

TOWN COUNCIL MEETING
September 27, 2010

Work Session regarding Performance Contracting

Manager Hoover stated the goal is how to obtain heating, ventilation, air conditioning and weather proofing improvements in all town and school buildings, at no cost to the town or the schools.

Dennis McCarthy, Coventry's consultant on energy grants, remarked that Johnson Controls was the successful bidder of eight bids submitted, scoring the highest points with the evaluation team.

Ms. Kathy Stanley of Johnson Controls, who works with municipalities and schools, provided a power point presentation (See full presentation in Council folder). She discussed energy savings and how those savings would save the town enough in energy costs to pay for the project. After looking at town buildings, she feels there is good potential for a project. From a municipal point of view, funding could be obtained through tax exempt municipal leases and the savings would pay for the cost of the lease. Johnson Controls has estimated an annual cost savings of \$220,282 for the School Department and \$50,850 for the Town.

If approved by the Town Council, Johnson Controls would proceed with a detailed energy audit. Once the audit is complete, potential savings and costs of facility improvement measures are identified and the scope of the project is selected.

According to Ms. Stanley, the cost of the audit for the town would be .05 cents per square foot (contract cost for the town \$9,542) payable only if the town decides not to move forward with the project. If you move forward, that cost is rolled into the cost of the project. The schools are much larger with more square footage and that audit would cost \$35,461.

Johnson Controls is currently involved in several Rhode Island projects including completion of a project at the North Smithfield School Department (funded through RIDE); the start-up of another project in North Smithfield; finalization of a contract with the East Providence School Department (funding through RIDE) and development of a project in Woonsocket.

Ms. Stanley remarked that the schools are somewhat different and will receive a 53% housing aid reimbursement. RIDE is very proactive, RI Dept of Ed. Housing Aid will fund performance contracts, and Coventry is eligible for 49% plus an additional 4% for energy efficiency improvements. This is a formal process requiring several stages.

Vice-President Flanagan requested that, if possible, something is done about the school roofs, otherwise, leaking water could destroy what has been accomplished through savings. Ms. Stanley responded that they will try to do everything they can to include roof repair. As far as financing, Ms. Stanley suggested that the town might want to finance through a tax exempt lease for a project this size.

Manager Hoover clarified that if the town does go forward with the audit, and savings are not as anticipated, then there is no cost to the town.

Town Council Meeting

Present: President Raymond Spear, Vice-President Laura Flanagan, Glen Shibley

Absent: Kenneth Cloutier
Frank Hyde

Town Manager Thomas Hoover
Town Solicitor Patrick Rogers

Pledge of Allegiance led by Blake Pierce, Troop 31 Crompton
Invocation by Jon Juneau, Knotty Oak Baptist Church
Review of Emergency Evacuation Plan

President's Comments

President Spear announced vacancies on the Land Trust and the Conservation Commission. He also advised that the October 11 council meeting is cancelled due to the holiday and there would be one meeting in October on the 25th, unless another is necessary.

Police Promotions and Recognitions

Colonel DaSilva promoted the following officers:

- Sgt. James McCarron promoted to the rank of Lieutenant;
- Officers Matthew Blair and David Nelson promoted to the rank of Sergeant

President Spear administered oath of office to each officer.

Colonel DaSilva recognized five police officers for their efforts this summer involving the rescue of a 16 year old female at Briar Point beach. Officer Jacavone was honored for life saving efforts and performance of CPR; Sgt. Ben Sedam, Officers Michael Pacheco, Matthew LeClerc and Thomas Snow were recognized for assisting.

CONSENT AGENDA

1. Resolution approving sewer tie-in for Anthony Petrarca, 895 Tiogue Avenue
2. Resolution approving sewer tie-in for Soscia Enterprises, Inc., 18 Coventry Shoppers Park
3. Renewal of 90 day Hawker license for Mishnock Nurseries, 1501 Nooseneck Hill Road
4. Approval of the Construction and Maintenance Agreement between the Rhode Island Department of Transportation and the Town of Coventry for the improvement of Tiogue Avenue from South Main Street to Arizona Street
5. Approval of the August 2010 tax abatements and additions

President Spear expressed concern with regard to Item #2 resolution approving sewer tie-in at 18 Coventry Shoppers Park. Several people have conveyed their concerns to him regarding Dunkin Donuts in terms of safety as it relates to the proximity of the nursery school including potential traffic problems due to a drive-through situation.

Motion made by Councilwoman Flanagan seconded by Councilman Shibley to approve consent agenda. All voted aye.

RESOLUTIONS

1. Approval for the purchase of two (2) police cruisers for the Coventry Police Department

Colonel DaSilva emphasized the need for patrol cars. Current cars have very high mileage and the Colonel is not comfortable putting them on the road. Funding will come from Justice Assistance Grant funds; equipment from the older cars will be relocated into the new cars.

