

Town Council Meeting
September 26, 2016

EXECUTIVE SESSION – 6:00 p.m.

R.I.G.L. 42-46-5 (a) (2) (potential litigation)

R.I.G.L. 42-46-5 (a) (5) (lease of real property for public purposes)

- Narragansett Bay Commission proposed lease assignment from WED Turbine #1 on Town (Picillo) property
- Ucci v. Town of Coventry SU 2016-0091

WORK SESSION – 6:30 p.m.

Presentation of roof top solar project - Community Green Energy Solar

Mr. Michael Erickson, Vice President of Business Development, Solar and Energy Efficiency Developer and Financier of projects nationwide, stated that CGE has been active in Rhode Island for the better part of a year. Legislation has been enacted; some rules and regulations have not been defined yet by legislation, so this is still kind of a work in progress. However, this presentation will give you a good idea of what we have been talking about and proposing.

He offered some background on the company and the renewable energy grown program. We are in the second year of a five year program with National Grid. The incentives are attractive to developers.

He went on to talk about the Community Remote Distributed Generation program, community shared solar, where residents and businesses can purchase solar electricity from remote solar arrays and receive monetary credits on their electric bills. He also talked about expanded third party ownership of qualified net metering solar arrays, where that program helps expand community solar projects.

Should the Town of Coventry consider a solar site lease(s) as direct energy needs are served, there are no surprises as the town is already familiar with solar on the roof across the street at 1675 Flat River. There is a fixed guaranteed income for 20-25 years and it can also serve as a catalyst for community engagement and economic development growth. The Town benefits directly from solar site leases. Community Green Energy will help you create the greatest value to your community from local solar assets. You have a choice of the REG program where all economic benefits go to the town budget and/or a community shared solar program where most of the economic benefits flow directly to local residents.

Charts showing total annual lease income for both propositions, the REG standard program and the Community Remote program, contain details of how revenue streams would be obtained along with the differences between site leases for the REG program and community remote.

Discussion and questions ensued with Councilman McGee asking about roof top damage and maintenance. Mr. Erickson replied that Community Green Energy will not cause any leaks, but if there is any damage caused, they will fix it. Mr. McGee feels this project could maybe help the school budget in the future; there could be lots of options within the town. Mr. Erickson added that schools do present a great opportunity.

We have one entire system installed in Michigan, this is a new concept and there is really not a lot of interest in these small projects by developers, they are harder to finance. However, we found investors that will work with us. We have 24-30 projects in development now from Minnesota to NY, Maryland, RI and CT with twenty year contracts. We have good relationships with our vendors and have been in business since 2009.

Vice-President Carlson asked how many actual projects they have done and Mr. Erickson replied probably 30-35, but we are the project developers and originators not the construction company. We don't actually do the construction. Mrs. Carlson asked what protects the town if something happens with their business and Mr. Erickson replied that solar has spurred a lot of side companies, which maintain the systems. We will just do billing and collecting. So, even if we go out of business, these investors will continue to operate, they are invested in it, it is a long term project for them. Once we do our part in it, it's over and becomes theirs.

There is no up front risk to you, that is what we do, bring it to the point where someone is going to buy it. This is the part that the contractors don't want to do. They like to bid projects and win. We don't use anyone who can't bond multiple projects. We want the projects to get done. Mr. McGee is in agreement especially since it costs the town nothing.

Mr. Erickson answered questions from Council, stating that CGE has corporate headquarters in Lake Geneva, Wisconsin with a satellite office in Chicago. When asked how he ended up in Coventry, he replied that when the REG program got started, they had the perfect appeal to communities with community solar. New Jersey especially has been a success story

as far as solar goes. Mr. Erickson has visited 8-10 townships in Rhode Island, is going back to Burrillville tomorrow to meet with them.

DPW Director McGee noted that nationally, roof solar is up to 40% and will meet energy needs in the future. We have talked about roof top leases, not ground solar, at this point. However, maybe in the future there would be ground solar at the landfill site or at the Picillo site, but that is five or ten years down the road. We have met with several companies, not just Mr. Erickson, but he has been the most diligent in meeting with the Town of Coventry. They want to see the flavor of the council toward this concept of alternative energy.

President Shibley thanked him for the presentation.

TOWN COUNCIL MEETING – 7:30 P.M.

Present: Councilmember McGee, Vice-President Carlson, President Shibley, Councilmember Laboissonniere, Councilmember Asselin, Acting Town Manager Colonel John MacDonald, Town Solicitor Gorham

A motion was made by Vice-President Carlson seconded by Councilman McGee to come out of Executive Session. All voted aye.

A motion was made by Vice-President Carlson seconded by Councilman Asselin to seal minutes of Executive Session. All voted aye.

Pledge of Allegiance
Invocation by President Shibley
Review of Emergency Evacuation Plan

Approval of Town Council minutes September 12, 2016

Vice-President Carlson referred to comments from the Sept. 12 meeting regarding Mr. Thomas's sign at Str8 Juicin, commenting that the sign advertises massages and facials. Mr. Thomas stated at the meeting that he will not provide massages and facials at this time, but it may be addressed at a later date. The sign needs to be changed or the wording blocked out, not to advertise massages and facials. I want to make sure this is in the minutes.

