

REGULAR SESSION

DECEMBER 8, 2025

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 8th day of December 2025 at 7:32 PM.

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

1. 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.

2. ROLL CALL

Roll Call is taken and all members are present.

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A. Regular Session: UNANIMOUSLY VOTED: that the minutes of the Regular Session held on November 24, 2025 are accepted, approved, and placed on file.

B. Closed Executive Session: UNANIMOUSLY VOTED: that the minutes of the Closed Executive Session held on November 24, 2025 are accepted.

4. APPOINTMENTS - None

5. CONSENT AGENDA

UNANIMOUSLY VOTED: to approve the Consent Agenda as indicated by (CA) on same.

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

Rhode Island CVS Pharmacy, LLC d/b/a CVS Pharmacy #868, 99 Fortin Road, Kingston, RI 02881. Application by Kathleen Strojny, Licensing Coordinator. Renewal; License No. 85956.

Geaber's Liquors, Inc., 231 Old Tower Hill Road, Wakefield, RI 02879. Application by George L. Geaber, Jr., President. License No. 59345.

PBL, Inc. d/b/a Liberty Wine & Spirits, 1321 Kingstown Road, Wakefield, RI 02879. Application by Joseph V. Paglia, President. License No. 72659.

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Sweeney's Package Store, Inc. d/b/a Sweeney's Wine and Spirits, 408 Main Street, Wakefield, RI 02879. Application by Michael W. Sweeney, President. License No. 59321.

Wakefield Liquors, Inc., 667 Kingstown Road, Wakefield, RI 02879. Application by Jane E. Costanza, President. License No. 59373.

Laurel Lane Recreational Enterprises, Inc. d/b/a Laurel Lane Country Club, 309 Laurel Lane, West Kingstown, RI 02892. Application by Joe Videtta, Owner. Renewal. License No. 59371.

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

629 Succotash, LLC d/b/a Matunuck Oyster Bar, 629 Succotash Road, Wakefield, RI 02879. Application by Perry Raso, Member. License No. 71858.

Antonio's SK, Inc. d/b/a Antonio's By The Slice, 1916 Kingstown Road, Wakefield, RI 02879. Application by Stamatis Reves, President. License No. 84928.

Apple New England, LLC d/b/a Applebee's Neighborhood Grill and Bar, 15 South County Commons Way, Wakefield, RI 02879. Application by Cheryl Mills, License Manager. License No. 72429.

Butterhead, LLC d/b/a Purslane, 318 Main Street, Wakefield, RI 02879. Application by Matthew Brown, Managing Member. License No. 79386.

Cap'n Jack's, Inc. d/b/a Cap'n Jack's Restaurant, 706 Succotash Road, Wakefield, RI 02879. Application by Jack O. Piemonte, President. License No. 59424.

Chop House, Inc. d/b/a Chophouse Grille, 191 Old Tower Hill Road, Wakefield, RI 02879. Application by Russell Goyette, Vice President. License No. 60885.

DPTA Holdings II, LLC d/b/a Dragon Palace of Wakefield, 733 Kingstown Road, Wakefield, RI 02879. Application by Peter A. Santilli, Member. License No. 59137.

Elks Club of South Kingstown #1899, 60 Belmont Avenue, Wakefield, RI 02879. Application by Michelle Main, Secretary. License No. 59368.

Filippou's Twisted Pizza Wakefield, LLC, 28 Old Tower Hill Road, Wakefield, RI 02879. Application by Effie Lopez, Member. License No. 59484.

Global Spectrum LP d/b/a Spectra Venue Management, 1 Lincoln Almond Plaza, Kingston, RI 02881. Application by Leah Becki, General Manager. License No. 74060.

Hannah's Bistro, LLC d/b/a Duck Press, 333 Main Street, Wakefield, RI 02879. Application by Mark Bryson, Member. License No. 70001.

ILLIA5, LLC d/b/a Neapolis, 60 South County Commons Way, Unit G1, Wakefield, RI 02879. Application by Pasquale Illiano, Member. License No. 68023.

Kabuki Kingstown Corp. d/b/a Kabuki Restaurant, 91 Old Tower Hill Road, Wakefield, RI 02879. Application by Yunqing Liu, President. License No. 64236.

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Mahachai, LLC d/b/a Tong Ta Thai Restaurant, 50 South County Commons Way, Wakefield, RI. Application by Awut Chunlawat, President. License No. 77186.