Motion made by Laura Flanagan seconded by Glen Shibley to approve resolution. All voted aye.

2. Assignment of tax lien on Plat 81, Lot 2, a land locked parcel west of Read School House Road and south of Hope Furnace Road, to Picerne Real Estate Group

Manager Hoover explained that this involves two adjoining landlocked parcels; however, both are not shown on the resolution but are shown on the backup information and the map. Mr. Hoover asked the Town Council to amend the resolution to include Plat 89, Lot 2. Vice-President Flanagan explained that each year the Town sells property at tax sale. Sometimes the parcels are not purchased and the town holds the tax deed. The Town has been approached by someone who would like to buy the tax lien from us. In an assignment of tax lien the purchaser will come in and make the town whole on the taxes, interest and penalties that are owed to the town, then that person becomes the holder of the tax lien. The purchaser does not become the owner of the property, but the holder of the lien. Vice-President Flanagan is in favor of approving this assignment of tax lien as the town will benefit from getting the back taxes paid; the amount due to the town on the first parcel is \$45,786.29 and the amount on the second parcel is \$21,650.53.

Motion made by Laura Flanagan seconded by Glen Shibley to approve resolution with an amendment to include the second parcel, Plat 89, Lot 2. All voted Aye.

3. Reaffirmation of Town Council's approval of the new AFSCME Local 3484 collective bargaining agreement and corresponding adjustments to the Town of Coventry unrepresented employees class salary schedule

Manager Hoover explained that the Town Council has approved the AFSCME contract, which was subsequently ratified by the AFSCME membership. In summary, from 7/1/2009 through 6/30/2010, there was no change from the previous contract. Beginning with 7/1/ 2010 and retroactively, we have agreed to a 1.5% salary increase for those employees, and in return a good portion of those employees who are currently not paying anything toward their medical and dental insurance, nor toward their pension contributions, will begin paying 15% toward their medical premiums on January 1, 2011. Beginning March 1, 2011 they will begin paying 7% toward their pension contribution. In February of this past year the unrepresented employees were given the same stipulations, 15% toward their medical and dental as well as 7% toward their pensions.

In the second year of the contract beginning in July 2011, there is a 2% increase for the first six months of that fiscal year; then a .5% increase for the last six months. This not only affects the AFSCME employees but also the unrepresented employees.

Over the three years of this contract, we estimate that between the AFSCME contributions and the unrepresented contributions, even considering the pay increases, we will be saving over \$516,000 for the Town's budget. Manager Hoover recommends approval of the contract.

Councilman Shibley thanked the town employees for their cooperation and feels this is a fair contract.

Vice-President Flanagan stated that this has been a very contentious issue over the past two years between the Town Council and AFSCME. She is glad to see the union employees willing to contribute in light of the financial crisis. Unfortunately, we're not in a day and age where town employees can receive free benefits without any co-payment from the employees.

President Spear remarked that business and industry are having trouble also, this is happening everywhere to everyone.

Motion made by Laura Flanagan seconded by Glen Shibley to adopt resolution. All voted aye.

4. Approval of a contract with Johnson Controls, Inc. for the performance of an energy audit and performance contract cost benefit analysis in the Town of Coventry municipal buildings

Manager Hoover highlighted the earlier discussion with Johnson Controls regarding the performance of an energy audit.

Councilwoman Flanagan clarified that if resolution is approved, it is only approving the audit.

Councilman Shibley requested amendment of resolution, to read "approves the agreement **with Johnson Controls, Inc.**"

Motion made by Laura Flanagan seconded by Glen Shibley to approve resolution as amended. All voted aye.

PUBLIC COMMENT

Kathy Patenaude, School Committee Chairwoman, commented that the Town Council just ratified a three year contract with AFSCME, but a year ago the School Committee was criticized for approving a three year contract with the teachers.

Vice-President Flanagan responded that the AFSCME union made concessions over and above their pay. Over the life of this contract, the town will save over a half million dollars. What we approved will cost us less; we would never approve a contract which would cost us more.

Rick Kalunian
607 Blackrock Road

Mr. Kalunian questioned the amount of money the moderator was paid for the Financial Town Meeting, including preparation fees, and would like to see a breakdown of the charges.

Vice-President Flanagan replied that this is the way it was done in the previous year; every single year that this town has prepared for a FTM, a town solicitor gives Council legal advice. Every Council consults with an attorney in preparation of a FTM.

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

EXECUTIVE SESSION

RIGL 42-46-5 (a) (1) (2)

- a. For the purpose of discussing collective bargaining
- b. For the purpose of evaluation the performance of the Town Manager

Manager Hoover stated that a discussion pertaining to collective bargaining issue was not needed.

Town Clerk

*** Due to a change in Town Council membership in November 2010, the new Town Council was unable to vote to either approve or disapprove minutes as presented. ****