

TOWN COUNCIL AGENDA

TOWN OF SOUTH KINGSTOWN

RHODE ISLAND



Monday, November 24, 2025

WORK 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)(2) to discuss matters pertaining to potential litigation re Johnnycake Trail drainage.

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. **Regular Sessions** - October 27 and November 10, 2025
- B. **Closed Executive Session** - November 10, 2025

5. Interviews

- A. Susan Mittendorf for reappointment to the Affordable Housing Collaborative Committee
- B. Richard Morrissey for reappointment to the Affordable Housing Collaborative Committee
- C. Peter Swain for reappointment to the Affordable Housing Collaborative Committee
- D. Kim Salisbury-Keith for appointment to the Library Board of Trustees

6. Appointments

- A. A resolution appointing _____ to the _____ Board/Committee/Commission for a term to expire in _____. (See *Attachment for Boards and Commissions Appointments Report*)

7. 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 to the following; Renewals:

Eclectic Energy, LLC d/b/a Eclectic Energy, 102 Main Street, Wakefield, RI

02879. Application by Pamela Davis, Owner. License No. 80156.

CoxCom, LLC d/b/a Cox Enterprises, 35 South County Commons Way, Wakefield, RI 02879. Application by Paezle Turner, License Manager. License No. 60315.

Extreme Airsoft, Inc. d/b/a Extreme Airsoft, 1425 Kingstown Road, Wakefield, RI 02879. Application by Danielle Martin-Cuoco, Owner. License No. 87305.

- (CA) B.** A resolution granting Victualling and Holiday Sales Licenses to the following; Renewals:

Pipeline Restaurant, Inc. d/b/a Caliente Mexican Grill, 99 Fortin Road, Kingstown, RI 02881. Application by Franquin Rodezno, Owner. License No. 60978.

Starbucks Corporation d/b/a Starbucks Coffee #2798, 600 Kingstown Road, Wakefield, RI 02879. Application by Lindsay Larkin, Sr. License Analyst. License No. 59601.

MW of Wakefield, LLC d/b/a Mattress Warehouse, 26 South County Commons Way, Wakefield, RI 02879. Application by Sarvesh Dubey, Licensing Manager. License No. 89145.

Seaview Marketplace, Inc. d/b/a Seaview Marketplace, 682 Matunuck Beach Road, Wakefield, RI 02879. Application by Dan Saber, President. License No. 59713.

Elite Huevos, Inc. d/b/a Bluebird Café, 554 Kingstown Road, Wakefield, RI 02879. Application by Howard M. Raitano Jr., President. License No. 60900.

- (CA) C.** A resolution granting Victualling, Holiday Sales, and Additional Hours Licenses to S & L Pizza, Inc. d/b/a Domino's Pizza, 51 Old Tower Hill Road, Wakefield, RI 02879. Application by Luis Brea, Director. License No. 84633.

- (CA) D.** A resolution granting Victualling Licenses to the following; Renewals:

Jayd, LLC d/b/a Jayd Bun, 1202 Kingstown Road, Peace Dale, RI 02883. Application by Qiang Li, Owner. License No. 63751.

Brickleys Ice Cream LLC d/b/a Brickleys Ice Cream, 322 Main Street, Wakefield, RI 02879. Application by Christina Brophy, Vice President. License No. 61447.

- (CA) E.** A resolution authorizing the Town of South Kingstown to apply for and if selected, participate in the RI Main Street Cohort and to pay \$295 for an annual membership with Main Street America, 53 West Jackson Blvd. Suite 350, Chicago, IL 60604.

- F.** A resolution authorizing an amendment to an award of bid originally granted on January 23, 2023, to United Site Services Northeast, Inc., 118 Flanders Road,

Westborough, MA 01581 for Portable Restroom Services, at the 2024 unit prices bid, for the 2026 season, and as further described in a memorandum from the Leisure Services Director to the Town Manager dated November 13, 2025 and entitled "Bid Recommendation – Portable Restroom Services Contract Extension".

8. Licenses - None

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. New Business

- A.** A resolution authorizing an award to Hart Engineering Corporation, 800 Scenic View Drive, Cumberland, RI 02864 for Wastewater Treatment Facility Capital Improvements (2026) Replacement of Wastewater Disinfection System and Improvements to the Silver Lake Pump Station, in an amount not to exceed \$1,712,600, as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated November 12, 2025, regarding "Bid Award Recommendation, Chemical Storage and Silver Lake Pump Station Improvements".
- B.** A resolution requesting the General Assembly to enact legislation clarifying RIGL 44-4-2 that, in the Town of South Kingstown, all buildings on leased land are taxed as real estate regardless of whether the lease is recorded or not, as shown attached.
- C.** A resolution authorizing the Town Clerk to advertise for Order of Notice a Public Hearing relative to proposed amendments to the Town Code, Chapter 9 Licenses and Miscellaneous Business Regulations, Article IX Short-Term Rentals, as shown attached.
- D.** A resolution to reconsider the five-year extension of the Electricity Supply Agreement, originally awarded on October 14, 2025, with NextEra Energy Services, 700 Universe Blvd, Juno Beach, FL 33408, to provide electricity for South Kingstown Community Electricity Aggregation Program.
- E.** Discussion and potential action relative to the creation of a Youth Advisory Board, as requested by Council Member Wegimont.

11. Town Manager's Report

- A. Update on the Homestead Exemption Program timeline
- B. Revolutionary War Memorial
- C. Update on Green Hill Beach Dune Restoration, as requested by Council Vice President Marran

12. Public Hearing

- A. A Public Hearing relative to Standing Orders 210.05 Harassment in the Workplace, 220.07 Promotional/Transfer Procedure, 420.01 Vehicular Pursuit, 440.03 Cellblock / Holding Facility, and 460.01 Uniform Standards, as further described in a memorandum dated October 20, 2025 from the Police Chief to the Town Manager entitled "Submission of Updated Standing Orders for Town Council Approval."

13. Public Comments - Continued

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14. Communications

- A. An email dated November 10, 2025 from Laurie Chronley concerning a request to review and amend local fence ordinances is received, placed on file, and the Town Council further directs _____.
- B. An email dated November 19, 2025 from Christopher Little, Chair, South Kingstown Housing Authority requesting a resolution in support of the agency's application to Rhode Island Housing for low-income housing tax credits (LIHTC) for the Champagne Heights affordable housing development is received, placed on file, and the Town Council further directs _____.

15. Town Council Discussion Items - None