

38.     Zoning Board of Review – Appointment

The Council directed the Clerk to readvertise the vacancy of one (1) Second Alternate to the Zoning Board of Review as there were no applicants.

39.     Correspondence

|           |                |                         |          |
|-----------|----------------|-------------------------|----------|
| 2/11/2025 | Kate West      | Bike/pedestrian safety  |          |
| 2/14/2025 | Lori Duffy     | Sidewalk snow removal   |          |
| 2/19/2025 | Leila O'Connor | Protection of children  |          |
| 2/23/2025 | Sarilee Norton | Electricity Aggregation | In favor |
| 2/24/2025 | Dave Wrenn     | CRMC/Wickford El        |          |
| 2/24/2025 | Amy Sonder     | CRMC/Wickford El        |          |

**V.     ADJOURNMENT**

The meeting adjourned at 8:16 p.m.

Jeannette Alyward  
Town Clerk