New Wave Kitchen, LLC d/b/a New Wave Kitchen LLC, 359 Main Street, Wakefield, RI 02879. Application by Matthew Reagan, Member. License No. 81749.

Rachel's Cafe, LLC, 36 South County Commons Way, Unit 4C, Wakefield, RI 02879. Application by Carlos Taveira, Member. License No. 65766.

Surfside Thai Food, LLC d/b/a Sa-Tang Restaurant, 402A Main Street, Wakefield, RI 02879. Application by Nina Conklin, Member. License No. 59346.

The Gathering Table, LLC d/b/a The Gathering Table, 237 Robinson Street, Wakefield, RI 02879. Application by Kevin Momenee, Owner. License No. 87946.

V.G.B., LLC d/b/a Pasquale's Pizzeria Napoletana, 59 South County Commons Way, Units H-1 and H-2, Wakefield, RI 02879. Application by Pasquale Illiano, Member. License No. 64432.

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

Richard Paolo Realty, Inc. d/b/a The Original Vanilla Bean, 757 Matunuck Beach Road, Wakefield, RI 02879. Application by Richard Paolo, Owner. License No. 61740.

South County Bread Company d/b/a South County Bread Company, 333 Main Street, Wakefield, RI 02879. Application by Jeffrey Collins, Co-Owner. License No. 87012.

Oatslay6, Inc. d/b/a Oatley's II, 575 Kingstown Road, Wakefield, RI 02879. Application by Vaughn Oatley, President. License No. 84505.

A&S Investments, LLC d/b/a Terminesi's Café, 501 High Street, Wakefield, RI 02879. Application by Albert Terminesi, Partner. License No. 86286.

ACL, LLC d/b/a Audrey's Coffee House and Lounge, 60 South County Commons Way, G2, Wakefield, RI 02879. Application by Jared Haibon, Member. License No. 72080.

Baja's Express, LLC d/b/a Baja's Taqueria and Grill, 600 Kingstown Road, Wakefield, RI. Application by Bahij Boutros, Member. License No. 68559.

Caf Bar LLC d/b/a Caf Bar, 396 Main Street, Wakefield, RI 02879. Application by Elias Boutros, Member. License No. 73882.

Cantina del Rio of South Kingstown, LLC d/b/a Cantina del Rio, 515 Kingstown Road, Wakefield, RI 02879. Application by Jose Antonio Santillan, Member. License No. 73954.

Hanson's Pub, LLC d/b/a Two Ten Oyster Bar & Grill, 210 Salt Pond Road, Wakefield, RI 02879. Application by Andrew Bilodeau, Member. License No. 59396.

Matunuck Market LLC d/b/a Matunuck Market, 151 Old Tower Hill Road, Wakefield, RI 02879. Application by Perry Raso, Managing Member. License No. 80590.

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Matunuck Pizza Pie Company, LLC d/b/a Matunuck Pizza Pie, 920 Matunuck Beach Road, Wakefield, RI 02879. Application by Kevin V. Finnegan, Member. License No. 59316.

Rose Hill Golf Club, Inc., 220 Rose Hill Road, Wakefield, RI 02879. Application by James P. Manning, President. License No. 59366.

Taj, LLC d/b/a Taj Indian Restaurant and Bar, 49 South County Commons Way, Unit F-4, Wakefield, RI. Application by Devendra Khadka, Member. License No. 70907.

Torre II Corp. d/b/a Trattoria Romana South, 71 South County Commons Way, Wakefield, RI 02879. Application by Scott Sisson, Vice President. License No. 72492.

TRJ Restaurants, LLC d/b/a The Joyce, by Timothy Joyce, Managing Partner, 195 Main Street, Wakefield, RI. License No. 88314.

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

323 Main Restaurant, LLC d/b/a Birch & Bay, 323 Main Street, Wakefield, RI 02879. Application by Shannon Brito, Owner. License No. 87324.

Laurel Food and Beverage, Inc. d/b/a Laurel Lane Country Club, 309 Laurel Lane, West Kingston, RI 02892. Application by Joseph A. Videtta, President; Renewals. License No. 72469.

Next Door, Inc. d/b/a The Pub, 907A Matunuck Beach Road, Wakefield, RI 02879. Application by Kevin V. Finnegan, President. License No. 59312.

Ocean Front Lounge, Inc. d/b/a Ocean Mist, 895A Matunuck Beach Road, Wakefield, RI 02879. Application by Kevin V. Finnegan, President. License No. 59309.

