

TOWN COUNCIL AGENDA

TOWN OF SOUTH KINGSTOWN

RHODE ISLAND



Tuesday, October 14, 2025

**CLOSED EXECUTIVE SESSION - 7:00 PM
REGULAR SESSION - 7:30 PM**

**Town Council Chambers
180 High Street
Wakefield, RI**

TOWN COUNCIL

Rory H. McEntee, President
Michael K. Marran, Vice President
Patricia A. Alley
Deborah D. Bergner
Jay G. Wegimont

James M. Manni, Town Manager
Michael A. Ursillo, Esq., Town Solicitor
Nichole C. Romane, Town Clerk

Members of the public are welcome and encouraged to attend in person or view the meeting live on the [Town Council YouTube channel](#) or on your local Public Access Television Station.

NOTE: Individuals requesting American Sign Language interpreters or CART service must call the Town Clerk's Office at 401-789-9331 seventy-two (72) hours in advance of the meeting date.

1. Closed Executive Session - 7:00 PM

- A.** A Closed Executive Session pursuant to RIGL 42-46-5(a)(5) related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.

2. Regular Session - 7:30 PM

Please be advised that the Council intends to discuss and/or act upon each and every item appearing on this agenda.

- A.** Pledge of Allegiance to the Flag
- B.** Land Acknowledgement Statement

3. Roll Call

4. Approval of Minutes of Previous Meetings

- A. Work Session – September 22, 2025**
- B. Regular Session – September 22, 2025**
- C. Closed Executive Session – September 22, 2025**

5. Interviews

- A.** Kenneth Burke for reappointment to the Bicycle – Pedestrian Advisory Committee

6. Consent Agenda

Rule 13: All items listed with a (CA) are to be considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Council, or a member of the public so requests, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda.

- (CA) A.** A resolution granting Holiday Sales Licenses for the license year beginning December 1, 2025, to the following; Renewals:

Crops B&B LLC d/b/a Crops Beauty & Barber, 99 Fortin Road, Kingston, RI 02881. Application by Madelyn Selyn, Owner. License No. 62400.

Islands Resort Retail Group Inc. d/b/a/ Island Outfitters, 160 Old Tower Hill Road, Wakefield, RI 02879. Application by Jane Fleming, Bookkeeper. License No. 78384.

Sunshine Vape d/b/a Sunshine Vape, 35 South County Commons Way, Wakefield, RI 02879. Application by Darin Tripoli, Owner. License No. 65606.

TPS Group Holdings, LLC d/b/a The Paper Store, 160 Old Tower Hill Road,

Wakefield, RI 02879. Application by Lisa Grant, Facilities Manager. License No. 69591.

TS Grove PT Marinas RP LLC d/b/a Ram Point Marina, 2 William Schmid Drive, Wakefield, RI 02879. Application by Rebecca Schmid, General Manager. License No. 78371.

Sweenor's Chocolates d/b/a Sweenor's Chocolates, 21 Charles Street, Wakefield, RI 02879. Application by Lisa Dunham, Treasurer. License No. 59845.

RL Auto Group Inc. d/b/a Speedcraft Volkswagen, 104 Old Tower Hill Road, Wakefield, RI 02879. Application by Laurie Bechard, Controller. License No. 73741.

Paula Quigley d/b/a Low Tide Jewelry Co., 1070 Kingstown Road, Wakefield, RI 02879. Application by Paula Quigley, Owner. License No. 69699.

Office Superstore East LLC d/b/a Staples the Office Superstore, 160 Old Tower Hill Road, Wakefield, RI 02879. Application by Donna King, Senior Analyst. License No. 87368.

Pleasantries Flower Shop, Inc d/b/a Pleasantries Flower Shop, 94 A Main Street, Wakefield, RI 02879. Application by Meredith Masson, President. License No. 59095.

Yankee Foods ILLC d/b/a Go Pasta, 32 Old Tower Hill Road, Wakefield, RI 02879. Application by Jeff Cammans, Member. License No. 75348.

