

State of Rhode Island

County of Washington

In Hopkinton on the second day of October 2017 A.D. the said meeting was called to order by Town Council President Frank Landolfi at 7:00 P.M. in the Town Hall Meeting Room, 1 Town House Road, Hopkinton, RI 02833.

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

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

**HEARING:**

**TAX STABILIZATION REQUEST- Daedalus Holdings, LLC/B2B Gateway**

Applicant was not present.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO POSPONE THE HEARING TO THE NEW BUSINESS PORTION OF THE AGENDA.

IN FAVOR: Landolfi, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

**CONSENT AGENDA**

The Town Council Meeting Minutes of September 18, 2017 were removed from the Consent Agenda.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPROVE THE CONSENT AGENDA AS FOLLOWS: Approve abatements due to motor vehicle adjustments and a real property adjustment submitted by the Tax Assessor: Approve refunds resulting from the Motor Vehicle Phase-Out Program submitted by the Tax Collector.

IN FAVOR: Landolfi, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

Councilor Capalbo noted that on Page 7 of the September 18, 2017 minutes, right in the middle of the page where it notes "...she stated wind turbines should not be allowed in an R-1 Zone or an RFR 80 Zone under any circumstance," she believed she just said the R-1 Zone and if she did say the RFR 80 Zone that would be wrong because that is the farms. Councilor Capalbo suggested this be corrected.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR THOMPSON TO APPROVE THE TOWN COUNCIL MEETING MINUTES OF SEPTEMBER 18, 2017 WITH THIS ADJUSTMENT.

IN FAVOR: Landolfi, Capalbo, Thompson

ABSTAIN: Husband

OPPOSED: None

SO VOTED

#### **PUBLIC FORUM**

Robert Greene of 231 North Road spoke about a personal issue he was having with a neighbor who has pushed a vehicle into the woods on his property close to the property line with Mr. Greene. This vehicle now rests in close proximity to his well. Mr. Greene assumes that there is gas, hydraulic fluid and motor oil in this vehicle and he is not happy that it is sitting near his well; he also assumes that the vehicle is unregistered and abandoned. He has gone to Zoning who indicated that they cannot do anything about this because the Town has not addressed this issue. He has also been to DEM and if it was a matter of septic and a well they would take issue but at this time they cannot. The police have informed Mr. Greene that this is not a criminal act so they cannot participate either. Mr. Greene went back to Zoning and Sherri Desjardins, the Acting Zoning Inspector, suggested that in the Hopkinton Code, Section 15-52, that the Town Council could amend that to say, for example, something such as it is illegal to park unregistered, abandoned vehicles within two hundred feet of a well. It would take the Town Council to do that because there is nothing in the code to address that issue. Mr. Greene is asking for the Town Council to amend this code so Zoning can have the individual remove this vehicle from near his well. Councilor

Capalbo made a suggestion that Mr. Greene contact the Department of Health because they deal with water. Mr. Greene indicated that Zoning did this for him and the Department of Health said that they do not handle this type of scenario. Councilor Husband asked what the owner of the vehicle says. Mr. Greene indicated that he has not spoken to the neighbor about this. Council President Landolfi indicated that he felt this was an easy fix if it meant just making a small change to the zoning regulations. He indicated he would ask for opinions from the council and they will put this on a future agenda to air it out.

#### **COUNCIL PRESIDENT REPORT**

Council President Landolfi reported that on 9/27/17 he attended the Chariho Vigil for Maddie Potts; he also attended on 09/16/17 the Foster Parrots Annual Fundraiser.

#### **TOWN MANAGER REPORT**

Town Manager William McGarry reported on September 12, 2017, he and Town Planner Jim Lamphere, along with officials from the Towns of Warren and Cumberland, met with Mike Tondra of the State Office of Housing and Community Development to discuss the shifting priorities of their office away from local infrastructure improvement. They are now looking to fund economic development projects and affordable housing. This meeting took place in Providence and resulted in OHCD offering to obtain more local input into their funding processes. He reported on September 18, 2017, he and DPW Director Tim Tefft, Foreman Dave Caswell and Captain Mark Carrier attended the HPD Roof Replacement pre-bid meeting held at HPD. Three roofing contractors attended this meeting and inspected the roof to determine the amount of work needed. The bid opening is set for October 3, 2017, with a bid award set for October 16, 2017. Councilor Capalbo asked how old the Police Department building was and Town Manager McGarry answered about 12 or 13 years old and Chief Palmer indicated that it was built in 2003.

#### **OLD BUSINESS**

##### **TOMAQUAG MUSEUM**

This matter had been scheduled to discuss, consider and vote on sending a letter of support to the Administration for Native Americans/U.S. Department of Health

& Human Services for the Tomaquag Museum’s pending grant application, which includes the Leadership, Empowerment and Development (I-LEAD) grant.

