

REGULAR SESSION

JANUARY 26, 2026

At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island held at the Town Hall, in and for said Town on the 26th day of January 2026 at 7:08 PM.

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

1. A. CLOSED EXECUTIVE SESSION

UNANIMOUSLY VOTED: to recess to Closed Executive Session pursuant to 42-46-5(a)(4) any investigative proceedings regarding allegations of misconduct, either civil or criminal.

Regular Session is reconvened at 7:40 PM.

UNANIMOUSLY VOTED: to seal the minutes of the Closed Executive Session pursuant to pursuant to 42-46-5(a)(4) any investigative proceedings regarding allegations of misconduct, either civil or criminal.

Amy Goins, Town Solicitor notes that no votes were taken in Closed Executive Session.

Nichole C. Romane
Town Clerk

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2. REGULAR SESSION

A. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance to the flag is given.

B. LAND ACKNOWLEDGEMENT STATEMENT

The Land Acknowledgement Statement is read.

3. ROLL CALL

Roll Call is taken and all members are present.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A. Work Session: UNANIMOUSLY VOTED: that the minutes of the Work Sessions held on January 5 and January 6, 2026 are accepted, approved, and placed on file.

B. Regular Session: UNANIMOUSLY VOTED: that the minutes of the Regular Sessions held on January 5 and January 12, 2026 are accepted, approved, and placed on file.

C. Closed Executive Session: UNANIMOUSLY VOTED: that the minutes of the Closed Executive Sessions held on January 5 and January 12, 2026 are accepted.

5. APPOINTMENTS - NONE

6. CONSENT AGENDA

UNANIMOUSLY VOTED: to approve the Consent Agenda as indicated by (CA) on same with the exception of 6A. concerning licensing for Daddy's Bread.

(CA) A. VOTED: to grant Victualling Licenses for the year beginning December 1, 2025 to the following; Renewals:

Daddy's Bread, 805 Moonstone Beach Road, Wakefield, RI 02879. Application by Jennifer H. Manzo, Owner. License No. 59125.

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Daisey Beckham LLC d/b/a Pokemoto, 26 South County Commons Way, Wakefield, RI 02879. Application by Timothy OConnor, CEO. License No. 77592.

Council Vice President Marran recused due to a conflict of interest.

(CA) B. UNANIMOUSLY VOTED: to grant Victualling and Holiday Sales Licenses for the year beginning December 1, 2025 to the following; Renewals:

L&R Northup Inc d/b/a L&R Northup, 1892 Kingstown Road, Wakefield, RI 02879. Application by Rachel Northup, Owner. License No. 73184.

Sumo Sushi Inc d/b/a Sumo Sushi, 109 Fortin Road Kingston, RI 0281. Application by Ki J Lee, Owner. License No. 69836.

South Kingston Food Services, Inc. d/b/a D'Angelo Sandwich Shop, 71 Old Tower Hill Road, Wakefield, RI 02879. Application by Dawn Fontaine, Accountant. License No. 59482.

(CA) C. UNANIMOUSLY VOTED: to grant Holiday Sales and Farm Retail Sales Licenses for the year beginning December 1, 2025 to Clark Farm d/b/a/ Clark Farm, 2984 Commodore Perry Highway, Wakefield, RI 02879. Application by Richard Clark, President. Renewal; License No. 78455.

(CA) D. UNANIMOUSLY VOTED: to authorize an award of contract to Best Tech Services, 34 Orange Street, Danielson, CT 06239 for Community Learning Center Card Access Installation, in an amount not to exceed \$13,445 using Facilities Capital Projects Account 42670101-550024, Project 21022 - Security/Surveillance Systems funds, as further described in a purchasing recommendation from the Director of Facilities to the Town Manager dated January 16, 2026, entitled "CLC Card Access Installation."

(CA) E. UNANIMOUSLY VOTED: to authorize the Town Assessor to abate taxes in the amount of \$6,370.39, as shown on Tax Abatement Request No. 657.

(CA) F. UNANIMOUSLY VOTED: that a Civil Action File Number WC-2025-0734 filed in Superior Court by Palisades Mill, LLC relative to the tax assessment of property address 1070 Kingstown Road be referred to the Town Solicitor.

7. LICENSES

A. Jessica Domack is present and after testimony and discussion it is

UNANIMOUSLY VOTED: to grant a Road Race License to Broad Rock Middle School PTO to conduct the Broad Rock Middle School Coyote Chase 5k and 1 mile Fun Run Road Race fundraiser on Saturday, March 28, 2026 at 9:00 am to 11:30 am. Subject to execution of a Hold Harmless Agreement Indemnifying the Town and Certificate of Insurance naming the Town as an additional insured for the event. Application by Jessica Domack, Member. Renewal; License No. 91343.

