

**HOPE VALLEY/WYOMING FIRE DISTRICT  
996 MAIN STREET  
HOPE VALLEY, RI 02832**

**MONTHLY BOARD MEETING  
SEPTEMBER 8, 2016  
7:00 P.M.**

*Those present:* Board Members: Chair, Pasquale DeBernardo, Vice-Chair, Elwood Johnson, Georgia Ure, Paul Schaarschmidt, John Weeden; Chief, Justin Lee; Attorney, Richard Panciera; Treasurer, Deborah Nicotra; Tax Collector, Susan Bok; District Clerk, Julie Kelley.

*Those not present:* All present this evening.

**1. CALL TO ORDER**

The meeting commenced and was called to order by Chair, Pasquale DeBernardo at 7:00 p.m. with a salute to the flag and a moment of silence.

**2. OTHER BUSINESS**

**Preserve at Boulder Hills**

Presenting to the Board this evening was Mr. Paul Mihailides and Mr. Eric Northup from the Preserve at Boulder Hills. They thanked the Board for respectfully putting them on the agenda this evening. They came here this evening to discuss the proposed project of a Hotel consisting of one hundred and fifty (150) rooms. They were not aware of the fees and asked if they could speak opening this evening. They discussed that the project will cost approximately \$20,000,000.00 in hard and soft costs. For review of these plans it will cost \$60,000.00 for review. Mr. Mihailides then passed additional paperwork for the board to review. The first was Rhode Island Fire Safety Rules and Regulations under section “(Add) 1.14.4.9” highlighted and also State of Rhode Island and Providence Plantations, listing Responsibilities under §23-27.3-128.2.2. Mr. Mihailides discussed that they are hiring Zwainer and Associates for their architectural work and also hiring Vitas & Vitas who also work for the State of Rhode Island, they will be designing our fire protection as well as their mechanical and plumbing. They will be putting their stamp of approval on this project. Mr. Mihailides discussed that according to the State of Rhode Island, under 1.14.4.9 the board shall have discretion over their fees and if the builder is hiring a team of licensed, competent, insured, team of professionals’ at the board or their discretion may reduce or waive the fees. He indicated that they must submit their plans for department review over the next 45 days. They were seeking input from the Fire district, as it was very important to them and indicated that their plans will exceed developmentally all expectations. They are seeking relief from the \$60,000.00 permit and review fee. Currently we have built cabins, the club house is build, the golf course has been revitalized, they are working on building five (5) fly fishing ponds. They also have their State Forestry permit and RIPDES permit and land clearing has started. The water line has been brought in, we had one hour flow test at 50 PSI and more than 1190 gallons/minute. Utilities will be brought to the sight; they are still waiting on one town permit.

The board inquired whether or not the town has provided a reduction in fee. The town has not reduced their fees but has agreed to refund them additional money due to an unfair ratio and they have also provided discounts on other fees. The Fire Department fees are four times more than the building inspector that comes out each day. The town’s fee is \$5 for every \$1,000.00. The cost to submit the plan to the town for their professional review is \$30,000.00. They would like to get started on the project but humbly ask the board for consideration in their fees, as they are not seeking tax abatement. They are hiring a MEP professional; they do all the work for multiple municipalities. They are humbly asking for consideration on the \$60,000.00 permit and review fee.

The board indicated their concern for the entranceway fearing it would meet standards but in an emergency situation, that the entrance way may be tight. Mr. Mihailides indicated that the opening was 14’4” wide and there is more than 20’ of clearance. Eighteen-wheeler trucks drive in an out of there every day. The tightness is visual but exceeds road standards and town specs. They are planning on a 2<sup>nd</sup> entrance as well off of Rte. 138.

Mr. Schaarschmidt motioned to review this and have the Board discuss this at further length and Mr. Weeden seconded the motion. Discussion: Mr. Mihailides informed the board that he spoke with Chief Lee and Marshall Ray Bader and that the board may want to seek the advise of professionals and see what the actual costs would be. It is required of them to have a third party to test everything. Chief Lee commented that his only concern is that the project may exceed our scope and ability. Mr. Mihailides clarified that every piece of the project they pay for Inspection and design of every element. Mr. Mihailides clarified that he is only asking for a reduced rate on the hotel. The board discussed that they would provide an answer to them before the forty-five (45) days. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

