

State of Rhode Island

County of Washington

In Hopkinton on the fourth day of April 2016 A.D. the said meeting was called to order by Town Council President Frank Landolfi at 6:45 P.M. in the Town Hall Meeting Room, 1 Town House Road, Hopkinton, RI 02832.

PRESENT: Frank Landolfi, Barbara Capalbo, Sylvia Thompson, David Husband, Thomas Buck; Town Solicitor Kevin McAllister; Town Manager William McGarry; Town Clerk Elizabeth Cook-Martin.

**EXECUTIVE SESSION**

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR THOMPSON ENTER INTO EXECUTIVE SESSION UNDER R.I.G.L. 42-46-5A (1) INTERVIEWS – BOARDS & COMMISSIONS.

POLL VOTE:

IN FAVOR: Landolfi, Capalbo, Thompson, Husband, Buck.

OPPOSED: None

SO VOTED

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HUSBAND TO RECONVENE IN OPEN SESSION.

IN FAVOR: Landolfi, Capalbo, Thompson, Husband, Buck.

OPPOSED: None

SO VOTED

Council President Landolfi reported no votes were taken in executive session.

The meeting opened with a moment of silent meditation and salute to the Flag.

**CONSENT AGENDA**

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPROVE CONSENT AGENDA AS

FOLLOWS: Approve refund due to overpayment submitted by the Tax Collector.

IN FAVOR: Landolfi, Capalbo, Thompson, Husband, Buck.

OPPOSED: None

SO VOTED

Corrections were made to the March 7, 2016 Town Council Meeting Minutes on page 8, line 23 to add to the sentence beginning with Councilor Buck to read “Councilor Buck noted mention was made about running the waterline to Exit 2”; same page line 30, delete the word “not” in the sentence; page 6, second paragraph, line 6 to add wording beginning with Council President Landolfi to read “Council President Landolfi explained that Thomas Gentz had” spoken to Mr. Ricci; page 9, first line to add a hyphen to the words “number-wise”, page 11, line 23 to add the word “it” in between do and now. Other comments on page 10 and 11 had to do with clarifying wording.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPROVE TOWN COUNCIL MEETING MINUTES OF MARCH 7, 2016 AS CORRECTED.

IN FAVOR: Landolfi, Capalbo, Thompson, Buck.

OPPOSED: None

ABSTAIN: Husband

Councilor Husband had abstained as he had not been in attendance.

SO VOTED

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR CAPALBO TO APPROVE SPECIAL TOWN COUNCIL MEETING MINUTES OF MARCH 24, 2016.

IN FAVOR: Landolfi, Capalbo, Thompson, Husband.

OPPOSED: None

ABSTAIN: Buck

SO VOTED

Councilor Buck had abstained as he had not been in attendance.

#### **PUBLIC FORUM**

No one spoke during the first public forum.

#### **TOWN COUNCIL PRESIDENT REPORT**

Town Council President Frank Landolfi provided an update on the Tax Interest Waiver Program: 32 taxpayers had received a waiver of interest totaling \$411.49

since the program began in the 2012/2013 tax year and he was surprised at the level of interest in the program and the small waiver amounts; He reported he and Councilor Capalbo had attended a Breakfast Meeting with Superintendent Ricci, some school committee members and some town council representatives from Charlestown and Richmond where they received an update about the status of the RYSE facility in the process of being refurbished. All legislation has been sent to the five State delegates who represent our area, the packet of material has been sent to RIDE and they were waiting for RIDE approval; that would indicate the percentage of housing aid that project would be eligible for, which could be a minimum of 56% but could be as high as 60% or 61%. He reported he was also given an update on the RIDEM Recreation Grant that is scheduled on this agenda. They also toured the Artessy program that was going on that day with the Assistant Superintendent Jane Daly.

#### **TOWN MANAGER REPORT**

Town Manager William McGarry reported on March 24, 2016, he and Town Planner James Lamphere, Public Works Director Timothy Tefft, CDBG Coordinator Geoffrey Marchant, and Engineer Gordon Preiss attended the pre-bid meeting and site inspection for the proposed Town Hall Generator/Propane Tank project. Four contractors attended this meeting and the site inspection that followed. Bids are scheduled to be opened on April 7, 2016 with a bid award on either April 18 or May 2, 2016; Mr. McGarry reported on March 28, 2016, he and Town Planner James Lamphere and Clerk Sean Henry attended the pre-bid meeting for the proposed Hope Valley Waterline Extension. Although they fielded several requests for copies of the RFQ, no engineers showed up as expected for this meeting. Bids are scheduled to be opened on April 14 with a bid award on May 2, 2016; Mr. McGarry reported on March 30, 2016, he and Council President Frank Landolfi and Solicitor Kevin McCallister attended a real estate closing in Warwick, which involved the transfer of ownership of 2.15 acres from the State of Rhode Island to the Town of Hopkinton. The Town obtained this property on Palmer Circle for the sum of \$1.00. He thanked Jim Lamphere, Tim Tefft, Brian Rosso and Courtney Hyland for their hard work and the time they put into this project to make it so successful.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR THOMPSON TO MOVE THE ITEM UNDER NEW BUSINESS UP BEFORE THE MATTER SCHEDULED UNDER OLD BUSINESS.