In addition, President Shibley found a "typo" on page 4, Councilman "Assalone" should be corrected to read "Asselin".

A motion was made by Councilman McGee seconded by Councilman Asselin to approve amended minutes. All voted aye.

President's Comments

1. President Shibley announced that the Town Manager is out of state attending the ICMA conference in Kansas City; Colonel MacDonald is the acting town manager.
2. The Police Department did an excellent job in supporting the capture, two weeks ago, of Erving Fenner, wanted for murder of Police Officer Brackeen in North Carolina.
3. Colonel MacDonald and Human Services Director Pat Shurtleff did a great job on the presentation of the proposed new police station and Human Services center last Thursday. President Shibley urged that voters approve question #8 on the ballot at the November election. We urgently need a new police building and new senior center. It is long overdue.
4. Lastly, kudos again to the Police Department for aiding in the capture of a West Warwick resident in a chase from Warwick into Coventry, near Town Farm Road.

COUNCIL DISTRICT UPDATES

Councilman McGee, District 3, reported that all is running smoothly and he is looking forward to some paving to begin soon in the district.

Councilman Asselin had no news to report from District 5.

Vice-President Carlson announced a public hearing at the Planning Commission meeting on Wednesday, September 28 at 7 p.m. The hearing pertains to a proposal by Deep Water Wind for a solar farm on Hopkins Hollow Road, a 42 acre parcel of land where 20 acres will be used for a solar farm.

She asked Colonel MacDonald for an update on the Hall Road traffic situation. He responded that he has had the solicitor research what can be done at Hall and Waterman Roads, but doesn't really know yet

what we can do. We are looking at temporary speed bumps and checking with the Trust about liability. They don't think there is a problem, this may be able to be controlled with proper signage, but the issue will be discussed at our next meeting.

Councilman Laboissonniere, District 2, commented that there are two new stop signs on Station Street and one on Gervais Street. They all kind of sneak up on you and he asked if maybe we can get a little prewarning, especially on Station Street, that there is a stop sign ahead to let people know they are there. Col MacDonald acknowledged that the "roll out" of these stop signs wasn't handled the best way. Councilman McGee agreed and although he appreciates the stop sign, also feels the need for a warning to "stop ahead".

President Shibley, District 4, commented on the parking shortage at Tiogue School, with parking along the side of the roads, a shortage of spots at the school. Colonel MacDonald will look into.

SCHOOL DEPARTMENT REPORT

School Committee Chairperson Patenaude reported that school began with a very successful start to the year, including all day kindergarten. We want to thank all of the students, parents, staff and community members for their support.

Mr. Michael D'Amico recently left his position as Finance Director in the school department to enter the private sector; Mr. Tom Conlon will act as interim director of Finance.

Results of the PARCC assessment were recently released, with Coventry showing district improvements in the areas of math, English/language arts and student participation.

Open Houses have been held in all of the schools, with Grades 7/8 coming up on September 29th. So far we have had amazing turnouts.

And lastly, RI Monthly magazine recently ranked Coventry High School as #14 in Rhode Island and we want to acknowledge and recognize the high school for their efforts.

CONSENT AGENDA

Approving application for sewer tie in at 20 Anthony Street

Motion made by Councilman McGee seconded by Vice-President Carlson to approve application. All voted aye.

J. RESOLUTIONS (Moved #4 CTA to first position)

1. Discussion and action to approve Coventry Teachers Alliance (CTA) contract

School Superintendent Levis explained that this is an extension of the school contract to cover the 2017-2018 year. The School committee, CTA president and Manager Waters and I met several times to discuss this and felt that this is in the best interest of the community. It's about building trust with the town, as a leadership team. It allows us to focus on what is important, which is improving performance for our students, to make our schools the hub of the community. Basically this is an extension of the third year of the contract, with 0% increase; all other components stay the same, step raises will be the only increase.

Vice-President Carlson wanted to clarify that even though this is a one year extension of the contract, she feels the step raises will still have a financial impact, and something that will be added to the budget. Mr. Levis remarked that he is only talking about the contract and never said that nothing would be added to budget. He added that less than 25% will get a step increase and at this point he does not know the results of that impact. It will also depend on whether a couple of positions are reduced. At this point it is a very fluid number. However, the contract is the largest part of our budget, and I want to thank the union. They didn't have to do this, this is in good faith. There are very few communities that give 0% raises these days.

Chairwoman Patenaude wanted to make it clear that step increases are a state law, so even with a 0% negotiation, you can't avoid the step raises.

A motion was made by Vice-President Carlson seconded by Councilman McGee to approve resolution. All voted aye.