Yankee Foods, LLC d/b/a Mews Tavern, 456 Main Street, Wakefield, RI 02879. Application by Jeffrey Cammans, Member. License No. 73266.

(CA) E. UNANIMOUSLY VOTED: to grant Victualling and Dance Licenses for the year beginning December 1, 2025 to Hannah's Bistro, LLC d/b/a Bistro by the Sea, 358A Cards Pond Road, Wakefield, RI 02879. Application by Alicia Bryson, Member. Renewal; License No. 83561.

(CA) F. UNANIMOUSLY VOTED: to grant a Tourist Accommodations License for the year beginning December 1, 2025 to Mooresfield Estate, LLC d/b/a Historic Mooresfield, 782 Mooresfield Road, Wakefield, RI 02879. Application by Jeffrey Greene, Owner. Renewal; License No. 69709.

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

Carpenter's Farm d/b/a Carpenter's Farm, 520 Matunuck Beach Road, Wakefield, RI 02879. Application by David Carpenter, Owner. License No. 59455.

Highland Farm d/b/a Highland Farm, 4235 Tower Hill Road, Wakefield, RI 02879. Application by Nicholas DeSousa, President. License No. 91439.

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(CA) H. UNANIMOUSLY VOTED: to grant Victualling, Holiday Sales, and Bowling Alley licenses for the year beginning December 1, 2025 to Old Mountain Lanes, Inc., 756 Kingstown Road, Wakefield, RI 02879. Application by Danielle Neary, Manager. Renewal; License No. 59514.

(CA) I. UNANIMOUSLY VOTED: to grant Victualling, Holiday Sales, Dance and Tourist Accommodation Licenses for the year beginning December 1, 2025 to South Kingstown Hotel Associates, LLC d/b/a Holiday Inn South Kingstown, 3009 Tower Hill Road, Wakefield, RI 02879. Application by EHI SK Holdings, Inc., Manager, by Elizabeth A. Procaccianti, President. Renewal; License No. 59193.

(CA) J. UNANIMOUSLY VOTED: to grant Victualling, Holiday Sales and Theater Licenses for the year beginning December 1, 2025 to All South County Luxury Cinemas, LLC d/b/a All South County Luxury Cinemas, 30 Village Square Drive, Wakefield, RI 02879. Application by Harold Blank, Member. Renewal; License No. 77177.

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

Contemporary Theater Company, 327 Main Street, Wakefield, RI 02879. Application by Terrence G. Simpson, President. License No. 62788.

Pump House Music Works, 1464 Kingstown Road, Wakefield, RI 02879. Application by Daniel U. Collins, President. License No. 59520.

(CA) L. UNANIMOUSLY VOTED: to authorize the Town Clerk to advertise for Order of Notice a Public Hearing relative to an application for renewal of an Indoor Shooting Range License in accordance with the South Kingstown Town Code, Chapter 9 Licenses and Miscellaneous Business Regulation, Article IV Indoor Shooting Ranges, Sec. 9-158 Term of License, Renewal. Application by IDGR15, LLC d/b/a Elite Indoor Gun Range, by Mark A. Fay, Member for property located at 371 Rose Hill Road, Wakefield, RI 02879 and designated as Assessor's Plat 33, Lot 30, consisting of 121.57 acres.

(CA) M. UNANIMOUSLY VOTED: to authorize the Town Assessor to abate taxes in the amount of \$4,496.17, as shown on Tax Abatement Request No. 655.

(CA) N. UNANIMOUSLY VOTED: to authorize an award to Atlantic Tactical, 3319 Anvil Place, Raleigh, NC 27603 for the purchase of four (4) Sig Sauer short-barrel rifle systems with allied accessories, in an amount not to exceed \$18,485.75, as further described in a purchasing recommendation from the Chief of Police to the Town Manager dated November 30, 2025, entitled "Award of Contract – Short Barrel Rifles & Allied Accessories".

(CA) O. UNANIMOUSLY VOTED: to authorize an award of contract to Angel Armor, LLC, 60 SE Frontage Rd, Fort Collins, CO 80524 for the purchase of five (5) Angel Armor RISE Tactical Carrier systems (Ultra Premium IIIA) under NASPO Master Agreement #164711 (RI Contract #3886407), in an amount not to exceed \$7,500, with funding to be derived from the Bulletproof Vest Partnership (50% reimbursement) and the Drug Asset Forfeiture Account (local share); as further described in a memorandum from the Chief of Police to the Town Manager dated December 1, 2025, entitled "Award of Contract — Body Armor (Angel Armor RISE) via NASPO (FFY2026)".