(CA) B. A resolution granting Victualling and Holiday Sales Licenses for the license year beginning December 1, 2025, to the following; Renewals:

South County Donuts Inc. d/b/a Dunkin Donuts, 99 Fortin Road, Kingston, RI 02881. Application by Rob Batista, Franchisee. License No. 59132.

Taylor's Landing County Store, Inc d/b/a TLC Coffee Roaster, 3362 Kingstown Road, West Kingston, RI 02892. Application by James McCarthy, Owner. License No. 81647.

Store Four LLC d/b/a Store Four, 673 Kingstown Road, Wakefield, RI 02879. Application by Jane Costanza, Member. License No. 72581.

Global Montello Group Corp. d/b/a Alltown, South Kingstown, 3079 Tower Hill Road, Wakefield, RI 02879. Application by Sean Geary, Chief Legal Officer. License No. 86380.

Tower Hill Donuts, Inc. d/b/a Dunkin Donuts, 3045 Tower Hill Road, Wakefield, RI 02879. Application by Angela Moroney, Office Administrator. License No. 86019.

South County Donuts d/b/a Dunkin Donuts, 1892 Kingstown Road, Wakefield, RI 02879. Application by Rob Batista, Franchisee. License No. 59134.

South County Donuts Inc. d/b/a Dunkin, 231 Old Tower Hill Road, Wakefield, RI 02879. Application by Rob Batista, Franchisee. License No. 64574.

Jinwoong Kim d/b/a Taste of Korea, 99 Fortin Road, Kingston, RI 02881. Application by Jinwoong Kim, Owner. License No. 89951.

Ocean Catch Seafood LLC d/b/a Ocean Catch Seafood, 566 Kingstown Road, Wakefield, RI 02879. Application by Jane Karako, Managing Member. License No. 65417.

- (CA) C. A resolution granting Victualling, Holiday Sales, and Additional Hours Licenses to Shaw's Supermarkets Inc d/b/a Shaw's #2438, 160 Old Tower Hill Road, Wakefield, RI 02879. Application by Steven Maio, Authorized Agent. Renewal; License No. 73723.

- (CA) D. A resolution granting a Trailer Park/Campground License to Carpenter's Beach Meadow, Inc. d/b/a Carpenter's Beach Meadow, Inc., 854 Matunuck Beach Road, Wakefield, RI 02879. Application by Lisa Karin, Office Manager. Renewal; License No. 68275.

- (CA) E. A resolution granting Shellfish and Farm Produce Peddler Licenses to the following; Renewals:

Faella Farm d/b/a Faella Farm, 1072 Saugatucket Road, Wakefield RI 02879. Application by Martha Faella, Grower/Farmer. License No. 61883.

Linda Stedman d/b/a Stoney Acres Farm, 140 Stoney Acres Way, Wakefield, RI 02879. Application by Linda Stedman, Co-Owner. License No. 59131.

- (CA) F. A resolution granting Shellfish and Farm Retail Sales Licenses to Real Food RI, LLC d/b/a Brandon Family Farm, 262 Liberty Lane, West Kingston, RI 02892. Application by Albert Brandon, Owner. Renewal; License No. 87925.

- (CA) G. A resolution authorizing the Town Assessor to abate taxes in the amount of \$5,936.32, as shown on Tax Abatement Request No. 652.

7. Licenses

- A. A resolution granting a Temporary Mass Gathering Permit to Sons of Liberty, 1425 Kingstown Road, Wakefield, RI 02879 to conduct the Whiskey Wonderland on Friday, December 12, 2025, from 5:00 PM to 9:00 PM and Saturday, December 13, 2025, from 12:00 PM to 8:00 PM. Application by Paul Baptista, Member. New; License No. TMG-25-10.

- B. A resolution granting Victualling and Holiday Sales Licenses to Brew 56 LLC d/b/a Brew 56, 56 Fortin Road Kingston, RI 02881. Application by Bryce Alexander Moroni, Operational Manager. New; License No. 90779.

