

Town Council Meeting
March 11, 2013

EXECUTIVE SESSION

For the purpose of discussing matters related to the acquisition or lease of real property for public purposes as per RIGL 42-46-5(a) (5), with regards to the private sewer lines on Route 3 and Reservoir Road in the Town of Coventry

TOWN COUNCIL MEETING

Present: President Gary Cote, Vice-President Kerry McGee, Councilman Jendzejec, Councilman Laboissonniere, Councilwoman Carlson

Town Manager Thomas Hoover, Town Solicitor Frederick Tobin

Motion was made by Councilwoman Carlson seconded by Councilman Laboissonniere to come out of Executive Session. All voted aye.

Motion was made by Councilwoman Carlson seconded by Councilman Laboissonniere to seal minutes from Executive Session. All voted aye.

Pledge of Allegiance

Moment of Silence in memory of School Committee Vice-Chairwoman Nancy Sprengelmeyer

Review of evacuation plan

President's Comments

President Cote alluded to Mrs. Sprengelmeyer's many contributions to the community, her strong advocacy and passion for education and the children. Even though this town will have an election to fill her seat on the School Committee, she will never be replaced.

Motion was made by Councilwoman Carlson seconded by Councilman Jendzejec to approve Town Council minutes of February 11 and February 25, 2013. All voted Aye. So voted.

PROCLAMATION

The Feinstein Middle School Girls' Basketball Team was recognized for winning the State Championship for the second year in a row.

CONSENT AGENDA

1. Approving sewer tie-in for Clariant Corporation, Phase III High Rise, 500 Washington St.
2. Approving sewer tie-in for Harris Mill, 618 Main St.

Motion was made by Councilman McGee seconded by Councilman Jendzejec to approve Consent Agenda. All voted aye.

LICENSES

1. New victualling license for Jim's Pastries Inc., dba Borrelli's Pastries, 765 Tiogue Avenue

Applicant and new proprietor, James Levesque of 99 Basil Crossing, Cranston, was present and advised Council that he is purchasing Borelli's Bakery. The current owner is training him in the business, will stay on for a while, and then is going to retire.

Motion was made by Councilman McGee seconded by Councilwoman Carlson to approve new license pending issuance of Board of Health approval, All voted aye.

2. New Private Detective license for David Cross, 71 Laurel Avenue

Chief Volpe had no objections to new private detective license. Motion was made by Councilman McGee seconded by Councilman Jendzejec to approve new private detective license. All voted aye.

RESOLUTIONS

1. Approving an economic development incentive agreement with Brady Sullivan LLC of Manchester, NH for the redevelopment of the Harris Mill located at 618 Main Street, Coventry RI

Manager Hoover gave overview of proposed mill project and incentive agreement. He commented on the great opportunity this is for the Town of Coventry. The same company is renovating Anthony Mill, which should be complete this summer. I am sure Brady Sullivan will do the same fine job at Harris Mill. Positive benefits of this project will include an upgrade to the surrounding Harris neighborhood in that it will become safer and more beautiful, and in addition provide a tax base that will greatly improve Coventry. We are seeking approval of an economic development incentive agreement because we are looking at an assessed valuation that will go from about \$850,000 to somewhere over \$15,000,000.

President Cote advised that he was at a Planning Board meeting with residents from the Harris area and they can't wait to get this project moving forward. It will have a big impact on the community and on business owners. Even in the Anthony Mill area, local businesses are getting back on their feet; this is a boost to the entire village of Anthony, especially with the bridge reopened and the mill project underway. I believe you can expect to see the same in Harris. In its present state, the Harris Mill is just a health, safety and fire hazard.

Councilman McGee asked for a breakdown of number of rental units. Mr. Ron DeCola of Brady Sullivan responded that there would be no more than 90 two bedroom apartments and 66 one beds; 156 total in all. The breakdown could fluctuate a bit, but 156 total in all. Floor plans and parking plans are included in the Council's package.

Councilwoman Carlson asked for a time frame and Mr. DeCola responded that work has begun and the "move in" time would be about a year from now. President Cote added that Brady Sullivan also involves our local labor force wherever possible. Councilman Laboissonniere inquired about impact fees, figuring about \$1.18 million but we are receiving \$365,000 in a lump sum payment. President Cote replied that if we did not reduce impact fees, there is no way this project would ever move forward. In the future there is a potential to collect \$15 to \$19 million in taxes and that will be a big help with the town's bond rating. When you look at this long term, with three new projects in the Town of Coventry going on, it will help immensely with the tax rate, tax base and bond rating.

Councilman Laboissonniere also asked about the impact to the school department and Mr. DeCola felt it would be fairly benign, as he previously explained at a recent Planning Board meeting.

Councilwoman Carlson asked the price of the units; Mr. DeCola indicated prices would be market rate for the area at that time.

Motion made by Councilman McGee seconded by Councilwoman Carlson to approve resolution. All voted Aye.

2. Requesting the Rhode Island General Assembly to establish a new historic tax credit program

Manager Hoover explained that we are one of many cities and towns in RI seeking to restore the state historic tax credits. Planning Director Paul Sprague has put together a resolution of support and we are looking for the support of the Town Council.

Councilman Laboissonniere asked that the Town Manager and members of the Planning Commission appear at any legislative hearings on this bill. Manager Hoover agreed, stating that he does regularly attend these hearings.

Motion made by Councilman Jendzejec seconded by Councilwoman Carlson to approve resolution. All voted Aye.

3. To participate in the World Wildlife Fund's Earth Hour City Challenge and take part in Earth Hour at 8:30 PM on March 23, 2013

Councilman Jendzejec explained that this would be the first time for the Town of Coventry to participate in turning off the lights for one designated hour for the cause of awareness of the World Wildlife Federation, what it is doing and also for awareness of the earth's environment. This challenge began in Australia and now more than 150 countries worldwide participate. It was clarified that the lights that will be shut off during the one

designated hour are non-emergency lighting.

Councilman Laboissonniere agreed and supports passage of resolution.

Motion made by Councilman Laboissonniere seconded by Councilman Jendzejec to approval resolution. All voted aye.

4. Authorizing the award of a contract for architectural services to Torrado Architects, 35 Greenwich Street, Providence, RI at a cost of \$375,000, subject to the successful sale of bonds and to be paid from these bond proceeds, for all projects improvements to various schools under the referendums that were passed by voters in November, 2012

Asst. Superintendent Mike Convery explained that a bid was put out and results were opened on February 28. We received nine proposals, eight for all five bond items and one only for the just the athletic complex. The School Committee looked over the bid packages and recommended Torrado Architects. However, they are not the low bidder, but the low bidder didn't fulfill all the specs that were required in RIDE regulations. Torrado was the lowest bidder that met all qualifications. There will be a 47.3% reimbursement from RIDE.

As far as the athletic complex, previous approval was given in 2007 from RIDE and there is approximately \$870,000 that is eligible for 47% reimbursement. This item has been carried over from year to year in capital. Manager Hoover pointed out that this is all dependent on the successful sale of the bonds and proceeds.

Motion made by Councilman Jendzejec seconded by Councilman Laboissonniere to approve resolution. All voted aye.

PUBLIC COMMENT

Tammy Duxbury, 2 Orchid Trail, asked that Town Council minutes be brought up to date on the town website.

Nancy Sullivan, 6 White Oak Court, inquired about the status of bill no. 283 with regard to Senator Raptakis' request for support. President Cote will discuss at next agenda meeting and determine whether it will go on the next council agenda.

Motion was made by Vice-President McGee seconded by Councilman Jendzejec to adjourn meeting. All voted aye.

Town Clerk