



TOWN COUNCIL MEETING
Jamestown Town Hall
Rosamond A. Tefft Council Chambers
93 Narragansett Avenue
Monday, July 20, 2026
6:00 P.M.

THIS MEETING WILL BE CONDUCTED IN PERSON ONLY.

THIS MEETING WILL BE LIVE STREAMED: To view the meeting with no interaction:
[YouTube Live Stream](#)

The above virtual access option is being provided only as a convenience and is not an official “location” where meeting access is guaranteed. The only way to guarantee complete access to the meeting is to attend physically, in person, at the physical location listed on the agenda.

The public is welcome to participate in Town Council meetings in several ways:

- *Citizens are invited to speak on the topic of a Public Hearing, which will be listed on the agenda.*
- *Citizens may speak during Open Forum to clarify or comment on an item on the agenda or address items not on the agenda.*
 - *A Citizen may schedule a Request to Address with the Town Council no less than seven days before the meeting in which they would like to appear. Their topic will be listed on the agenda, and Town Councilors may respond to their comments.*
 - *Citizens may also simply request to speak in Open Forum at a Council meeting by raising their hands and being recognized by the Town Council President. (See below)*
- *At other times during a Town Council meeting, citizens may speak at the discretion of the Council President or of a majority of Councilors present.*

Anyone wishing to speak should use the microphone at the front of the room and state their name and address for the record. Comments must be addressed to the Council, not the audience. The Town Council hopes that citizens and Councilors alike will be respectful of each other and mindful of everyone’s time. For those speaking on an agenda item, please note that this is the time reserved for councilors to discuss the item, and your participation in the discussion is at the Council’s discretion.

Attachments for items on this meeting agenda are available to the public on the Town website calendar:
<https://jamestownri.gov/calendar>

I. TOWN COUNCIL INTERVIEW SCHEDULE: The Jamestown Town Council will conduct interviews of applicants for the committee vacancies as follows:

TIME	NAME	COMMITTEE
6:00	Dennis Nixon	Conservation Commission
6:05	Robert DiMuccio	Conservation Commission/Zoning Board of Review

II. ROLL CALL

III. CALL TO ORDER, PLEDGE OF ALLEGIANCE

IV. TOWN COUNCIL SITTING AS THE BOARD OF WATER AND SEWER COMMISSIONERS

- A) Open Forum – Water & Sewer Matters
Comments are not limited to items on this agenda. However, items not on this agenda will only be heard and not acted upon by the Town Council. Note: Section 42-46-6 of the Open Meetings Act and Department of the Attorney General Advisory Opinions relevant to this item on any public body meeting agenda specifically prohibit the Town Council from discussing, considering, or acting on any topic, statement, or question presented. The Town Council may, if warranted, refer such matters to an appropriate committee, to another body or official, or post the matter for consideration at a properly-noticed, future meeting.
- 1) Scheduled request to address - None
 - 2) Non-scheduled request to address
- B) Report of Town Officials: Review, Discussion, and/or Action and/or Vote:
- 1) Pumping Report
 - 2) Town Project Reports
 - a) Town Wells
 - b) Water Treatment Plant
 - c) Transfer Pumping/Reservoir
 - d) Distribution System
 - e) Wastewater Treatment Facility
- C) Letters and Communication: Review, Discussion, and/or Action and/or Vote:
- 1) Review, Discussion, and/or Action and/or Vote: From Hammett Court Apartments, LLC, c/o Bridges, of 3 Hammett Court, requesting sewer relief from his 04/2026 Water and Sewer Bill.
 - 2) Review, Discussion, and/or Action and/or Vote: Jamestown Water Department Consumer Confidence Report- 2026 (covering the 2025 calendar year).
- D) Unfinished: No items at this time.
- E) New Business: No items at this time
- F) Consent Agenda
An item on the Consent Agenda need not be removed for simple clarification or correction of typographical errors. Approval of the Consent Agenda shall be equivalent to the approval of each item as if it had been acted upon separately for review, discussion, and/or potential action and/or vote. A Consent Agenda item or items may be removed by the Town Council sitting as the Board of Water and Sewer Commissioners for review, discussion, and/or potential action and or vote.
- 1) Adoption of Minutes:
 - a) May 18, 2026 (regular meeting).
 - b) June 15, 2026 (regular meeting).
 - 2) Finance Director's Report: Comparison of the Water Budget to Actuals as of June 30, 2026.
 - 3) Finance Director's Report: Comparison of the Sewer Budget to Actuals as of June 30, 2026.

