TOWN COUNCIL AGENDA

TOWN OF SOUTH KINGSTOWN

RHODE ISLAND

Tuesday, October 13, 2026

REGULAR SESSION - 7:30 PM

Town Council Chambers
180 High Street
Wakefield, RI

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

James M. Manni, Town Manager
Amy H. Goins, Esq., Assistant Town Solicitor
Emily R. Houle, 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.

Posted on 10/08/2026

1. **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

   B. Land Acknowledgement Statement

2. **Roll Call**

3. **Approval of Minutes of Previous Meetings**

   A. **Work Session -** September 28, 2026

   B. **Regular Session -** September 28, 2026

   C. **Closed Executive Session -** September 28, 2026

4. **Interviews - None**

5. **Appointments - None**

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 authorizing an award to NewGen Strategies & Solutions, 900 Bestfate Road, Suite 402, Annapolis, MD 21401 for the Wastewater Division, Rate Study, in an amount not to exceed $19,900.00, which includes a $5,000.00 contingency, from the Sewer Division Enterprise Fund, Unrestricted Net Assets, as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated October 1, 2026, regarding "Wastewater Division, Rate Study."

(CA) **B.** A resolution authorizing an award to BETA Group, Inc., 701 George Washington Highway, Lincoln, RI 02865 for Pavement Management Plan Support Services, in an amount not to exceed $9,500 which includes a $2,000 contingency, with an optional 1-year extension no greater than 5% increase, from Department of Public Services, Capital Reserve Fund 418, Project 26009, as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated October 2, 2026, regarding "Pavement Management Plan Support Services."

(CA) **C.** A resolution authorizing an award to Franklin Paint, 259 Cottage St., Franklin, MA 02038 for Road Epoxy Paint Remover, in an amount not to exceed $24,435.00, from Public Services, Highway Division, Equipment Reserve, account number 40830001-550006-PW015, as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated

October 5, 2026, regarding "Award of Purchase Recommendation, Grindlazer System Carbide."

(CA) **D.** A resolution, continued from September 28, 2026, authorizing an award of contract to GovernmentJobs.com, Inc., d/b/a NEOGOV, 2120 Park Place, Suite 100, El Segundo, CA 90245, for the purchase, setup, implementation, and subscription of the NEOGOV Perform performance management software module and Single Sign-On functionality. This contract will run for a term commencing on December 31, 2026, and continuing through June 30, 2028, for an amount not to exceed twenty-four thousand eight hundred forty-five dollars and eighty-five cents ($24,845.85), through Sourcewell Contract No. 030425-PDMS, with funding available in the Personnel Administration's Computer / Software Maitenance account, as further described in a memorandum from the Deputy Town Manager/Director of Administrative Services to the Town Manager dated September 18, 2026, entitled “Recommendation for Purchase Award – NEOGOV Perform Performance Management Software and Single Sign-On.”

(CA) **E.** A resolution authorizing an award of purchase of a replacement dump truck bed to Douglas Dynamics, INC, DBA: Dejana Truck & Utility Equipment Co. Inc. in an amount not to exceed $14,510, from Parks and Recreation Vehicle Repair Fund 40840000-490408-PR009, and as further described in a memorandum from the Director of Leisure Services to the Town Manager dated October 1, 2026 and entitled “Recommendation to Replace Parks Dump Truck Bed."

(CA) **F.** A resolution granting Victualling Licenses for the year beginning December 1, 2026 to the following; Renewals:

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

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

International Pocket, Inc d/b/a International Pockets, 99 Fortin Road, Kingston, RI 02881. Application by Andra Mota, Owner. License No. 68830.

(CA) **G.** A resolution granting a Trailer Park/Campground License for the year beginning December 1, 2026 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) **H.** A resolution granting a Tourist Accommodations License for the year beginning December 1, 2026 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) **I.** A resolution authorizing the Town Assessor to abate taxes in the amount of $3,987.72, as shown on Tax Abatement Request No. 668.

7. Licenses

A. A resolution granting a Victualling License for the year beginning December 1, 2026 to Couchey Gourmet LLC d/b/a SoCo and Jawn's, 1227 Kingstown Road, Wakefield, RI 02879. Application by Dean Couchey, Owner. New; License No. 95022.