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8. PUBLIC COMMENTS – 30 Minutes

Council President McEntee invites residents to come forward with comments.

Bob Trager is present and comments on the state of the world.

9. NEW BUSINESS

A. Theresa Murphy, Director of Leisure Services reviews a request to re-establish a Memorandum of Understanding with the Town of Narragansett for fair share contributions to the South Kingstown Senior Center Program.

Discussion ensues relative to the services provided by the South Kingstown Senior Center including their programming, meals, the Mahjong program, and other programs not offered by the Narragansett Senior Center.

Susan DiMasi, Senior Services Director reviews the Mahjong program, the need for program instructors, and notes that the popularity of the program has created a long waiting list.

UNANIMOUSLY VOTED: to authorize the Town Manager to re-establish and execute a three-year Memorandum of Understanding with the Town of Narragansett for fair share contributions to the South Kingstown Senior Center Program, as further described in a memorandum from the Director of Leisure Services to the Town Manager dated January 7, 2026 entitled "Renewal of MOU - Senior Center Program."

B. Mark Russo, Director of Facilities reviews a request for roof replacement at the Peace Dale Library's Community Learning Center.

UNANIMOUSLY VOTED: to authorize an award of bid to Dome Construction Company, Inc, 174 Foundry Street, Central Falls, RI 02863 for Asphalt Shingle Roof Replacement at the Peace Dale Library, Bid # SK0019PL, in an amount not to exceed \$224,231.30 including contingency of \$20,000, using Peace Dale Library Community Learning Center Services Expansion Grant Project funds, as further described in a purchasing recommendation from the Director of Facilities to the Town Manager dated January 16, 2026 entitled "Asphalt Shingle Roof Replacement."

C. Council President McEntee recuses due to a conflict of interest.

Attorney Steven Surdut reviews a request for the abandonment of a portion of Green Hill Avenue.

The Town Council expresses concerns relative to whether this portion affects a coastal public access point and discusses the legal process for road abandonment.

Attorney Surdut notes that the area they are requesting to abandon is not near the coastal public access point and that the portion of the road has not been publicly used since the 1950s.

Amy Goins, Town Solicitor reviews the advertising and abutter notice requirements, and the Town Council's ability to refer this application to the Town Assessor, Department of Public Services, and Planning Board for further review.

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Discussion ensues relative to the legal requirements when considering a road abandonment application, abutter noticing, concerns regarding the proposed abandonment area, and staff resources needed to evaluate this information.

Attorney Surdut requests the opportunity to present his client's request to the Town Council at a Public Hearing.

The Town Solicitor suggests scheduling this item for a Public Hearing to allow the Town Council to receive full information.

Council Member Bergner makes a motion to deny authorization for the Town Clerk to advertise for Order of Notice a Public Hearing and is seconded by Council Member Alley.

Attorney Surdut disagrees that the Town Council has the ability to deny the Order of Notice.

Further discussion ensues relative to information about the proposed area, importance of not block public access, and input received from the community.

Attorney Surdut clarifies that the area is being used as a driveway and is not a public access point.

Discussion ensues relative to the rarity of applications for street abandonment and whether to hold the Public Hearing.

VOTED: to deny authorization for the Town Clerk to advertise for Order of Notice a Public Hearing to consider a petition filed by Nancy K. Beals for the abandonment of a westward extension of Green Hill Avenue, approximately 100ft by 30ft for the property located at 2 Green Hill Avenue.

Council Members Alley, Bergner, and Wegimont vote yes.

Council Vice President Marran votes no.

Council President McEntee recuses due to a conflict of interest.

Attorney Surdut repeats his disagreement that the Town Council can deny the Order of Notice.

D. Council Member Wegimont reviews his request to support a new War Monument at the Hazard School.

James Manni, Town Manager reviews the following information that the Town needs to better understand the monument project:

- **Document sharing**
 - Have all the materials presented to Town Council also been shared and discussed with the SK250th Committee?
- **Process & timeline**
 - What process is being proposed to see the project from concept to completion?
 - What is the overall timeline and key milestones?
- **Consistency with past projects**

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- Prior projects used a public RFQ selection process – Ostara sculpture took over 18 months.
- How does this project align with or differ from that approach?
- **Project documentation clarifications**
 - **Site/engineering**
 - Has an engineering review been completed?
 - Who completed it, and is there a written report?
 - **Historical verification**
 - Has historian/consultant review been completed? Is there a written report on this?
 - When will a verified list of names be shared with the Committee and Council?
 - **Fundraising/Procurement**
 - Clarify the organization that will serve as the 501(c)(3) fiscal agent
 - It was noted that the 501c3 would be responsible for contracts – this still requires Town/state procurement process
- **Public Input**
 - Will there be a public presentation on the monument project prior to final design?