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(CA) P. UNANIMOUSLY VOTED: to authorize an award of contract, in accordance with Omnia Advances Technology Solutions Aggregator Contract (01-170) to Vancord, 500 Boston Post Road, Milford, CT 06460 for network equipment not to exceed \$13,107.45, as further described in a memorandum from the Chief of EMS to the Town Manager dated November 26, 2025, and entitled "Award of Contract – Network Installation Perryville EMS Station."

(CA) Q. UNANIMOUSLY VOTED: to authorize an award to H. Barber & Sons, Inc., 15 Raytkwich Road, Naugatuck, CT for the repair of the Barber Surf Rake in an amount not to exceed \$10,505 and funded by the Town Beach Capital Improvement Reserve Fund, as further described in a memorandum from the Director of Leisure Services to the Town Manager dated November 17, 2025, entitled "Recommendation to Repair Barber Surf Rake."

(CA) R. UNANIMOUSLY VOTED: that a claim filed by Paul Andrew Schaafsma relative to an incident that occurred on or about October 30, 2025 be referred to the Town Solicitor and Town's insurance carrier.

6. LICENSES

A. Reagan Dunne, President of the Never Dunne Foundation is present and after testimony and discussion it is

UNANIMOUSLY VOTED: to grant a Miscellaneous Permit to conduct the Jeep and Flag Run road race, on Sunday, May 3rd, 2026 from 10:00 am to 2:00 pm to The Never Dunne Foundation 17 Fairport Ave, Narragansett, RI 02882 subject to the execution of a hold harmless agreement indemnifying the Town, issuance of a Certificate of Insurance naming the Town as an additional insured for the event in the amounts specified by the Finance Director, and approval by the RI Department of Transportation. Application by Reagan Dunne New; License No. 91174.

7. PUBLIC COMMENTS – 30 Minutes

Council President McEntee invites residents to come forward with comments.

Brittini Apuzzo comments on the Wakefield Elementary School property and Saugatucket Park and encourages the Town Council to expand the park onto the school property.

Council Member Bergner comments on the upcoming temporary closure of Peace Dale Library.

Jim Manni, Town Manager responds.

Council Member Bergner comments on the timeline for implementation of CivicClerk software.

The Town Manager and Nichole Romane, Town Clerk respond.

Public Hearings is brought forward.

10. PUBLIC HEARINGS

A. Notice having been duly given, a Public Hearing is held relative to an application for renewal and liquor service area expansion of a license to keep and sell alcoholic beverages in South Kingstown in accordance with the General Laws of 1956, as amended, as follows:

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CLASS B VICTUALLER LIQUOR LICENSE

Application for renewal and liquor service area expansion filed by 323 Main Restaurant, LLC d/b/a Birch & Bay, 323 Main Street, Wakefield, RI by Shannon Brito, Owner. Applicant requests permission to expand the area in which alcoholic beverages may be served to include a modification to the second floor dining area by adding an additional 30 dining seats in accordance with the Special Use Permit granted by the Zoning Board of Review on September 17, 2025; and as further defined in site plans dated March 5, 2012 on file in the Town Clerk's office.

John Brito, Owner testifies.

There being no public comments on this Public Hearing, it is

UNANIMOUSLY VOTED: to close the Public Hearing.

New Business Item 8A is brought forward.

UNANIMOUSLY VOTED: to affirm the Town's Liquor License Rules and Regulations, Section I. The current number of licenses for each class shall be authorized as indicated below, unless changed by a majority vote of the Town Council:

<u>Class</u>	<u>Number</u>
A – Retail	4 maximum
B – Victualler	32
B – Tavern	1
B – Limited	6
B – Hotel	1
B – M	0
C	0
D – Club Full Privilege	1
D – Limited	0
F	Five per year per organization
F – 1	Five per year per organization
J – Limited	1
T – Legitimate Theater	2

Public Hearings is brought back.