The Town Council adjourns from sitting as the Board of Water and Sewer Commissioners

V. OPEN FORUM

Comments are not limited to items on this agenda. However, items not on this agenda will only be heard and not acted upon by the Town Council. Note: Section 42-46-6 of the Open Meetings Act and Department of the Attorney General Advisory Opinions relevant to this item on any public body meeting agenda specifically prohibit the Town Council from discussing, considering, or acting on any topic, statement, or question presented. The Town Council may, if warranted, refer such matters to an appropriate committee, to another body or official, or post the matter for consideration at a properly-noticed, future meeting.

- A) Scheduled request to address: None.
- B) Non-scheduled request to address.

VI. TOWN COUNCIL MEETING SCHEDULE

- A) Review, Discussion, and/or Action and/or Vote: Review and discussion of the Town Council meeting dates for August 2026 and September 2026, with potential new dates to be considered. Current meeting dates:
 - 1) Monday, August 17, 2026, 6:00 p.m.
 - 2) Tuesday, September 7, 2026, 6:00 p.m.

VII. PUBLIC HEARINGS, LICENSES, AND PERMITS

The Town Council will review each license application and vote on it individually. All approvals for licenses and permits are subject to the resolution of debts, taxes, and appropriate signatures, as well as, when applicable, proof of insurance.

- A) Public Hearings: Town Council Sitting as the Alcohol Beverage Licensing Board
 - 1) **REQUEST** that the application listed below be in order for hearing at a meeting of said Licensing Board on Monday, August 17, 2026, at 6:00 p.m. and advertised in the July 23rd and 30th editions of the *Jamestown Press*. **NOTICE:** Is hereby given by the Town Council of the Town of Jamestown, being the Licensing Board in said Town as provided under Title 3, Chapters 1-12 of the General Laws of Rhode Island 1956, and as amended, that the following **NEW** applications have been received by the Town Council for licenses under said Act, for the year August 17, 2026 to November 30, 2026; review, discussion and/or potential action and/or vote to order to advertise:

CLASS BV – VICTUALER

IRMW, LLC (BL-38)
Dbas: Next Door Wine Bar
7 East Ferry Wharf
Jamestown, RI 02835

The Town Council Adjourns from Sitting as the Alcohol Beverage Licensing Board.

- B) One-Day Event/Entertainment License: All One-Day Event/Entertainment license application approvals are subject to any COVID-19 protocols in effect at the time of the event; Review, Discussion, and/or Action and/or Vote for the following:
 - 1) Applicant: Beavertail Lighthouse Museum Association
Event: Night for the Light (ENT-26-57)
Date: August 9, 2026
Location: Ft. Getty, Rembijas Pavilion
 - a) Approval of request to waive fees associated with use of the Ft. Getty, Rembijas Pavilion, as historically granted.

VIII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS

Please Note the Following Items are Status Reports and Matters of Interest to the Council and are for Informational Purposes unless Indicated Otherwise:

- A) Town Administrator's Report: Edward A. Mello
 - 1) February 2026 Storm Event.
 - 2) Property Tax Rate.
 - 3) East Ferry Lease (New Business).
 - 4) Rhode Island Energy main distribution line update.

IX. UNFINISHED BUSINESS

- A) Review, Discussion, and/or Action and/or Vote: At the request of Councilor Meagher, a discussion regarding establishing a Special Charter Review Committee to review the current Financial Town Meeting process and consideration of an All-Day Referendum to vote on the Town budget and Resolutions and draft charge.
 - 1) Resolution 2026-18, Establishing a Special Charter Review Committee.
- B) Review, Discussion, and/or Action and/or Vote: At the direction of the Town Council, Fort Getty status report provided by Town Administrator Mello.