Discussion ensues relative to Sharon Henderson's, SK 250th Committee Member, inability to attend the meeting, the process in getting this project accomplished, initiating and obtaining the information the Town Manager outlined, general support of the project, and potential grant funding.

Further discussion ensues relative to Council Member Wegimont's request for Town Council support for the proposed war monument.

UNANIMOUSLY VOTED: to refer a request for support for a new Revolutionary War Monument at Hazard School to the Town Manager.

10. TOWN MANAGER'S REPORT

B. The Town Manager reviews the Main Street Façade Improvement Program's available budget from American Rescue Plan Act (ARPA) funding received and a brief status report for completed and pending projects.

A. The Town Manager continues that he received a suggestion from a resident for installation of a clock on Main Street and referred the idea to the Planning Department for inclusion with the Main Street Façade Improvement Program.

Discussion ensues relative to keeping an historic design aesthetic, clock maintenance, costs of various design options and maintenance plan, adding clocks to other areas of Town, the potential to use Main Street Façade Improvement Program and Infrastructure Bank funds toward the clocks and the usage limitations of those funds, improvements made on Main Street by the Town and business owners, the potential to reallocate funds toward Bicycle-Pedestrian Advisory Committee (BPAC) project requests, the deadline to buy a clock, and the funds being used for South County Bike Path lighting at intersections.

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The Town Manager reviews a recent heavy storm and recognizes the Public Services, Parks and Recreation, Facilities, Police, EMS, Union Fire District, Wastewater, and Water Departments for their storm management coordination efforts.

Council President McEntee thanks Town staff for their efforts.

11. PUBLIC HEARINGS

A. The Town Manager reviews the Capital Improvement Program (CIP) deadline, summary of General Fund pay-go funding, the Town Manager proposed CIP funding, and the use of \$6.8 million in ARPA funding last year toward the CIP budget.

Discussion ensues relative to the Public Services Department CIP funds set aside for sidewalks on Kersey Road.

Richard Bourbonnais, Public Services Director reviews efforts by staff to find funding for Public Services projects.

Discussion ensues relative to Fair Share Development Fees.

Brian Silvia, Finance Director reviews a discussion with James Gorman, Building Official relative to removing Fair Share Development Fees from Accessory Dwelling Units (ADUs) and notes that the removal will cause a loss of revenue in the amount of \$60,000 to \$70,000.

Discussion ensues clarifying what Fair Share Development Fees go toward and how they are governed.

Amy Goins, Town Solicitor reviews that Impact Fees are governed by State law and a local ordinance, whether the Town Council has the authority to amend or add a separate category for ADU Fair Share Development Fees, and the Fee Schedule set annually is based on a needs assessment and the documented cost of Town and school facilities.

Discussion ensues relative to whether the Town Council can change the fee structure, whether the Council can exempt ADUs, where the needs assessment is generated from, how fees are collected, revenue collected annually, and the use of these fees towards recreation.

The Town Solicitor agrees to research whether fees may be changed outside of an annual review process or whether enabling legislation is needed from the General Assembly.

Discussion ensues relative to Real Estate Conveyance Tax Town allocation.

The Town Solicitor notes State law §45-22.4-5. Collection and expenditure of impact fees. and explains that there is nothing to deter the Council from exempting ADUs but the Town ordinance would need to be amended.

There being no public comments, it is

UNANIMOUSLY VOTED: to close the Public Hearing.

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Council Vice President Marran motions to adopt the CIP and is seconded by Council Member Wegimont.

Discussion ensues relative to bringing an Order of Notice for an ordinance to exempt ADUs from Fair Share Development Fees at the next Town Council meeting.

VOTED: to adopt the proposed FY 2025-2026 to FY 2030-2031 Capital Improvement Program, as follows.

FY 2026-2027 to FY 2031-2032 Adopted Capital Improvement Program

I. 2026-2027 Capital Budget

A.	<u>General Fund</u>	<u>FY 2026-2027</u>
	1 Digital Document Retention	\$50,000
	2 Network/Fiber Ring Equipment & Firewall Replacement	75,000
	3 Property Revaluation Program FY2026-27	95,000
	4 Town Hall - Building Capital Reserve	140,000
	5 Public Services - Building Capital Reserve	27,302
	6 SKPD - Vehicle Reserve	56,000
	7 Pistol Mounted Optics	73,500
	8 DPS - Vehicle & Equipment Summary	406,994
	9 DPS - Pavement Maintenance Summary	600,000
	10 DPS - Dams, Bridges & TMDL Summary	70,000
	11 DPS - Facility Improvements Summary	50,000
	12 Park Maintenance - Vehicles & Equipment Summary	157,000
	13 Park Maintenance - Park Improvements Summary	197,000
	14 Short Right of Way Monumentation & Survey	15,000
	15 Town Farm / Marina Park - Master Plan	65,000
	Total	<u><u>\$2,077,796</u></u>
B.	<u>Senior Services Fund</u>	
	1 Senior Services Center - Building Capital Reserve	<u>\$50,000</u>
	Total	<u><u>\$50,000</u></u>
C.	<u>Community Recreation Center Fund</u>	
	1 Recreation Center - Building Capital Reserve	<u>\$55,000</u>
	Total	<u><u>\$55,000</u></u>
D.	<u>Neighborhood Guild Fund</u>	
	1 Neighborhood Guild - Building Capital Reserve	<u>\$100,000</u>
	Total	<u><u>\$100,000</u></u>