UNANIMOUSLY VOTED: to approve an application for renewal and liquor service area expansion of a license to keep and sell alcoholic beverages in South Kingstown in accordance with the General Laws of 1956, as amended, as follows:

CLASS B VICTUALLER LIQUOR LICENSE

Application for renewal and liquor service area expansion filed by 323 Main Restaurant, LLC d/b/a Birch & Bay, 323 Main Street, Wakefield, RI by Shannon Brito, Owner. Applicant requests permission to expand the area in which alcoholic beverages may be served to include a modification to the second floor dining area by adding an additional 30 dining seats in accordance with the Special Use Permit granted by the Zoning Board of Review on September 17, 2025; and as further defined in site plans dated March 5, 2012 on file in the Town Clerk's office.

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B. Notice having been duly given, a Public Hearing is held relative to the renewal of Liquor Licenses for the year beginning December 1, 2025.

Council President McEntee presents the applications for Class A Retailer, Class B Victualler, Class B Limited, Class B Tavern, Class B Hotel, Class D Club, Class J Convention Hall Limited, and Class T Legitimate Theater Liquor Licenses.

There being no public comments, it is

UNANIMOUSLY VOTED: to close the Public Hearing.

UNANIMOUSLY VOTED: to grant licenses to sell intoxicating beverages under the provision of Title 3 of the General Laws of 1956, as amended, said licenses are granted contingent upon the issuance of a Certificate of Good Standing from the Rhode Island Division of Taxation, issuance of a Certificate of Insurance evidencing required liability coverage, compliance with all Town Ordinances and regulations, the payment of any municipal taxes, user fees and lease payments in arrears to the Town, and the correction of any fire code violations as follows:

CLASS A – RETAILER

GEABER'S LIQUORS, INC., by George L. Geaber Jr., President, 231 Old Tower Hill Road, Wakefield, RI.

PBL, INC. d/b/a LIBERTY WINE & SPIRITS, by Joseph V. Paglia, President, 1321 Kingstown Road, Wakefield, RI.

SWEENEY'S PACKAGE STORE, INC. d/b/a SWEENEY'S WINE & SPIRITS, by Michael W. Sweeney, President, 400 Main Street, Wakefield, RI.

WAKEFIELD LIQUORS, INC., by Jane E. Costanza, President, 667 Kingstown Road, Wakefield, RI.

CLASS B – VICTUALLER

629 SUCCOTASH LLC d/b/a MATUNUCK OYSTER BAR, by Perry Raso, Managing Member, 629 Succotash Road, Wakefield, RI.

A&S INVESTMENTS, LLC d/b/a TERMINESI'S CAFÉ, by Albert Terminesi, Partner, 501 High Street, Wakefield, RI.

ACL, LLC d/b/a AUDREY'S COFFEE HOUSE & LOUNGE, by Jared Haibon, Member, 60 South County Commons, Wakefield, RI.

ALL SOUTH COUNTY LUXURY CINEMAS, LLC d/b/a SOUTH COUNTY LUXURY CINEMAS, by William Dougherty, Member, 30 Village Square Drive, Wakefield, RI.

ANTONIO'S SK, INC. d/b/a ANTONIO'S BY THE SLICE by Stamatis Reves, President, 1916 Kingstown Road, Peace Dale, RI.

APPLE NEW ENGLAND, LLC d/b/a APPLEBEE'S NEIGHBORHOOD GRILL & BAR, by Ronald Igarashi, Secretary, 15 South County Commons Way, Wakefield, RI.

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BUTTERHEAD, LLC d/b/a PURSLANE, by Matthew Brown, Managing Member, 318 Main Street, Wakefield, RI.

CANTINA DEL RIO OF SOUTH KINGSTOWN, LLC d/b/a CANTINA DEL RIO, by Jose Antonio Santillan, Member, 515 Kingstown Road, Wakefield, RI.

CAP'N JACK'S, INC. d/b/a CAP'N JACK'S RESTAURANT, by Jack O. Piemonte, President, 706 Succotash Road, Wakefield, RI.

CHOP HOUSE, INC. d/b/a CHOPHOUSE GRILLE, by Martin Garcia, President, 191 Old Tower Hill Road, Wakefield, RI.

DPTA HOLDINGS II, LLC d/b/a DRAGON PALACE OF WAKEFIELD, by Peter A. Santilli, Member, 733 Kingstown Road, Wakefield, RI.

FILIPPOU'S TWISTED PIZZA WAKEFIELD, LLC d/b/a FILIPPOU'S TWISTED PIZZA, by Effie Filippou Lopez, Member, 26 Old Tower Hill Road, Wakefield, RI.

HANNAH'S BISTRO, LLC d/b/a BISTRO BY THE SEA, by Mark Bryson, Member 358A Cards Pond Road, Wakefield, RI.