- C. A resolution granting a Victualling License to Justin Fontaine Restaurants LLC d/b/a Meldgie's River Edge Café, 406 Main Street, Wakefield, RI 02879. Application by Justin Fontaine, Owner. New; License No. 90662.
- D. A resolution granting Victualling and Holiday Sales Licenses to DDM, LLC d/b/a Jennifer's Chocolates, 160 Old Tower Hill Road, Wakefield, RI 02879, subject to approval from the RI Department of Health. Application by Dana Dowdell, Member. New; License No. 90521.

8. Town Manager's Report

- A. Update on SBC and School Facilities Project
- B. Update on the Veolia water ban
- C. Update on the potential affordable housing projects located at three municipally owned properties (South Road School; Wakefield Elementary School; Oliver Watson House/Property)
- D. Town Council Agenda revisions
- E. Update by Kenneth Burke on the South Kingstown USA 250th Ad Hoc Committee
- F. Update on the South Kingstown Access Path Initiative - Experience South Kingstown Access Path for Everyone (ESKAPE), as requested by Council Member Wegimont

9. Public Comment - 30 Minutes

Rule 10A. for the conduct of the meetings of the South Kingstown Town Council: Members of the public shall be entitled to speak at regular meetings during any period designated on the agenda for public comment, once, for a period of five minutes, or longer at the discretion of the President, and at other times when invited to do so by the President. The public shall address their comments to the question under debate as indicated on the agenda. Pursuant to RI General Laws §42-46-6(b), public comment regarding subject matter not on the agenda but received during the public participation portion of a meeting shall be for information purposes only and may not be voted on except where necessary to address an unexpected occurrence that requires immediate action to protect the public or to refer the matter to an appropriate committee or to another body or official.

10. Public Hearing

- A. A Public Hearing, continued from September 8 and September 22, 2025, relative to proposed amendments to the Town's Zoning Ordinance, Article 5.5 Rental Dwellings.

11. New Business

- A. A resolution authorizing an award of contract to 4Leaf, Inc., 132 Central Street, Suite 201, Foxborough, MA 02035 for Third Party Code Review Services at South Kingstown High School in an amount not to exceed \$35,000 including contingency, and funded by the Debt Service Fund, as outlined in a

memorandum from the Deputy Town Manager to the Town Manager dated October 6, 2025, entitled "Authorization to Award a Contract for Third Party Code Review Services – School Building Project."

- B.** A resolution appointing a member of the South Kingstown Town Council, to serve on the Change Order Task Force for the South Kingstown High School Building Project and associated athletic complex renovation, as established by resolution on September 22, 2025, and as further described in a memorandum from the Deputy Town Manager/DOAS to the Town Manager dated October 7, 2025 entitled "Appointment to the Change Order Task Force South Kingstown High School Building Project."
- C.** A resolution authorizing the Town Manager to execute a five-year extension of the Electricity Supply Agreement to provide electricity for South Kingstown Community Electricity Aggregation Program to NextEra Energy Services 700 Universe Blvd, Juno Beach FL 33408, as further detailed in a memorandum from the Director of Facilities to the Town Manager dated October 7, 2025 and entitled "Contract Extension, NextEra Energy Services."
- D.** A resolution authorizing an award of contract to Aramsco Inc., 1480 Grandview Avenue, Paulsboro, NJ, 08066 for the vinyl composite tile floor replacement in the Public Safety Building first and second level offices, including labor and supplies in an amount not to exceed \$43,170 including contingency, in accordance with RI Master Price Agreement (MPA) #364, and to be funded by the Building Reserve Fund, as further detailed in a memorandum from the Director of Facilities to the Town Manager dated October 1, 2025 and entitled "Award of Contract –Tile Floor Replacement".
- E.** A resolution authorizing a joint award of bid to Mid-American Salt, LLC, 4528 Hillegas Road, Fort Wayne, IN 46818 for winter road solar salt at a unit price of \$74.17 per ton delivered for FY 2025-2026, and to Eastern Salt Company, 134 Middle Street, Lowell, MA 01852, for winter road solar salt at a unit price of \$76.45 per ton delivered for FY 2025-2026, to be funded by the Highway Division's Operating Fund, and in accordance with RI Master Price Agreement (MPA) #125, as further described in a memorandum from the Public Services Director to the Town Manager dated September 29, 2025 and entitled "FY 2025-26 - Bid Recommendation for Winter Road Solar Salt."
- F.** A resolution authorizing an award to C.N. Wood Enviro, LLC, 200 Merrimac Street, Woburn, MA 01801, for the purchase of a 2025 Elgin Pelican Three Wheeled Street Sweeper in an amount not to exceed \$308,980, to be funded by the Highway Division's Capital Improvement Program (CIP) and the Equipment Reserve Fund, as further described in a memorandum from the Public Services Director to the Town Manager dated Oct 6, 2025, and entitled "Award of Purchase Recommendation - Elgin Pelican Three Wheeled Street Sweeper."
- G.** A resolution authorizing an amendment to an award of contract, originally granted on October 15, 2024, to O'Brien & Sons, Inc., 17 Trotter Drive, Medway, MA 02053, for the design, purchase, and installation of new playground structures at Tuckertown and Fagan Park Playground project, to include replacement of the sidewalk and addition of a tot swing set at Tuckertown Park,