B. A resolution granting a Miscellaneous Permit to conduct the Halloween Stroll on Saturday, October 24, 2026, from 12:00 PM to 3:00 PM at Saugatucket Park, Wakefield, RI 02879 to the Wakefield Village Association, PO Box 174, Wakefield, RI 02880, subject to the execution of a hold harmless agreement indemnifying the Town and receipt of a Certificate of Insurance naming the Town as an additional insured for the events in the amounts specified by the Finance Director. Application by Peg Gregoire, Member. New; Special Events License No. 95118.

8. 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.

9. Public Hearings

A. A Public Hearing, continued from September 14 and September 28, 2026, to consider proposed amendments to the Zoning Ordinance, Appendix A: Article 6, New Section 610, to implement Old Tower Hill Road Form-Based Code (FBC) and establish five (5) Form-Based Districts, as shown on the attached Regulating Plan Map and viewable in its entirety on the Town's website at: https://www.southkingstownri.gov/othr-fbc.

The FBC provides a regulatory framework that supports a walkable, mixed-use, and context-sensitive suburban/urban environment in the Old Tower Hill Road area. The amendments set forth when the FBC standards apply, define the scope of compliance with those standards, and establish the review process and application requirements for development applications within the FBC Districts.

10. New Business

A. A resolution authorizing the Town Manager to award a Design-Build contract to RISE Group, Inc., 1341 Elmwood Avenue, Cranston, Rhode Island 02910, for the design, permitting, procurement, construction, utility interconnection, commissioning and closeout of the Highway Facility Solar Carport Project, in the base amount of One Million Five Hundred Eighteen Thousand Twenty-Two

Dollars ($1,518,022), together with acceptance of the domestic-content equipment alternate in the amount of Sixty-One Thousand Six Hundred Seventy-One Dollars ($61,671), resulting in a total contract amount of One Million Five Hundred Seventy-Nine Thousand Six Hundred Ninety-Three Dollars ($1,579,693), and further authorizing a Town-controlled contingency equal to 5% of the contract amount, or Seventy-Eight Thousand Nine Hundred Eighty-Four Dollars and Sixty-Five Cents ($78,984.65), for a total project authorization not to exceed One Million Six Hundred Fifty-Eight Thousand Six Hundred Seventy-Seven Dollars and Sixty-Five Cents ($1,658,677.65), with expenditures from the contingency limited to unforeseen conditions, necessary changes in the Work or other project-related costs authorized by the Town Manager in accordance with the Town's purchasing requirements, subject to final contract negotiations, confirmation of financing, approval of the contract documents by the Town Solicitor, and the contractor's submission of all required insurance, performance and payment bonds and other pre-construction documentation, as further described in a memorandum from the Deputy Town Manager/Director of Administrative Services to the Town Manager dated October 8, 2026, entitled "Award of Design-Build Contract for the Highway Facility Solar Carport Project."

B. A resolution authorizing an award to NewGen Strategies & Solutions, 900 Bestfate Road, Suite 402, Annapolis, MD 21401 for the Water Division, Water Rate Management Plan, in an amount not to exceed $48,900.00, which includes a $5,000.00 contingency, from the Water Division Enterprise Fund, Unrestricted Net Assets, as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated October 1, 2026, regarding "Water Rate Management Plan and Rate Study."

C. A resolution authorizing the Town Manager to execute a Local Public Agency Agreement with the State of Rhode Island, in accordance with terms of the agreement as approved by the Town Solicitor and as further detailed in a memorandum from the Public Services Director to the Town Manager dated October 1, 2026, and entitled "2027 Municipal Road and Bridge Program, Local Public Agency Agreement."

D. A resolution authorizing an award to NewGen Strategies & Solutions, 900 Bestfate Road, Suite 402, Annapolis, MD 21401 for the Solid Waste Division, Rate Study, in an amount not to exceed $44,800.00, which includes a $5,000.00 contingency. This award would be funded through an inter-fund advance from the general fund, recorded as a "Due to the General Fund" liability within the Solid Waste Fund. The Solid Waste Fund will reimburse the general fund as funding becomes available through solid waste revenues, grants, financing proceeds or other dedicated fund resources, as further described in a purchasing recommendation from the Director of Public Services to the Town Manager dated October 1, 2026, regarding "Solid Waste Division, Rate Study."