### **3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

The Open Session minutes of the August 11<sup>th</sup> Monthly Board Meeting were presented. Mr. DeBernardo noted a correction to Page 2, under the Chief's Report, under Incidents, noting a correction of the word "recommendation" to "commendation". Ms. Ure motioned to accept the amended minutes and Mr. Schaarschmidt seconded the motion. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

### **4. TAX COLLECTOR'S REPORT – COLLECTED AND OUTSTANDING TAXES**

The Tax Collector's report was presented for August 2016 reflecting all collected and outstanding taxes. Ms. Bok reported that she has collected \$261,072.50 to date. Ms. Ure motioned to accept the Tax Collector's report as presented and Mr. Johnson seconded the motion. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

#### **Tax Sale**

Ms. Bok reported that the tax sale is coming along. Mr. Panciera reported that there seems to be different theories on tax sales. Our position has been if no one bids, we do not have to bid. On the properties formerly owned by Greene Plastics Corp, the Receivership is still the owner of 103 and 105 Canonchet Road, and Mr. Graham purchased 106 Canonchet Road. Mr. Panciera has a concern with the property at 103 and 105 and needs to find out if this is in receivership. His concern is that he is not aware at this time the procedure for Country Title LLC when no one bids on the property. If no one bids, the town of Hopkinton can bid. The town negotiated a deal to mitigate some of the town taxes but nothing was done about the fire taxes. The board feels this should have been discovered when applying for Title insurance. Mr. Panciera's concern is that 103 and 105 have serious DEM violations and he would like the board's authority to withdraw the bid if needed.

Mr. Johnson made a motion to allow Mr. Panciera the authority to withdraw the bid from 103 and 105 Canonchet Road if necessary at any time he sees appropriate and Mr. Schaarschmidt seconded the motion. With no further discussion, all in favor, all aye, motion passed unanimously. (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

It was discussed that a total of \$2,356.00 is owed on 106 Canonchet Road, recently purchased in December 2014. A total of \$1,023.00 is what is owed for this years tax. They are looking for abatements on Year's 2011, 2012, & 2013.

The board discussed this at further length, and agreed that no exemptions will be given.

Mr. Johnson motioned to not allow for tax abatement for Year's 2011, 2012, & 2013 on property located at 106 Canonchet Road. Property located at 103 and 105 Canonchet Road is not their problem. Mr. Panciera will further investigate these properties and find out what their position is on a situation such as this. Mr. Panciera's concern is that he does not want a piece of property that has DEM violations and if needed, he would like to have the ability to withdraw this bid last minute. Mr. Weeden seconded the motion. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

### **5. TREASURER'S REPORT – MONTHLY BILLS & EXPENDITURES**

The Treasurer's Report was presented for August 2016. The board reviewed the reports.

Mr. DeBernardo inquired about Actuals vs. Budget, Page 2, Acct. # 9581 – Dime Bank Chief's Auto. Ms. Nicotra states that it is the hierarchical line and below them is the breakout between Principal and Interest.

Mr. Johnson motioned to accept the August Treasurer's Report as presented and Mr. Weeden seconded the motion. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

## **6. CHIEF'S REPORT – EQUIPMENT, BUILDING, SEMINARS**

Chief Justin W. Lee's monthly report was presented for August 2016.

### **Personnel**

Firefighters Nick and Kaitlyn Iannone had a baby boy on September 2<sup>nd</sup>. All is doing well.

### **Equipment/Vehicles**

The truck washing demonstration will be before the commencement of the next monthly board meeting if anyone is interested.

### **Park/Buildings**

The stonewalls at the park have been repaired and sealed, they look great. However, while the walls were under repair, a few other issues may require repair in the future and worth reviewing. One wall has a slight lean and one of the stones with a verse on it appears to be hollow behind it with no mortar. No immediate repair is necessary at this time, just something to be noted for the future.

Chief Lee has been working on documents to allow for rental of Station 2. Mr. Panciera will review the final rental document once it is completed. Any non-profit companies or venues like Birthday parties would be fine but private companies; the district would require a Certificate of Insurance to ensure they have Insurance coverage.

### **Verizon Tower**

The checks are still coming in from Verizon. The tower was supposed to start but no date has been set as yet.

