

TOWN COUNCIL MEETING

April 26, 2010 - 7:00 p.m.

Present: President Raymond Spear, Vice-President Laura Flanagan, Glen Shibley,
Kenneth Cloutier, Frank Hyde

Town Manager Thomas Hoover
Town Solicitor Patrick Rogers

Pledge of Allegiance led by Town Sergeant
Invocation by Dennis Derocher of Knotty Oak Baptist Church
Review of Evacuation Plan

President's Comments

- A hearing on the school budget will be held at 6:00 p.m. on April 27 in the Council Chambers
- An informational meeting with Cox Communications will be held on Wednesday, April 28 at the Town Hall Annex regarding a cell tower at Hopkins Hill School
- Candidates are being sought to fill a vacancy on the Land Trust

Councilman Cloutier made motion seconded by Councilman Shibley to approve Town Council minutes of April 5, 2010. Motion passes 4-0 (Councilwoman Flanagan did not vote because she was not present at the April 5 meeting.)

Resolutions authorizing agreements for the construction of cellular communication equipment at:

1. 40 Reservoir Road
2. 1672 Flat River Road

I.T. Director Ed Warzycha spoke briefly pertaining to construction of cell towers. Towers will be 120' feet high, designed for three antenna set-ups, one to be leased by Cox, the others will be ours to lease. Ownership will be turned over to the town. Have received inquiries already from two companies regarding the high school tower. Potential revenue on these two towers is approximately \$130,000 a year at full occupancy and will be shared between the town and school. The tower at the high school will be approximately 130-140 feet away from the school, will hardly be visible as it is located in the woods.

Motion made by Laura Flanagan seconded by Frank Hyde to approve resolution authorizing construction of cell tower at 40 Reservoir Road. All voted aye.

Motion made by Laura Flanagan seconded by Frank Hyde to approve resolution authorizing construction of cell tower at 1670 Flat River Road. All voted aye.

Resolution approving a contract for revaluation of property services

Several bids were received and the same company has been recommended as last time. They are the low bidder, are aligned with our GIS and remain up and running from the last time. The cost of the contract is \$164,500 and is fully reimbursed by the state.

Mrs. Flanagan is concerned about hiring Appraisal Resource again as they created problems in the past with hundreds of data entry errors, requiring a significant amount of work for the Tax Assessor's office to make the corrections and explain to constituents what happened. The company should have been helping to fix the errors. There should be more choices pertaining to what firm to hire for the revaluation.

Mr. Warzycha explained that their company's software (Patriot software) uses the CAMA system which is interfaced with our GIS system. We spent about \$30,000 getting all these interfaces done with Patriot. The three other bids that came in do not use Patriot. We actually use two GIS systems: one externally on our website and one internal, where we have several layers such as gas lines, sewer and water.

Mr. Richard Nagel, President of Appraisal Resource, 167 Orchard Wood Drive in North Kingstown told Council that he had several meetings with Pat Picard and Finance Director West and assured them that Appraisal Resource is committed. He recognizes things that happened after the last revaluation, which was a full reval with over 16,000 accounts to look at. In addition, he added that Appraisal Resource also provides the town with additional services that other companies will charge for, such as abatement training and consultation.

Appraisal Resources currently serves East Greenwich, N. Providence, Central Falls, Warren, Bristol, North Smithfield, three towns in Connecticut and four in Massachusetts.

Councilman Hyde remarked that Coventry spent \$14,000 for a consultant to find out what was wrong with our Assessor's Department. Appraisal Resource should credit the town for that amount. Mr. Hyde asked Mr. Nagel if he would be willing to reduce the amount of the contract by \$14,000. After discussion, Mr. Nagel was in agreement to credit the town \$14,000 thereby changing the contract amount to \$150,500.

Motion made by Frank Hyde seconded by Laura Flanagan to grant resolution upon the agreement of a \$14,000 credit, changing the amount of contract to \$150,500. All voted aye.

INTRODUCTION OF ABANDONMENT

Petition for abandonment of a portion of John Franklin Road

Motion made by Laura Flanagan seconded by Frank Hyde to table petition for abandonment in order to obtain further information. All voted aye.

PUBLIC COMMENT

Russell Crossman, 11 Silver Maple Drive, asked if the Town Council would request DOT to extend the length of time of the green light at Sandy Bottom and Arnold Road as traffic is getting backed up, especially with the Laurel Avenue bridge closed. Mr. Crossman referred council to Robert Rocchio, managing Traffic engineer at DOT, 222-2694 ext. 4202.

Ken DiCastro, 106 Jefferson Drive, asked that addresses denoting 1670 and 1675 Flat River Road be placed on the Town Hall and Town Hall Annex. He also asked for removal of the sign on the Town Hall annex that reads "Middle School".

Motion made by Laura Flanagan seconded by Glen Shibley to recess to Executive Session. All voted aye.

EXECUTIVE SESSION - R.I.G.L. 42-46-5 (a) (1) (2)

- Pertaining to discussions of job performance, character or physical or mental health of a person or persons provided that such person or persons affected shall have been notified in advance in writing and advised that they may require that the discussion be held at an open meeting
- Pertaining to collective bargaining or litigation

Town Council returned to regular session and following a motion made by Laura Flanagan seconded by Glen Shibley, the Town Council voted to adjourn executive session and keep the minutes sealed. All voted aye.

Motion made Laura Flanagan seconded by Glen Shibley to adjourn.

Town Clerk