2. Discussion and action affirming the award of a contract for the purchase of three police vehicles

Colonel MacDonald advised that he went through the Greater Boston Police Council, a metro area police council MPA. Funding is from the operating budget. We are going through Colonial Ford as opposed to MHQ. We are replacing vehicles because the fleet has become run down over the years, especially since we were only able to purchase one vehicle a year for a few years. The fleet has been

declining especially with the vehicles running 24 hours a day, high mileage, wear and tear. We planned for this in the budget this year.

Councilman McGee asked about the feasibility of fixing some of the older vehicles, maybe putting \$5,000 or so into them, the bodies still look good. Colonel MacDonald responded that they do try to keep the older vehicles in service, but use them for details. Some of them are just rotting away, there is no air conditioning, and are pretty beat up after a hundred thousand miles. You don't want to see a car with over 100,000 miles on the road. President Shibley agreed that you do not want to take that chance, both for the officer's safety and citizens' safety.

A motion was made by Councilman Laboissonniere seconded by Councilman Asselin to approve resolution. All voted aye.

3. Discussion and action affirming the award of a contract for the purchase of an 18" cold planer attachment

DPW Director Kevin McGee advised that the cold planer is a piece of equipment to go with our skid steer loader. It is 18 inches wide, goes down to a 12 inch depth. It allows us to cold plane, one more tool for the department to get more productivity and operate much more safely for the employees.

This is new equipment purchased through the National Joint Powers Alliance and comes with a 12 month warranty. There is \$25,000 in the scrap metal account; the cost of this machine is \$17,011.86.

A motion was made by Vice-President Carlson seconded by Councilman McGee to approve resolution. All voted aye.

Discussion and action affirming the award of a contract for the purchase of a fuel management system

DPW Director McGee indicated that our gas pumps are over 25 years old, along with the controls. It is a key system with three burnt out circuits. There will be transponders placed on all 55 town vehicles. We will be able to determine what type of fuel goes in, what the mileage is and will be able to access the fuel use on a daily basis. It gives us better control. Funding will come from the capital improvement program.

A motion was made by Councilman Laboissonniere seconded by Councilman McGee to approve resolution. All voted aye.

PUBLIC HEARINGS

Abandonment of an unimproved portion of Greene Street

A motion was made by Councilman McGee seconded by Vice-President Carlson to open public hearing. All voted aye.

David Procaccini, President of the Nathanael Greene Homestead, 151 Lexington Ave., Cranston was present. He explained that the reason for this abandonment is to alleviate some of the parking issues in the neighborhood, keep cars off the street. This is an eleven acre parcel located on the side of our property. We previously acquired almost four acres from the Clariant Corporation. We had been given permission by the Town Council to use Greene Street to access the back of our property. Our neighbors, the Martins, do own one piece of property (are abutters on the first 100 feet) and have submitted a letter of their approval regarding Parcel "A" to the Town Council, since they are out of town this evening. They are good neighbors, we have no problems.

President Shibley advised that the Planning Commission heard this application at their meeting and voted unanimously to recommend that the Town Council approve the abandonment. Mr. McGee stated that he is familiar with the property and agreed that the proposed road to be abandoned has no use to the town. Mr. Procaccini said the road going down the hill will be a gravel area, with a grass field next to it. Lot 86 will be used as a grassy field, overflow parking for our events. He has had a survey done

No further comment. A motion was made by Councilman Laboissonniere seconded by Vice-President Carlson to close public hearing. All voted aye.

A motion was made by Councilman Laboissonniere seconded by Vice-President Carlson to approve abandonment. All voted aye.

Amending the Coventry Code of Ordinances adding Chapter 205 entitled "Clothing Collection Bins" tabled from September 12, 2016

A motion was made by Councilman Laboissonniere seconded by Vice-President Carlson to open public hearing. All voted aye.

Solicitor Gorham advised that the last time we were here, Mr. Crossman had good points regarding the abandonment of these clothing bins. After conferring with the Town Manager, we added a provision for the abandonment because we had to establish what we

could do with these bins, which are frequently abandoned by the owner once it is no longer useful. This ordinance gives us a mechanism to deal with it after notice is given to the record owner. Otherwise, the rest of the ordinance is identical to what was discussed at the last meeting.

Mrs. Carlson asked about whether the bin will have the owners name displayed on it and Solicitor Gorham referred her to Section 3.03A of the ordinance, requiring the name, address phone number and web address of the owner to be displayed.

Councilman Asselin asked for clarification of Section 2.02 pertaining to fees. Solicitor Gorham explained that the application fee is \$25.00; each bin is an additional \$10.00; and to renew after one year the renewal application fee is \$25.00. Replacement stickers are \$5.00 each.

A motion was made by Councilman Laboissonniere seconded by Vice-President Carlson to return to public hearing which was left open at the Town Council meeting on September 12. All voted aye.

There was no public comment on the clothing bin ordinance. A motion was made by Councilman Laboissonniere seconded by Vice-President Carlson to approve ordinance amending code of ordinances. All voted aye.

Public Comment - None

A motion was made by Councilman Laboissonniere seconded by Vice-President Carlson to adjourn meeting. All voted aye.

Town Clerk