Councilor Capalbo indicated that Loren Spears was before the Council several weeks ago and told the Town Council all of the things that the museum had to offer. She asked for support for their organization to obtain grants for any number of different things. Councilor Capalbo indicated that they are very happy to support her in obtaining those grants to continue the work the Native Americans are doing to keep their history alive. Councilor Thompson asked what the address was of the museum and it was indicated that it was 390A Summit Road in Exeter.

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HUSBAND TO SEND A LETTER OF SUPPORT TO THE ADMINISTRATION FOR NATIVE AMERICANS/U.S. DEPARTMENT OF HEALTH & HUMAN SERVICES FOR THE TOMAQUAG MUSEUM’S PENDING GRANT APPLICATIONS, WHICH INCLUDES THE LEADERSHIP, EMPOWERMENT AND DEVELOPMENT (I-LEAD) GRANT.

IN FAVOR: Landolfi, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

A copy of the letter will be sent to Lorén Spears.

**NEW BUSINESS**

**HOP/ARTS 2017 STUDIO TRAIL**

Recognition of HopArts 2017 Studio Trail scheduled for October 14 & 15, 2017 from 10:00 AM to 5:00 PM.

Councilor Capalbo wished to remind everyone about the Hop/Arts Studio Trail and indicated that John Buscaglia was here to tell about this. It is their 12<sup>th</sup> year and it is a great day tour. Mr. Buscaglia explained HopArts started in 2005 and is called a studio trail rather than festival because a festival is where all vendors are together. This is a trail where people go from one place to another to visit the

vendors. Their three principles are localness – (1) this is mainly only local artists and crafters, though there are a couple that are from out of town; (2) they want to inspire people to try to do these things themselves. On the studio trail they encourage the artist to try to demonstrate how they make their wares; and (3) is a goal where they try to dispel the view point of people about the area being “hopeless valley”. They want people to see a very vibrant, exciting place. The hope is that Hop/Arts has in some small way affected this change. Councilor Thompson indicated that this was a fun event and encourages everyone to attend.

**AWARD BIDS:**

**2018 MEDIUM DUTY DUMP TRUCK**

This matter had been scheduled to discuss, consider and vote to award a bid for a 2018 DPW Medium Duty Dump Truck to Coastal International Trucks of Warwick, RI in the amount of \$150,509.68, financed through the Town’s Capital Improvement Plan.

Town Manager McGarry indicated that on Sunday, September 3, 2017 they advertised this in the Providence Journal and Westerly Sun to solicit bids for a DPW Medium Duty Dump Truck. On Thursday, September 28, 2017, they opened the bids and three bids were received. The bids were for Rhode Island Truck Center in the amount of \$146,148.00; Tristate Truck Center in the amount of \$149,704.00; and, Coastal International in the amount of \$150,509.68. Upon receipt of the bids he met with DPW Director Tim Tefft, Foreman Dave Caswell and they also spoke with Finance Director Brian Rosso. Director Tim Tefft recommended that they go with the bid from Coastal International for \$150,509.68. Director Tefft indicated that bidders knew that this was supposed to be an under CDL (commercial driver’s license) requirements truck. Of the three bids that came in, two were under CDL trucks, the International and one from Tristate. The Tristate truck had very light springs, so his recommendation was for the International. Councilor Thompson asked Director Tefft to explain if this was the biggest truck that they would have and he said no. He indicated that they have two medium duty trucks which are Ford 550s and they are under the CDL requirements so they can have people who do not have a CDL, drive. This truck

will be replacing one of the Ford 550s. This is a heavier truck than the Ford 550s, which he feels is needed in order to last. On the Ford 550s the Viking plows break, they don't scrape the roads down and there are transmission problems. The new truck has an Allison transmission which is the way to go. Councilor Thompson asked if this truck would be used for snow and Director Tefft indicated yes, that was the main reason they want one with a heavy suspension, it has a heavier Viking plow. Councilor Capalbo indicated that the price did not include an extended warranty. She asked if that was something they didn't need because the DPW worked on them themselves or that they didn't break down as often? Director Tefft indicated that they didn't post that it was required in the bid specs so this amount wasn't submitted in the International bid. He reported he asked International how much an extended warranty would be and they indicated \$2,500. The truck comes with a standard two year/50,000 mile warranty and the engine has a three year warranty. Councilor Husband asked if the truck came with a plow and Director Tefft indicated that it did. He explained it had a combination body which can be used for smaller housing developments and is more maneuverable. Councilor Husband asked how long these trucks normally last. Director Tefft indicated he believed it would last fifteen to eighteen years. He explained they can have problems with the electronics and with the salt. Councilor Husband asked Town Manager McGarry how much money was in the CIP Program. Town Manager McGarry indicated that the total CIP budget for this project is \$161,007 and that includes principal, interest and the cost of the truck; all three together would be \$4,704 under that budget. It was indicated that there is no tax because the Town is a non-profit. The warranty was discussed again. Director Tefft indicated that he believed the exhaust was a five year warranty but he was going to check on that. Council President Landolfi asked Director Tefft if he felt the extended warranty was worth the additional cost. Director Tefft suggested it would be good to have the warranty but the International truck without the warranty was still better than the other two trucks. Councilor Capalbo asked Director Tefft if he believed it would be worth having the extended warranty and he said that if the Town couldn't afford it, then they would do without it. Council President Landolfi asked if maybe they could