IN FAVOR: Landolfi, Capalbo, Thompson, Husband, Buck.

OPPOSED: None

SO VOTED

## **NEW BUSINESS**

### **REQUEST FOR SPONSORSHIP OF TWO RI RECREATION, ACQUISITION & DEVELOPMENT GRANTS – CHARIHO SCHOOL DISTRICT**

This matter had been scheduled to discuss, consider and vote to sponsor two (2) RI Recreation Acquisition & Development Grants to be submitted by the Chariho School District and titled “Enhancing the Community’s Recreational Resources”: The two grant projects are identified as: 1. Concession Stand and Restroom Project and; 2. Outdoor Volleyball Court Project.

The larger grant request for the Concession Stand and Restroom Project was in the amount of \$244,800.00 with \$61,200.00 (20%) in in-kind services for a total grant request of \$306,000.00. The smaller grant request for the Outdoor Volleyball Court Project was in the amount of \$24,000.00 with \$6,000.00 (20%) in in-kind services for a total grant request of \$30,000.00. The grants may have to be amended if the actual in-kind contribution percentage did not come to fruition. No Town money is involved.

Superintendent Barry Ricci was present with Mike Kirby, President of the Sports Boosters Association. Mr. Ricci reported RIDEM will not accept an application from the School District which is why he was asking each of the Towns to be the applicant. He indicated he had followed the same model that the Exeter-West Greenwich school district had when they put in the Exeter-West Greenwich Track, the municipality’s had to sponsor the grant. Mr. Ricci reported both grant projects had originally been a part of the Campus 2010 project but the bids came in too high so they decided not to pursue them at that time. He stated the grants require a 20% match of in-kind funds, so Mr. Kirby’s excavation company was doing some of the work and an electrician was doing some of the work.

Councilor Capalbo noted it was her understanding that the Town could submit a grant application concurrently to the RIDEM. Mr. Ricci confirmed this. Councilor Husband indicated he liked the idea. Councilor Thompson asked if the funds received through the concession stand were used directly for sports, and that they did not go into the general fund. Mr. Ricci responded they were used for athletic purposes such as for sports jackets or sports banners, etc. Councilor Thompson was interested in determining whether or not the town is currently applying for a grant. Councilor Buck stated he had contacted Recreation Director Mary Sawyer and spoke to her yesterday and she had told him no. He stated she had written a letter of support and is in favor of the two grant submittals. Town Planner James Lamphere was present. He stated he was trying to obtain a \$400,000.00 grant for Langworthy Field in the same category. He asked if the Town of Richmond or Charlestown could be the sponsor of this rather than Hopkinton. He felt that yes, there could be multiple applications but he would rather see the other two towns sponsor these projects. He reported he would be coming before the Town Council on May 2, 2016 for the public hearing on the Langworthy Field Project related grant and he preferred the Town not get involved in these applications if the Town didn't have to. Councilor Buck asked if the Recreation Director was aware of this as he had been concerned about it which was why he spoke to her. Mr. Lamphere indicated she did. Councilor Buck asked what portion of the Langworthy Field Project was Mr. Lamphere pursuing. Mr. Lamphere explained there are three phases to the Langworthy Field Project. The first phase was planned for this summer; the \$400,000.00 grant would allow for an additional phase or two to be completed. Councilor Buck asked whether CDBG funds were to be applied for as well. Mr. Lamphere responded yes. He stated the Langworthy Field Project is an \$800,000.00+ project and he had been piecing together CDBG funds. The CDBG funds to be used would complete the first phase this summer. He would need to apply for this grant or it will be years before the Town could complete the project. Councilor Capalbo suggested ranking Langworthy Field Project first and the Chariho projects second; Chariho would stand a chance of receiving a grant as it would be jointly sponsored by Richmond and Charlestown. Mr. Ricci suggested the joint application would be the first priority of joint applications, the

Hopkinton grant application would be the first priority of the Hopkinton applications; that they were going to be competing with each other anyway. He did not see why the joint application should be ranked lower. Council President Landolfi noted the Chariho grant applications need the Town's support. Councilor Husband asked if there could be a primary sponsor and a secondary sponsor so that one of the other two Towns could take the lead. Mr. Ricci noted the difficult thing for Chariho is they are not eligible to apply.