HANNAH'S BISTRO, LLC d/b/a DUCK PRESS, by Mark Bryson, Member, 333 Main Street, Wakefield, RI.

HANSON'S PUB, LLC d/b/a TWO TEN OYSTER BAR & GRILL, by Andrew R. Bilodeau, Member, 210 Salt Pond Road, Wakefield, RI.

KABUKI KINGSTOWN CORP. d/b/a KABUKI RESTAURANT, by Yunqing Liu, President, 91 Old Tower Hill Road, Wakefield, RI.

LAUREL FOOD AND BEVERAGE, INC. d/b/a LAUREL LANE COUNTRY CLUB, by Joseph A. Videtta, President, 309 Laurel Lane, West Kingston, RI.

MAHACHAI, LLC d/b/a TONG TA THAI RESTAURANT, by Awut Chunlawat, Member, 50 South County Commons Way, Unit E-1, Wakefield, RI.

MATUNUCK MARKET, LLC d/b/a MATUNUCK MARKET, by Perry Raso, Managing Member, 151 Old Tower Hill Road, Wakefield, RI.

MATUNUCK PIZZA PIE COMPANY, LLC d/b/a MATUNUCK PIZZA PIE, by Kevin V. Finnegan, Member, 920 Matunuck Beach Road, Wakefield, RI.

NEW WAVE KITCHEN, LLC d/b/a NEW WAVE KITCHEN, by Matthew Reagan Managing Member, 359 Main Street, Wakefield, RI.

NEXT DOOR, INC. d/b/a THE PUB, by Kevin V. Finnegan, President, 907A Matunuck Beach Road, Wakefield, RI.

OCEAN FRONT LOUNGE, INC. d/b/a OCEAN MIST, by Kevin V. Finnegan, President, 895A Matunuck Beach Road, Wakefield, RI.

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OLD MOUNTAIN LANES, INC. d/b/a OLD MOUNTAIN LANES, by Robert L. Toth, President, 756 Kingstown Road, Wakefield, RI.

ROSE HILL GOLF CLUB, INC. d/b/a ROSE HILL GOLF CLUB, by James P. Manning, President, 220 Rose Hill Road, Wakefield, RI.

SURFSIDE THAI FOOD, LLC d/b/a SA-TANG RESTAURANT, by Nina Conklin, Member, 402A Main Street, Wakefield, RI.

TAJ, LLC d/b/a TAJ INDIAN RESTAURANT AND BAR, by Devendra Khadka, Member, 49 South County Commons Way, Unit F-4, Wakefield, RI.

TORRE II CORP. d/b/a TRATTORIA ROMANA SOUTH, by Scott Sisson, Vice President, 71 South County Commons Way, Wakefield, RI.

TRJ RESTAURANTS, LLC d/b/a THE JOYCE, by Timothy Joyce, Managing Partner, 195 Main Street, Wakefield, RI.

V.G.B. LLC d/b/a PASQUALE'S PIZZERIA NAPOLETANA, by Pasquale Illiano, Member, 59 South County Commons Way, Units H-1 and H-2, Wakefield, RI.

YANKEE FOODS, LLC d/b/a THE MEWS TAVERN, by Jeffrey Cammans, Manager, 456 Main Street, Wakefield, RI.

CLASS B – LIMITED

BAJA'S EXPRESS, LLC d/b/a BAJA'S TAQUERIA AND GRILL, by Bahij Boutros, Member, 600A Kingstown Road, Wakefield, RI.

CAF BAR, LLC d/b/a CAF BAR, by Elias Boutros, Member, 396 Main Street, Wakefield, RI.

ILLIA5, LLC d/b/a NEAPOLIS, by Pasquale Illiano, Member, 49 South County Commons Way, Wakefield, RI.

RACHEL'S CAFE, LLC d/b/a RACHEL'S CAFÉ, by Carlos Taveira, Member, 36 South County Commons Way, Unit 4-C, Wakefield, RI.

THE GATHERING TABLE, LLC d/b/a THE GATHERING TABLE, by Kevin Momenee, Owner, 237 Robinson Street, Wakefield, RI.

CLASS B – TAVERN

SOUTH KINGSTOWN HOTEL ASSOCIATES, LLC d/b/a HOLIDAY INN SOUTH KINGSTOWN, by EHI SK Holdings, Inc., Manager, by Elizabeth A. Procaccianti, President, 3009 Tower Hill Road, Wakefield, RI.