### **Boulder Hills**

The board discussed the request this evening from the Preserve at Boulder Hills. The board agreed that due to the scope of the project and time constraints within the district, we could not meet the demands of a project of this magnitude. The project should be turned over to the State Fire Marshal's office, Division of Fire Inspection and Plan review for this project. Upon completion of this project, the district will then perform annual/quarterly safety inspections.

Mr. Johnson motioned to have the project at the Preserve at Boulder Hills be turned over to the State Fire Marshal's office and Mr. Schaarschmidt seconded the motion. Discussion: A letter should be written to the Preserve at Boulder Hills indicating the board's decision and provide to them information as to the procedure to obtaining permits with the state. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

Mr. Schaarschmidt motioned to accept the Chief's report for August 2016 and Mr. Johnson and Mr. Weeden seconded the motion. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schmarschmidt-yes; Mr. Weeden-yes

## **7. CORRESPONDENCE – INCOMING & OUTGOING**

### **Incoming:**

1. Letter addressed to Chief Justin W. Lee, Hope Valley/Wyoming Fire District, from Ms. Roberta Mudge Humble, President, Westerly Armory Restoration, Inc. expressing appreciation for generous donation of \$50.00 in memory of Catherine Fish.
2. Letter addressed to Chief Justin W. Lee, Hope Valley/Wyoming Fire District, from Ms. Elizabeth Pasqualini, Executive Director, Jonnycake Center of Westerly, expressing appreciation for the generous contributions to the food pantry.
3. Email addressed to Mr. Pasquale DeBernardo, Chair, Hope Valley/Wyoming Fire District, from Mr. J. Ritacco, regarding Prior Year Tax bills on property 103, 105, and 106 Canonchet Road.

### **Outcoming:**

1. Letter addressed to Representative Brian Patrick Kennedy, from Chief Justin W. Lee, Hope Valley/Wyoming Fire District, expressing appreciation for sponsoring the Hope Valley/Wyoming Fire District for a legislative grant of \$2,000.00.

**8. REPORTS OF COMMITTEES**

**Ladder Truck Committee**

The committee has presented to the board their choice for the new fire truck. The committee has decided that the Rosenbauer would be the best choice at the best price. The committee went to visit the Johnston Fire Department. They were very helpful and very cooperative. The pricing is about \$25,000.00 less than the first price. The district has set aside \$985,000.00 and the committee is hoping for a better price, lower than the budgeted number. The truck will be red and white with a silver galvanized ladder. Everyone is very impressed with this truck. Our concern is the overall height of the truck at 11' 11". Our bay doors are at a height of 12'. The time frame would be about one year. The committee is still in the process of discussing an extended warranty on the truck.

Mr. Johnson expressed his appreciation of the committee members and their time and effort put forth in their review and research on behalf of the district and the community.

Chief Lee will be contacting the Salesperson. The district is looking for a delivery in August 2017.

The body of the vehicle is manufactured in Minnesota and the Ladder is manufactured in Michigan. Any type of Maintenance on the vehicle would be performed at Greenwood Fire Apparatus, which is approximately one and half-hours away. The committee will review the specs one last time. The entire board agreed that this committee did an outstanding job.

**Charter Committee**

Chief Lee informed the board that once our changes on the charter are completed they would then undergo review from the State's attorney who may also make further changes at that time.

The resignation of Mr. Day has been tabled. Mr. DeBernardo requested of Mr. Day if during the next board meeting if he can advise the board if the situation has changed in reference to his concerns of a member of the board. Mr. DeBernardo would request of the board that the member involved that they reclude themselves from making a decision either yeah or nay on this particular item.

**9. APPOINTMENT OF COMMITTEES**

No appointment of committees this evening.

**10. OLD BUSINESS**

No Old business this evening.

**11. NEW BUSINESS**

No New business this evening.

**12. PUBLIC FORUM**

No Public forum this evening.

**13. EXECUTIVE SESSION UNDER RI GENERAL LAWS §42-46-5 (a)(1-10)**

No Executive session this evening.

**14. ADJOURN**

A motion was made to adjourn at 8:10 p.m. by Mr. Johnson and seconded by Mr. Schaarschmidt. With no further discussion, all in favor, all aye, motion passed unanimously (5-0).

Mr. DeBernardo-yes; Mr. Johnson-yes; Ms. Ure-yes; Mr. Schaarschmidt-yes; Mr. Weeden-yes

Respectfully submitted,

Julie Kelley  
District Clerk