negotiate a better deal for the warranty. Director Tefft indicated that he would contact the company and try. Town Manager McGarry indicated that he would have to speak with the solicitor to see if they would have to submit this matter for a re-bid in order to negotiate this. Councilor Husband asked how long the extended warranty would be in effect and Director Tefft indicated he believed five years/100,000 miles. Councilor Thompson indicated that Director Tefft had stated that it was such a good truck with the best transmission going so they probably wouldn't need the extended warranty. Councilor Capalbo indicated that for the additional price, especially with the way the weather has been, she is concerned that the truck will have an enormous amount of use in the next five years and it is a non-CDL truck so you will have people coming in to use it who are not regular town employees. Councilor Thompson recommended awarding the bid for the truck and in the interim find out more information regarding the warranty. At the next Council meeting they could address the warranty expense. It was indicated that it would take approximately six months before the Town received the truck so it would not be here for this winter.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO AWARD THE BID FOR A 2018 DPW MEDIUM DUTY DUMP TRUCK TO COASTAL INTERNATIONAL TRUCKS OF WARWICK, RI IN THE AMOUNT OF \$150,509.68, FINANCED THROUGH THE TOWN'S CAPITAL IMPROVEMENT PLAN.

IN FAVOR: Landolfi, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

#### **TOWN HALL CARPET REPLACEMENT PROJECT**

This matter had been scheduled to discuss, consider and vote to award a bid for the Town Hall Carpet Replacement Project to Lassell's Carpet Center, Inc. of Pawcatuck, Connecticut in the amount of \$7,406.67, financed through the Department of Public Works Building and Operations Budget, account #5300, entitled repairs and maintenance of Town-wide buildings.

Town Manager McGarry indicated that on Sunday, September 30, 2017 an ad was placed in the Westerly Sun to solicit bids for the Town Hall carpet replacement project. This was a re-bid because on the first bid we received no submissions. The second time around we received one bid submission in the amount of \$7,406.67 and that was from Lassell's Carpet Center, Inc. in Pawcatuck, Connecticut. Town Clerk Cook-Martin indicated that after the bid ad was submitted she had sent out letters to individuals who had already come in and provided them some guidance but Lassell's Carpet Center was the only one who submitted a bid. There is money in the budget for this and she would support the bid award. The carpet currently in the office has been there since 1994. The Town Clerk indicated that she hoped this could be done during the week of Thanksgiving and noted she would work with the Department of Public Works as they would have to move the furniture and equipment.

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HUSBAND TO AWARD THE BID FOR THE TOWN HALL CARPET REPLACEMENT PROJECT TO LASSELL'S CARPET CENTER, INC. OF PAWCATUCK, CONNECTICUT IN THE AMOUNT OF \$7,406.67, FINANCED THROUGH THE DEPARTMENT OF PUBLIC WORKS BUILDING AND OPERATIONS BUDGET, ACCOUNT #5300, ENTITLED REPAIRS AND MAINTENANCE OF TOWN-WIDE BUILDINGS.

IN FAVOR: Landolfi, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

**LETTER TO RIDOT RE: SIGNAGE ON INTERSTATE 95**

This matter had been scheduled to discuss, consider and vote to authorize the Town Manager to forward correspondence to the Director of the Rhode Island Department of Transportation in support of retaining the names of the Hope Valley and Wyoming villages on signage posted on Interstate 95.