from an amount not to exceed \$295,000 to an amount not to exceed \$322,667, using obligated American Rescue Plan Act (ARPA) funds, as further described in a memorandum from the Director of Leisure Services to the Town Manager dated September 30, 2025 and entitled "Recommendation for Expanded Scope of Work - Tuckertown Playground Structure Installation."

- H. A resolution authorizing an award to Turf Products Corporation, 157 Moody Road, Enfield CT, for the purchase of one Toro ProLine H800, in accordance with all specifications, in an amount not to exceed \$45,668.32, in accordance with RI Master Price Agreement (MPA) #562 and to be funded by the FY 2025-2026 Capital Improvement Program, as further described in a memorandum from the Director of Leisure Services to the Town Manager dated October 6, 2025 and entitled "Purchase Recommendation – Replacement Front Mount Mower w/ Bagger."
- I. A resolution authorizing an award under exclusive services, as prescribed by South Kingstown Town Ordinance §6-26, to Sarazin Behavioral Health Services and Turner Clinical Services for the continued delivery of behavioral health co-response services for the period October 1, 2025, through September 30, 2026. Funding for this award shall be sourced from the existing federal Crisis Intervention Team Program grant, with total payments not to exceed the remaining balance of \$508,182.90, as described in a memorandum from the Chief of Police to the Town Manager dated October 6, 2025, entitled "Award Recommendation – Co-Response Clinician Services."
- J. Discussion relative to South Kingstown water use and availability, and potential action regarding implementing a water use ordinance, as requested by Council Member Bergner.
- K. A resolution requesting the General Assembly to amend the Rhode Island school funding formula to include transportation costs in determining state aid allocations, as requested by Council Member Bergner.
- L. A resolution requesting to repeal the ordinance prohibiting use of the South County Bike Path from dusk to dawn, as requested by Council Member Wegimont.

12. Public Comments - Continued

Rule 10A. for the conduct of the meetings of the South Kingstown Town Council: Members of the public shall be entitled to speak at regular meetings during any period designated on the agenda for public comment, once, for a period of five minutes, or longer at the discretion of the President, and at other times when invited to do so by the President. The public shall address their comments to the question under debate as indicated on the agenda. Pursuant to RI General Laws §42-46-6(b), public comment regarding subject matter not on the agenda but received during the public participation portion of a meeting shall be for information purposes only and may not be voted on except where necessary to address an unexpected occurrence that requires immediate action to protect the public or to refer the matter to an appropriate committee or to another body or official.

13. Communications

- A. An email dated October 7, 2025 from Sharon Henderson requesting a proclamation dedicating the planting of the Rhode Island State Tree at Liberty Green, South Kingstown Town Hall, as part of the official Semiquincentennial observance of American Independence is received, placed on file, and the Town Council further directs _____.

14. Appointments

- A. A resolution appointing _____ to the _____ Board/Committee/Commission for a term to expire in _____.
- B. A resolution appointing _____ to serve on the South Kingstown USA 250th Ad-Hoc Committee.