X. NEW BUSINESS

- A) Review, Discussion, and/or Action and/or Vote: Discussion and consideration of the request by Antonio Pinheiro to modify the current Fort Getty boat/trailer parking policy.
- B) Review, Discussion, and/or Action and/or Vote: Discussion of the Parks and Recreation Commission Report as provided by Parks & Recreation Director Ray DeFalco.
- C) Review, Discussion, and/or Action and/or Vote: At the recommendation of Town Administrator Mello, authorization to execute East Ferry Marina/TPG Lease between the Town of Jamestown and TPG Marinas Conanicut, LLC, with the terms and conditions as described, and final review by Town Solicitor Peter Ruggiero
- D) Review, Discussion, and/or Action and/or Vote: Approval of the November 3, 2026 General Election Ballot Question, Affordable Housing Projects – Bonds and Notes Not to Exceed \$3,000,000 (Local Acts 7 and 8 of 2026). Shall an act, passed at the 2026 session of the General Assembly, entitled “An act authorizing the Town of Jamestown to fund affordable housing projects and to issue not more than \$3,000,000 bonds and notes therefor” be approved?”.
- E) Review, Discussion, and/or Action and/or Vote: At the request of the Jamestown Affordable Housing Committee, approval of Resolution 2026-16, A Resolution Authorizing a Housing Needs Assessment and Implementation Study:
 - 1) Memorandum from the Jamestown Affordable Housing Committee endorsing the Town Council authorization of an RFP for an “Affordable Housing Needs Assessment and Implementation Study”.

- F) Review, Discussion, and/or Action and/or Vote: At the request of the Jamestown Affordable Housing Committee, approval of Resolution 2026-17, A Resolution Moving The 11 Knowles Court Feasibility Study Towards Affordable/Workforce Housing Development:
 - 1) Memorandum from the Jamestown Affordable Housing Committee endorsing the 11 Knowles Court Feasibility Study, including a referral of the Knowles Court Feasibility Study to the Planning Commission for a public hearing, Master Plan review, and approval.
 - 2) Union Studios Affordable Housing at 11 Knowles Court feasibility study, dated July 10, 2026.

XI. ORDINANCES, APPOINTMENTS, VACANCIES, AND EXPIRING TERMS

- A) Appointments, Vacancies, and Expiring Terms; Review, Discussion, and/or Action and/or Vote:
 - 1) Zoning Board of Review, One (1) unexpired Alternate member vacancy ending December 31, 2026:
 - a) Interested Applicants
 - i) Robert DiMuccio, dated May 7, 2026.

XII. CONSENT AGENDA

An item on the Consent Agenda need not be removed for simple clarification or correction of typographical errors. Approval of the Consent Agenda shall be equivalent to the approval of each item as if it had been acted upon separately for review, discussion, and/or potential action and/or vote. A Consent Agenda item or items may be removed by the Town Council for review, discussion, and/or potential action and or vote.

- A) Town Council Minutes:
 - 1) May 18, 2026.
 - 2) May 26, 2026, Special Meeting
 - 3) June 5, 2026, Special Meeting
 - 4) June 15, 2026.
 - 5) July 1, 2026, Special Meeting
- B) Minutes of Boards/Commissions/Committees
 - 1) Affordable Housing, May 13, 2026
 - 2) Board of Canvassers
 - a) May 12, 2026.
 - b) June 1, 2026.
 - c) June 16, 2026.
 - d) July 6, 2026.
 - 3) Harbor Commission:
 - a) April 8, 2026.
 - b) May 19, 2026.
 - 4) Housing Authority:
 - a) Annual Meeting, June 11, 2026.
 - b) May 14, 2026.
 - 5) Library Board of Trustees
 - a) May 27, 2026.

- 6) Tree Preservation and Protection.
 - a) January 21, 2026.
 - b) March 18, 2026.
 - c) April 15, 2026.
- 7) Zoning Board of Review, April 28, 2026.
- C) Finance Director Report: Comparison Budget to Actuals as of June 30, 2026.
- D) Assessors Statement of Assessed Valuations as of December 31, 2025, and Tax Levy for Tax Roll Year 2026.
- E) Tax Assessor's Abatements and Addenda of Taxes

ABATEMENT/ADDENDA TO THE TAX ROLL			
ACCT	TAX YEAR	ACCOUNT INFORMATION	AMOUNT
01-0001-90	2022	NO LONGER IN BUSINESS	- \$ 230.28
01-00190	2023	NO LONGER IN BUSINESS	- \$ 236.73
10-0003-00	2024	NO LONGER IN BUSINESS	- \$ 233.93
20-0028-27	2025	NO LONGER IN BUSINESS	- \$ 180.89
TOTAL ABATEMENTS TO TAX ROLL			- \$ 881.83
TOTAL ADDENDA TO TAX ROLL			\$ 00.00