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E.	<u>EMS Billing Fund</u>	
	1 Base Station Radios	\$20,000
	2 Power Stretcher - Paramedic 1	\$40,000
	3 EMS Building - Capital Reserve	\$10,000
	Total	<u>\$70,000</u>
F.	<u>Water Fund</u>	
	1 Victoria Lane Water Tank Cleaning & Maintenance	\$50,000
	2 Mautucket Water Tank Cleaning & Maintenance	50,000
	3 Equipment Storage Building Replacement	50,000
	4 Factory Pond Well Field Feasibility Study	200,000
	Total	<u>\$350,000</u>
G.	<u>Wastewater Fund</u>	
	1 Wastewater Outfall Diffusers	\$30,000
	2 Interceptor Cleaning & Repair & Maintenance (Silver Lake area)	200,000
	3 Aeration Panels Maintenance	70,000
	4 Doors & Frames (Kingston Pump Station)	25,000
	5 Doors & Frames (Silver Lake Pump Station)	25,000
	6 A/C - Wastewater Facility (break room & conference room)	50,000
	Total	<u>\$400,000</u>
H.	<u>School Capital Fund (429)</u>	
	1 Building Project-11, 1228-FACIL-25-0013	\$50,133
	2 Building Project-9, 1228-FACIL-25-0011	22,787
	3 Building Project-12, 1228-FACIL-25-0014	62,666
	4 Building Project-10, 1228-FACIL-25-0012	66,843
	5 Computer Hardware Project-14, 0000-TECH-27-0008	45,000
	6 Computer Hardware Project-6, 0000-TECH-25-0010	25,000
	7 Computer Hardware Project-4, 0000-TECH-27-0008	25,000
	8 Computer Hardware Project-3, 0000-TECH-27-0001	128,250
	9 Computer Hardware Project-2, 0000-TECH-25-0006	40,000
	10 Computer Hardware Project-1, 0000-TECH-25-0005	35,000
	11 HVAC Project-4, 1228-FACIL-25-0043	81,043
	12 HVAC Project-2, 1228-FACIL-25-0041	575,509
	13 HVAC Project-1, 1228-FACIL-25-0040	1,304,459
	14 HVAC Project-3, 1228-FACIL-25-0042	67,536
	15 Computer Software Project, 0000-TECH-0002	10,000
	Total	<u>\$2,539,226</u>
	Grand Total	<u>\$5,642,022</u>

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II. Long-Term Capital Projects

Listed below are the program costs that would be required to complete proposed major capital projects during the six-year period FY 2026-2027 through FY 2031-2032:

A. Six-Year Long Term Capital Improvement Element

1 General Municipal Programs	\$19,877,595
2 New High School Capital Project	95,000,000
3 Neighborhood Guild Fund	525,000
4 Senior Services Program	50,000
5 Community Recreation Center Fund	205,000
6 EMS Billing Fund	1,205,000
7 Water Fund	1,020,000
8 Wastewater Fund	1,625,000
9 School Department Programs	33,623,885
Total	<u>\$153,131,480</u>

B. Six-Year Long Term Funding Element

1 Open Space Program	\$0
2 Affordable Housing	3,173,406
3 Village Infrastructure	0
Total	<u>\$3,173,406</u>

III. Fair Share Development Fees (Effective July 1, 2026)

Recreational Facilities

Single Household Fee	\$5,523
Households with two bedrooms or less	\$4,277

Council Member Bergner voted against.

12. PUBLIC COMMENTS

Council President McEntee invites residents to come forward with comments.

There are no public comments.

13. COMMUNICATIONS

A. UNANIMOUSLY VOTED: that an email dated January 16, 2026 from Richard Morrissey tendering his resignation from the Affordable Housing Collaborative Committee effective January 31, 2026 is accepted, placed on file, and the Town Council directs that a letter of thanks be sent.

UNANIMOUSLY VOTED: to adjourn at 10:00 PM.

Nichole C. Romane
Town Clerk