CLASS B – HOTEL

SOUTH KINGSTOWN HOTEL ASSOCIATES, LLC d/b/a HOLIDAY INN SOUTH KINGSTOWN, by EHI SK Holdings, Inc., Manager, by Elizabeth A. Procaccianti, President, 3009 Tower Hill Road, Wakefield, RI.

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CLASS D – CLUB FULL PRIVILEGE

ELKS CLUB OF SOUTH KINGSTOWN #1899, by Michelle Main, Secretary, 60 Belmont Avenue, Wakefield, RI.

CLASS J – CONVENTION HALL LIMITED

GLOBAL SPECTRUM, LP d/b/a SPECTRA VENUE MANAGEMENT, by Leah Becki, General Manager, 1 Lincoln Almond Plaza, Kingston, RI.

CLASS T – LEGITIMATE THEATER

THE CONTEMPORARY THEATER COMPANY, by Terrence G. Simpson, President, 327 Main Street, Wakefield, RI.

PUMP HOUSE MUSIC WORKS, by Daniel U. Collins, President, 1464 Kingstown Road, Wakefield, RI.

8. NEW BUSINESS

B. Lucas Murray, Deputy Town Manager/DOAS reviews the purpose of utilizing the Master Price Agreement (MPA).

Council Member Bergner asks for additional clarification.

Mike Ursillo, Town Solicitor reviews the use of MPAs versus a standard bid process.

Discussion ensues relative to the benefits of utilizing MPAs instead of a bid process, the scope of proposed work to include surveying, preparation of abatement plans, and demolition, the use of funding from the Affordable Housing Trust Fund, the potential of utilizing funding from the Open Space Fund, and the Town Council's ability to designate funds.

The Town Solicitor confirms that the Town Council has the authority to designate or reallocate funds without use restrictions.

Further discussion ensues.

UNANIMOUSLY VOTED: to authorize an award of contract to GZA Geoenvironmental, Inc. (GZA), 188 Valley Street, Providence, RI 02909 for Building Demolition and Environmental Engineering Consulting Services in an amount not to exceed \$40,000 funded by the Affordable Housing Trust Fund Misc. Expense Account, including contingency, as further described in a memorandum from the Deputy Town Manager/DOAS to the Town Manager dated November 26, 2025, and entitled "Authorization for Award of Contract for Building Demolition and Environmental Engineering Consulting Services."

9. TOWN MANAGER'S REPORT

The Town Manager notes to add an Item B to the Town Manager's Report relative to scheduling a date for a Homestead Exemption Work Session.

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A. Chris Spiegel, LeftField reviews the South Kingstown High School Building Project to include a schedule update, key milestones, Rhode Island Department of Education (RIDE) milestones, construction activities, and the authorization of a change order approved by the Change Order Task Force (COTF) and School Building Committee relative to changes to the previously awarded concrete, sitework, and structural steel packages for modification to frost wall detailing at the exterior entrances to prevent concrete heaving in freezing temperatures.

Discussion ensues relative to putting COTF reports into layman's terms in the Task Force minutes, underground detention basins for storm water management, the Curtis Corner Middle School schedule, and the use of mechanical, electrical, and plumbing (MEP) sleeves.

B. The Town Manager reviews discussion from the November 24, 2025 Town Council meeting relative to scheduling a Homestead Exemption Work Session, presents January 22 or January 29, 2026 as possible dates, and recommends January 29, 2026 as the date so that a representative of the Town Solicitor's office may attend.

Discussion ensues relative to the Town budget meetings schedule.

The Town Council reaches consensus to schedule the Homestead Exemption Work Session on January 29, 2026 from 7:00 to 9:00 PM.

11. PUBLIC COMMENTS – Continued

Council President McEntee invites residents to come forward with comments.

There are no public comments.

12. COMMUNICATIONS

A. UNANIMOUSLY VOTED: that an email dated November 19, 2025 from Joshua Gilman tendering his resignation from the Economic Development Committee effective November 30, 2025 is received, placed on file, and the Town Council directs that a letter of thanks be sent.

Council Member Bergner wishes Happy Holidays to everyone.

Council Member Wegimont thanks the Parks and Recreation Department for their work coordinating the Annual Tree Lighting Ceremony.

UNANIMOUSLY VOTED: to adjourn at 8:25 PM.

Nichole C. Romane
Town Clerk