Councilor Thompson made a motion to sponsor the two RI Recreation Acquisition & Development Grants to be submitted by the Chariho school district, that Chariho will be financially responsible for the administration and implementation - Mr. Ricci confirmed there would be no financial obligation for the Town - Councilor Thompson continued with her motion; knowing that our Planning Department will be submitting a grant request for the Langworthy Field Project and that the Langworthy Field Project be listed as a primary project. There was no second to the motion. Councilor Capalbo went on to make a motion which was seconded by Councilor Husband. This led to discussion: Council President Landolfi made a suggestion to Mr. Lamphere that might help, that perhaps the school district could submit a letter of support to the Langworthy Field Project. Mr. Ricci indicated they could do that. Councilor Husband asked when the Town would be prioritizing the projects and Councilor Thompson responded at the hearing. Mr. Ricci felt they would each be prioritized separately. Mr. Lamphere asked who would be the entity preparing this application to the RIDEM and who would have the public hearing. Mr. Ricci responded the school committee would hold a hearing and the school district would fill out the application. Mr. Lamphere noted the school district cannot submit an application. Mr. Ricci indicated that was why he was here. Council President Landolfi noted the school district would be taking care of the in-kind contributions but if it doesn't get funded, it doesn't get funded. Councilor Husband did not feel it would supersede the Langworthy Field Project. Mr. Lamphere asked if there would be three applications before the Town Council on May 2, 2016 and the response was no, just the one from

Hopkinton. Discussion on the motion ended and the Council proceeded to vote as follows:

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPROVE THE TWO RI RECREATION ACQUISITION & DEVELOPMENT GRANTS TO PROPOSED BY THE CHARIHO SCHOOL DISTRICT AND TITLED “ENHANCING THE COMMUNITY’S RECREATIONAL RESOURCES”: THE TWO GRANTS ARE FOR A CONCESSION STAND AND RESTROOM PROJECT AND AN OUTDOOR VOLLEYBALL COURT PROJECT.

IN FAVOR: Landolfi, Capalbo, Thompson, Husband, Buck.

OPPOSED: None

SO VOTED

#### **OLD BUSINESS**

#### **APPROVAL OF RENTAL REHABILITATION PROGRAM APPLICATION INFORMATION PREPARED BY AFFORDABLE HOUSING PARTNERSHIP**

This matter had been scheduled to discuss, consider and vote on the proposed Rental Rehabilitation Program application material prepared by the Affordable Housing Partnership subject to the review of the Town Solicitor in consultation with RI Housing, if necessary. The application materials included: 1. Town of Hopkinton Rental Rehab Grant/Loan Checklist; 2. Draft Public Notice Rental Rehabilitation Program March 2016; 3. Hopkinton Rental Rehabilitation Program Application for Investor Owned Properties; 4. Hopkinton Rental Rehab Program Tenant Application; and 5. Items to be Submitted with Application Form.

Town Planner James Lamphere and AHP Chairman Jarrod Rhodes were present. Mr. Rhodes referred to the application materials that explained intention of the Affordable Housing Rental Rehabilitation Program. The application materials provide an explanation and outline of the expectations of the program as it relates to the thirty (30) year affordable term deed restriction of the investor owned property so all who are interested in the program are informed from the start. Completed applications are to be submitted to the Town Planner and once an application is approved, the owner would have to have a monitoring agent to

monitor what is being charged for rent. If an owner breaks the covenants of the agreement, the owner must pay back any balance owed on the grant/loan at a 3% annual interest rate from the date of the default. The Council complimented Mr. Rhodes on the nice job done on the application materials.

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR CAPALBO TO APPROVE THE RENTAL REHABILITATION PROGRAM APPLICATION MATERIAL PREPARED BY THE AFFORDABLE HOUSING PARTNERSHIP SUBJECT TO THE REVIEW OF THE TOWN SOLICITOR IN CONSULTATION WITH RI HOUSING, IF NECESSARY. THE APPLICATION MATERIALS INCLUDE: 1. Town of Hopkinton Rental Rehab Grant/Loan Checklist; 2. Draft Public Notice Rental Rehabilitation Program March 2016; 3. Hopkinton Rental Rehabilitation Program Application for Investor Owned Properties; 4. Hopkinton Rental Rehab Program Tenant Application; 5. Items to be Submitted with Application  
IN FAVOR: Landolfi, Capalbo, Thompson, Husband, Buck.

OPPOSED: None

SO VOTED

**PUBLIC FORUM**

Scott Bill Hirst of Maple Court asked the Town Council to adjourn the meeting in honor of Pamela Crandall who passed away recently a resident of Westerly but had formerly lived here and her family owned the Ashaway Line & Twine. Councilor Thompson pointed out how community-minded Mrs. Crandall was and how she had helped out with a stumbling block with a HUD-related to Canonchet Cliffs II and had donated \$9,000.00 in funds to assist them with the issue.

**ADJOURNMENT**

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HUSBAND TO ADJOURN IN MEMORY OF PAMELA CRANDALL.

SO VOTED

Elizabeth J. Cook-Martin

Town Clerk