E. A resolution authorizing an amendment to an award of contract to E.W. Burman, Inc. on February 24, 2025, for construction of Old Mountain Field Improvements from $4,151,460 to $4,251,460, from the Old Mountain Field Restroom/Concession Replacement Fund 42040003-570002-22001, as further described in a memorandum dated September 30, 2026, from the Director of

Leisure Services to the Town Manager entitled "Old Mountain Field Improvements."

F. A resolution authorizing an award of contract to O'Brien & Sons Inc., 17 Trotter Drive, Medway MA 02053, for the design, purchase, and installation of new playground structures at Treaty Rock Park in accordance with MHEC Purchasing Consortium Contract MC16-B14 pricing in an amount not to exceed $94,707.06, funded through the Recreation Capital Improvement Playground fund, account number 42040003-570002-27007 and as further described in a memorandum from the Director of Leisure Services to the Town Manager dated October 1, 2026 and entitled "Treaty Rock Playground."

G. A resolution to amend a contract, originally authorized on March 11, 2025, to GZA Geoenvironmental Inc., 188 Valley Street, Providence, for an additional $12,500 for expanded scope of work to include technical specification package, bid phase services, and construction management for the development of the Noyes Farm Land Management Plan, from an amount not to exceed $62,500 to an amount not to exceed $75,000; funding from Noyes Farm Capital Development Fund 42040003-570002-25026, as further described in a memorandum from the Director of Leisure Services to the Town Manager dated October 5, 2026, entitled, "Noyes Farm Land Management Plan."

H. A resolution authorizing an award of a bid to Dennis K. Burke, Inc. 555 Constitution Drive, Taunton, MA 02780 for the purchase and delivery of plus unleaded gasoline and ultra diesel for a two (2) year contract, with two (2) one-year renewal options. The City of Providence went out to bid on this contract, on behalf of the entire state, with the bid results communicated via the Rhode Island Municipal Purchasing Agents Association (RIMPAA). The pricing submitted by Dennis K. Burke will be subject to the lowest daily rack prices published by Oil Price Information Services (OPIS) plus the increment of $0.0920 a gallon for gasoline and diesel fuel. Funding for this contract is available in various departments' operating budgets for the current fiscal year and will be further detailed within the funding section of this recommendation memo from the Director of Finance to the Town Manager dated October 2, 2026, regarding "Bid Recommendation - Unleaded Gasoline and Ultra Diesel fuel."

I. A resolution authorizing an award of a bid to Precision Alarm Corp., 14 Wakefield Street, West Warwick, RI 02893 for Fire Alarm, Sprinkler and Suppression Systems inspection, testing, maintenance and repairs for a period of one year beginning in October 2026 and ending September 2027 with a not to exceed amount of $26,472, with an option to extend for years two at $27,252 and year three at $28,032, ending September 2029, in accordance with the terms and conditions of the bid specifications at the prices bid and as further described in a purchasing recommendation from the Communications Superintendent to the Town Manager, dated October 5, 2026, entitled, "Fire Alarm, Sprinkler, and Suppression Systems Inspection, Testing, Maintenance, and Repairs." Funding is available within the FY2026-27 operating budgets of both Facilities and Communications, as further detailed in the funding section of this memo.

11. Town Manager's Report

A. Update regarding the South Kingstown Police Department

B. Update on Veolia water ban

C. Update on the South Kingstown Community Electricity Aggregation Program winter rates

12. Public Comments - Continued

13. Communications

A. An email dated August 25, 2026 from James Brangi, continued from September 14 and September 28, 2026, requesting that the Town Council evaluate regional desalination for long-term water security is received, placed on file, and the Town Council further directs _____.

B. A letter dated October 2, 2026 from Norma Roelke, requesting that the Town Council evaluate the Short Term Rental Ordinance is received, placed on file, and the Town Council further directs _____.

C. An email dated September 30, 2026 from Geoffrey Levy, in favor of allowing residential and mixed-use properties in the Form-Based Code commercial districts is received, placed on file, and the Town Council further directs _____.

D. An email dated October 7, 2026 from Scot Hallberg in opposition to proposed Form-Based Code Zoning is received, placed on file, and the Town Council further directs _____.

14. Town Council Discussion Items - None