Council President Landolfi indicated that he had received a call from a neighbor of his who had read about this in the Chariho Times. He thought the sign should

contain Hope Valley, Wyoming and if the Richmond Town Council wanted to support having Richmond on the sign, that was fine. Councilor Thompson stated that the history behind this was that back when she was growing up in the 1960's and 1970's, people were used to seeing Hope Valley because they'd come down Route 138, and before Route 95, Route 3 was it. Hope Valley, at that time, was the community that had some stores even though some of that was actually Richmond, it was known as Hope Valley and stayed that way, so Hope Valley is in both of our towns. Exit 3 is actually Richmond, but she believes it should continue to say Hope Valley as well since it is actually both our towns. Council President Landolfi indicated that Councilor Trimmer of Richmond actually wanted to eliminate it from the sign but he was not sure what his motivation was. He thought before the signage was made he would like the Town Manager to send a letter to the Department of Transportation asking for Hope Valley to stay on the sign. Scott Bill Hirst indicated that some Richmond officials are big proponents of using the word "Richmond". He feels that "Hopkinton" and "Richmond" only exist in a political sense, they are townships, but people usually identify with the villages. He feels it is more logical to have the villages on the signs.

A MOTION WAS MADE BY COUNCILOR THOMPSON AND SECONDED BY COUNCILOR HUSBAND TO AUTHORIZE THE TOWN MANAGER TO FORWARD CORRESPONDENCE TO THE DIRECTOR OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION IN SUPPORT OF RETAINING THE NAMES OF THE HOPE VALLEY AND WYOMING VILLAGES ON SIGNAGE POSTED ON INTERSTATE 95

IN FAVOR: Landolfi, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

**HEARING:**

**TAX STABILIZATION REQUEST- Daedalus Holdings, LLC/B2B Gateway**

The Council opened a hearing on a request for Tax Stabilization filed by Donna G. Hoyle on behalf of Daedalus Holdings, LLC, 80 Palmer Circle, Hope Valley, RI 02832 with B2BGateway, P.O. Box 838, Hope Valley, RI 02832 as lessee, for

property located at 80 Palmer Circle identified as Assessor's Plat 11 Lot 53, a Commercial Zone.

The applicant, Donna Hoyle, was present. Also present was Kevin Hoyle. There was minor information missing on the application which was filled in. Clearance had been given by the Building Inspector, the Tax Collector and the Tax Assessor. The request had been advertised on September 22, 2017.

Councilor Thompson questions No. 12 regarding employment and asked Ms. Hoyle how many employees they had and how many lived in Hopkinton. Ms. Hoyle indicated that they have about 55 to 58 employees and at least 10 are from Hopkinton. Councilor Thompson indicates that there are three findings of fact that they want to make, which are: (a) is encourages the facility to locate within the Town and is the type of development that is advantageous for the Town and which the Town wishes to attract; (b) it will provide employment opportunities to the people of the Town; and, (c) it will provide a long term economic benefit to the Town by increasing our tax base after the relatively modest period (5 years) of stabilization. She also states that it has, even with tax stabilization, already increased the tax base because it was vacant land. Ms. Hoyle indicated that once they get settled they would like to reach out to students for internships. Solicitor McAllister indicated that the findings of fact should be included in the motion.

A MOTION WAS MADE BY COUNCILOR CAPALBO AND SECONDED BY COUNCILOR HUSBAND TO APPROVE THE REQUEST FOR TAX STABILIZATION FILED BY DONNA G. HOYLE ON BEHALF OF DAEDALUS HOLDINGS, LLC, 80 PALMER CIRCLE, HOPE VALLEY, RI 02832 WITH B2BGATEWAY, P.O. BOX 838, HOPE VALLEY, RI 02832 AS LESSEE, FOR PROPERTY LOCATED AT 80 PALMER CIRCLE IDENTIFIED AS ASSESSOR'S PLAT 11 LOT 53, A COMMERCIAL ZONE. THE COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT: (1) IT ENCOURAGES THE FACILITY TO LOCATE WITHIN THE TOWN AND IS THE TYPE OF DEVELOPMENT THAT IS ADVANTAGEOUS FOR THE

TOWN AND WHICH THE TOWN WISHES TO ATTRACT; (2) IT WILL PROVIDE EMPLOYMENT OPPORTUNITIES TO THE PEOPLE OF THE TOWN; AND, (3) IT WILL PROVIDE A LONG TERM ECONOMIC BENEFIT TO THE TOWN BY INCREASING OUR TAX BASE AFTER THE RELATIVELY MODEST PERIOD (5 YEARS) OF STABILIZATION.

IN FAVOR: Landolfi, Capalbo, Husband, Thompson

OPPOSED: None

SO VOTED

**PUBLIC FORUM**

No one spoke during the second Public Forum.

**ADJOURNMENT**

A MOTION WAS MADE BY COUNCIL PRESIDENT LANDOLFI AND SECONDED BY COUNCILOR THOMPSON TO ADJOURN IN MEMORY OF MADDIE POTTS AND STACY PRICE.

SO VOTED

Elizabeth J. Cook-Martin

Town Clerk