- F) All One-Day Event/ Entertainment and Vendor/Peddler/MFE license application approvals are subject to any COVID-19 protocols in effect at the time of the event; and upon resolution of debts, taxes, State approval(s), and appropriate signatures:
 - 1) Applicant: Jamestown Shores (ENT-26-56)
 Event: Jamestown Shores Association Annual Picnic
 Date: August 8, 2026
 Location: Head's Beach
 - 2) Applicant: Splash Dogz (ODVP-26-####)
 Event: Fools Rules Regatta (sub-applicant)
 Date: July 6, 2026
 Location: East Ferry Landing
 - 3) Applicant: JavaJai Coffee Company (ODVP-26-8)
 Event: Fools Rules Regatta (sub-applicant)
 Date: August 8, 2026
 Location: East Ferry Landing
 - 4) Applicant: Jamestown Rotary (ODVP-26-9)
 Event: Fools Rules Regatta (sub-applicant)
 Date: August 8, 2026
 Location: East Ferry Landing

XIII. COMMUNICATIONS, PETITIONS, AND PROCLAMATIONS AND RESOLUTIONS FROM OTHER RHODE ISLAND CITIES AND TOWNS

The Council may acknowledge any of the listed Communications and Proclamations and Resolutions. Should any member wish to have a conversation on any of the matters, the item will be placed on a future agenda for review, discussion, and/or potential action and/or vote.

A) Communications Received:

- 1) Copy of letter to: Town Council
From: Jamestown Conservation Commission
Dated: July 14, 2026
Re: Fort Getty Ad Hoc Committee Recommendation-Lot 22.
- 2) Copy of email to: Town Council
From: Flann Lippincott
Dated: July 15, 2026
Re: Fort Getty Final Report
- 3) Copy of email to: Town Council
From: Hannah Graves
Dated: June 12, 2026
Re: FTM- request for change.
- 4) Copy of letter to: Town Council
From: Bill Sokolowski
Dated: June 23, 2026
Re: Proposed Head's Beach Pavilion.
- 5) Copy of email to: Town Council
From: CRMC
Dated: June 15, 2026
Re: 14 Holmsted Court.

Cities and towns

B) Proclamations and Resolutions from other Rhode Island Cities and Towns

- 1) Town of Hopkinton:
 - a) Resolution Requesting Parity in Ambulance Service Reimbursements for Services Provided on State-Owned Property.
 - b) Resolution in Support of Rhode Island Senate Bill 2481.
 - c) Resolution in Support of Rhode Island House Bill 7551, as amended.
- 2) Town of Little Compton: Resolution in Support of House Bill 2481.
- 3) Town of Richmond: Resolution #2026-13, Opposing Passage of 2026-H7676, and S 2612, Relating to State Affairs and Government- Open Meetings.
- 4) Town of South Kingstown: Resolution in Support of House Bill 2026-8030, Entitled an Act Relating to Towns and Cities – General Provisions.
- 5) Town of Tiverton: Resolution Requesting Continued Funding of the Rhodestore Program in the State Budget, Resolution 2026-0017.

XIV. OPEN FORUM

- A) Continued (If necessary)

XV. EXECUTIVE SESSION

The Town Council may seek to enter into Executive Session for review, discussion, and/or potential action and/or vote on the following:

- A) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to § 42-46-5(a) Subsection (2) Collective Bargaining (NAGE 69).
- B) Review, Discussion, and/or Action and/or Vote in Executive Session and/or open session pursuant to RIGL §42-46-5(a) Subsection (5), the acquisition and/or lease of real property for public purposes, or of the disposition of publicly held property, wherein advanced public information would be detrimental to the interest of the public. (Potential lease of publicly held property, Plat 4 Lot 17).

XVI. ADJOURNMENT

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website and at the Town Hall and the Jamestown Philomenian Library. Notice is also posted at the Jamestown Police Station and on the Internet at www.jamestownri.gov.

ALL NOTE: If communications assistance is needed or other accommodations to ensure equal participation, please call 1-800-745-5555, or contact the Town Clerk at 401-423-9800, via facsimile to 401-423-7230, or email to rfagan@jamestownri.net not less than three (3) business days prior to the meeting. *Posted on the RI Secretary of State website on July 16, 2026.*