

GLOCESTER LAND TRUST
WORKSHOP MEETING
September 25, 2018

The workshop meeting of the Gloucester Land Trust took place on September 25, 2018 at the Gloucester Town Hall. Chair Stephen Mitchell called the meeting to order at 7:00 p.m.

Members in attendance: Stephen Mitchell, Steven St. Pierre, Russell K. Gross, Gene Cavaliere, Roy Najecki, David Piccirillo, Janine Pitocco, and Legal counsel John J. Bevilacqua, Sr.

Members Absent:

Minutes: Judi Rix

Guests: Councilman Buster Steere

Pledge of Allegiance

Open Forum Agenda Items Only: No one present wished to speak.

Approval of minutes of previous meetings

a. Roy Najecki made a motion to accept the minutes of the September 11, 2018 meeting; it was seconded by Janine Pitocco and passed unanimously with Steven St. Pierre abstaining due to his absence at that meeting.

Approval of Bills:

a. Russell K. Gross made a motion to pay legal counsel John J. Bevilacqua, Sr. \$2,000.00 for services at September 1, 2018 and September 25, 2018 meetings; Steven St. Pierre seconded the motion and it passed unanimously.

b. Steven St. Pierre made a motion to pay the Recording Clerk Judi Rix for minutes of the September 1, 2018 meeting and the draft minutes of the September 25, 2018 meeting (upon receipt of the those minutes) for a total of \$300.00; Janine Pitocco seconded the motion and it passed unanimously.

c. Russell K. Gross made a motion to pay the Bargain Buyer \$480.00 for recent advertising; Steven St. Pierre seconded the motion and it passed unanimously.

New Business

a. Hawkins Dam Project: Chairman Stephen Mitchell invited the engineers from Pare Corporation that prepared the report for the Board, and also the Town Council President to attend tonight's meeting, but none of them were in attendance. Since the last meeting, Chairman Mitchell has discovered that removal of the dam is not an option because the conservation easement prohibits it. The conditions of the easement on the property were signed and agreed upon when the property was purchased. There are a number of steps the Board will have to take to move this project forward, including having a workshop with the Town Council as an open meeting – so the process is transparent to the residents of the town. The Gloucester Land Trust does not have the power to “float a bond” to finance this project, only the Town Council has the authorization to do that.

The project will need to be overseen by engineering experts, and the Board feels confident in their selection of Pare Corporation. The engineers that provided the repair report to the Board are the same engineers that inspected the dam for the RI DEM, and are very familiar with the dam and its issues. The condition of the causeway is the biggest problem that needs to be addressed. The spillway repairs will be manageable, but the biggest challenge will be to repair the dam and keep possible future regulations

Approved Minutes

in mind. The Board does not want to repair the dam, only to have RI DEM impose expanded regulations that would make the dam not up to code again. The final cost of the repairs will not be known until drillings at the dam are conducted and a draft plan is created by the engineers. Chairman Mitchell offered to submit any questions the trustees have, regarding the project, to the engineers since they were not present to answer any of those questions tonight.

Steven St. Pierre suggested looking into possible funding for the project from the Champlin Foundation or a similar entity. Councilman Buster Steere also suggested that there may be funds available for the town now that they have finalized their Hazard Mitigation Plan with the state; Attorney Bevilacqua will look into that as a possibility. Russell K. Gross made a motion to enter into a contract with Pare Corporation, with particulars to be agreed upon by both the Gloucester Land Trust Board and Pare Corporation Engineering firm. The motion was seconded by Gene Cavaliere and it passed unanimously. Chairman Mitchell will contact the firm tomorrow and set up a meeting for next week for himself, Vice-Chairman Steven St. Pierre and legal counsel Attorney John J. Bevilacqua, Sr.; the proposed contract will be brought back before the Board for a discussion and vote.

Executive Session: Roy Najecki made a motion to table the Executive Session discussion until the October 9th meeting, Russell K. Gross seconded the motion and it passed unanimously.

Open Forum: Chairman Stephen Mitchell has all of the new iPads for the trustees and is requesting that if they have not already turned in their old laptops, they do so as soon as possible to the Town Clerk's office. Chairman Mitchell received two checks in the mail for the Board. The first check was a gift from the Sally and Ted Schwartz of Missouri and the Schwartz Family Foundation in the amount of \$1,500. The second check was for \$1 from the RI DOT for the three year temporary easement for Plat #2919; this was necessary for the state improvements being made to Route 44. Recording clerk Judi Rix also notified the Board that she participated in an online webinar today offered by the Secretary of State's office. The webinar provided instructions about the new website they will be rolling out in October, the new procedure for filing meeting agendas and minutes, and what expectations were as far as compliance with the posting rules.

There being no further business before the Land Trust, Steven St. Pierre made a motion to adjourn at 8:02 p.m. The motion was seconded by Russell K. Gross and it passed unanimously.

APPROVED AT OCTOBER 09, 2018 MEETING.