

# **SPECIAL MEETING NORTH SMITHFIELD TOWN COUNCIL**

**JANUARY 4, 2010**

**KENDALL-DEAN SCHOOL AUDITORIUM**

**7:00 P.M.**

The meeting began at 7:00 P.M. with the prayer and the pledge to the flag. Council members present were Dr. Benoit, Mr. Biron, Mr. Leclerc, Mr. Zwolenski and Mr. Lovett. Town Administrator Hamilton and Town Solicitor Nadeau were also in attendance.

## **REVALUATION ANALYSIS**

Mr. Richard Nagle and Mr. John Hocking, representatives of Appraisal Resource, gave a presentation regarding the just completed statistical revaluation done in North Smithfield. They explained that the revaluation estimates new values on real estate based on specific rules and current market data. A careful analysis of recent selling prices, as well as property inspections, have been conducted. Mr. Nagle expects notices to be mailed out in a week. Then informal reviews will take place for three weeks starting January 19th. Following that, letters will be sent out with any changes to an assessment.

**BV LIQUOR LICENSE AND VICTUALING LICENSE – H & C FOOD SERVICES LLC D/B/A BOB & TIMMY’S WOOD GRILLED PIZZA JR.**

**MOTION** by Mr. Zwolenski, seconded by Mr. Leclerc, and voted unanimously on an aye vote to move this item up on the agenda.

**MOTION by Mr. Biron, seconded by Mr. Leclerc, and voted unanimously on an aye vote to grant a BV liquor license and a victualing license to H & C Food Services LLC d/b/a Bob & Timmy's Wood Grilled Pizza Jr. located at 621 Pound Hill Road.**

## **ABATEMENTS**

**MOTION by Mr. Biron, seconded by Mr. Leclerc, and voted unanimously on an aye vote to move this item up on the agenda.**

**MOTION by Mr. Biron, seconded by Dr. Benoit, and voted unanimously on an aye vote to approve the following abatements as presented by Tax Assessor Chris Belair: Real Estate - \$23,899.84 and Motor Vehicles - \$38,670.71 as well as to accept supplemental taxes in the amount of \$18,177.45.**

## **RIGHT-OF-WAY ON PROPERTY OWNED BY CENTURY LIQUORS**

**Mrs. Hamilton explained this is a six-foot strip of land located to the left of the highway department used as an access to the animal shelter. In the past the owner of the property, Mr. Labonte, had agreed to an indemnification policy drawn by Interlocal Trust. When the policy expired in June of 2009, Mr. Labonte elected not to have it renewed and wanted blocks put back on the property. As the colder**

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**weather approached, the town used reprocessed gravel and asphalt and made a walkway under the roof of the salt barn but it is quite a**

distance from the shelter. Mrs. Hamilton spoke with Mr. Labonte again and he informed her he would be having his attorney draft verbiage to put into an indemnification policy. Presently, whenever there is a snowstorm, the blocks are moved, the area is plowed and then the blocks are put back in place.

## **REDEVELOPMENT AGENCY**

Mrs. Hamilton informed the Council members that she has been receiving telephone calls from persons interested on being on this agency and wondered if it would be moving forward.

Mr. Lovett noted that back in October of 2009 there had been questions raised on some portions of the ordinance. Discussion had been put on the back burner since the focus for redevelopment was the Branch Village area that was due to get sewers. However, the sewer project was halted. Mr. Lovett felt redevelopment in any area would be difficult without proper infrastructure.

Mr. Nadeau stated he would require more guidance from the Council members as to what specific changes they wanted to make.

Dr. Benoit asked for a clarification as to which areas are “blighted” and “substandard”. He felt this ordinance put too much power in the government’s hands.

Mrs. Hamilton said there is a lot of stimulus money specifically

earmarked for economic development and this group could provide a plan and options. Members need to be appointed so that if stimulus/grant money does become available, the town would be ready. There are areas other than Branch Village that could be investigated.

During a presentation made months earlier, Mr. Leclerc recalled Mr. Scott Gibbs saying that a redevelopment agency could apply for grants for infrastructure for areas they were tasked to investigate.

Mr. Zwolenski felt the ordinance as written usurps the power of the Planning and Zoning Boards. He would like the Council to meet in a workshop session to discuss changes.

**MOTION** by Dr. Benoit, seconded by Mr. Leclerc, and voted unanimously on an aye vote to hold a workshop to make corrections or modifications to this ordinance at a time when the Solicitor's workload permits it.

**MOTION** by Mr. Leclerc, seconded by Mr. Zwolenski, and voted unanimously at 8:47 P.M. to take a five-minute recess.

The meeting resumed at 8:49 P.M.

**TRANSFER OF CONTROL OF SILVER PINES CONDOMINIUMS LLC  
PUMP STATION**

**MOTION by Mr. Zwolenski, seconded by Mr. Leclerc, and voted unanimously on an aye vote to move this item up on the agenda.**

**The Council received a letter from Silver Pines Condominium, LLC requesting transfer of control of the pump station located at 151 Main Street to the town. Included was a copy of a quit claim deed that had been recorded on May 7, 2008.**

**Sewer Commission Chairman Shawn Kane stated the Commission had no problem with the transfer to the town as long as it meets all standards and guidelines in place for all town pump stations.**

**Since there were numerous questions about build-out capabilities and maintenance costs, MOTION by Dr. Benoit, seconded by Mr. Biron, and voted unanimously on an aye vote to table this until February 1, 2010.**

#### **CLAIM FOR DAMAGED VEHICLE – A. NIGRI**

**MOTION by Mr. Biron, seconded by Mr. Zwolenski and Dr. Benoit, and voted unanimously on an aye vote to deny this claim.**

**Mr. Nadeau will send a letter to Mr. Nigri.**

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#### **FISCAL YEARS 2010 AND 2011 BUDGET**

**In looking for ways to cover the possible loss of state aid and the loss of taxes through abatements, Mr. Biron suggested sending out tax bills for the vehicles that have the \$6,000 exemption.**

**Mr. Leclerc suggested the Town Administrator meet with representatives of other northern Rhode Island communities to look at unfunded mandates.**

**Mrs. Hamilton stated she is part of a northern Rhode Island coalition that meets every month. They are looking at several areas including consolidation of services and equipment, unfunded mandates, and any liabilities that may arise because of these pursuits.**

**Mrs. Hamilton briefly talked about the auditor's report. She had received a draft and the numbers were looking better than expected.**

## **EXECUTIVE SESSION**

**MOTION by Mr. Leclerc, seconded by Dr. Benoit, and voted unanimously on an aye vote to enter into executive session at 9:30 P.M. pursuant to RIGL 42-46-5(A)(2) Sessions pertaining to collective bargaining or litigation to discuss 1.) Lachappelle claim against the Town of North Smithfield for rent/damages and use of property and 2.) Receipt and discussion of draft letter from RI Interlocal Trust Re: claim made against town and coverage thereof.**

**MOTION by Mr. Leclerc, seconded by Mr. Zwolenski and Dr. Benoit,**

**and voted unanimously on an aye vote to come out of executive session at 10:05 P.M. and to seal the minutes. Two votes were taken and will be disclosed at a time when disclosure will not adversely affect the Town's interest.**

**MOTION by Mr. Leclerc, seconded by Mr. Zwolenski, and voted unanimously on an aye vote to adjourn at 10:05 P.M.**

**Respectfully submitted,**

**Debra A. Todd, Town Clerk**