

CITY OF EAST PROVIDENCE
DOCKET-REGULAR COUNCIL MEETING

TUESDAY, March 19, 2024

CALL TO ORDER: 6:30 P.M.

145 TAUNTON AVENUE-CITY COUNCIL CHAMBERS

EAST PROVIDENCE, RHODE ISLAND

EXECUTIVE SESSION: CONFERENCE ROOM A

OPEN SESSION WILL IMMEDIATELY FOLLOW EXECUTIVE SESSION

Notice: The meeting will also be viewable live at:

<https://www.youtube.com/channel/UC0YEW6s1RpjcKR47VMil1LA>

City Council:

Council President, Bob Rodericks – At Large

Council Vice-President: Frank Rego – Ward 1

Councilwoman Anna Sousa - Ward 2

Councilman Frank Fogarty - Ward 3

Councilman Rick Lawson - Ward 4

City Solicitor, Michael J. Marcello

City Clerk, Jill Seppa

I. CALL TO ORDER

Roll Call

Fogarty _____ Lawson _____ Rego _____ Sousa _____ Rodericks _____

II. SALUTE TO THE FLAG

III. EXECUTIVE SESSION

The City Council of East Providence may meet in Executive Session,
pursuant to RIGL §42-46-5 (a)(2)

1. Omsairam LLC d/b/a Rumford Motor Inn vs. City of East Providence
C.A. No. PC-2024-00413
Status Update

Member	Aye	Nay
Fogarty		
Lawson		
Rego		

Sousa		
Rodericks		

IV. RECONVENE TO OPEN SESSION

Fogarty____ Lawson____ Rego____ Sousa____ Rodericks____

V. MOTION TO SEAL EXECUTIVE SESSION MINUTES

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

VI. CONSENT CALENDAR - For discussion and possible vote

A. COUNCIL JOURNALS:

B. LETTERS

1. **J. William W. Harsch, ESQ – Membership of the Design Review Committee
Article IX, Chapter 19, Section 19-474**

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

VII. LICENSES - For discussion and possible vote

A. Motion to bundle licenses

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

B. Motion to approve licenses

Member	Aye	Nay
Fogarty		

Lawson		
Rego		
Sousa		
Rodericks		

C. NON-PUBLIC HEARING

1. Sundays and Holidays

Applicant: Gustavo Altube

Business: ARG Locksmith

Business address: 272 Warren Ave (02914)

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

2. Special Event : Class F1

Applicant: Alexandra Kavanaugh

Organization: St. Mary Academy – Bayview

Event: Back to the Bay Weekend

Location: 3070 Pawtucket Avenue (02914)

Date and Time: April 25, 2024 - April 28, 2024 4:00pm-11:00pm

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

3. Mobil Food Establishment

Applicant: Jason Totten

Business: Big Dog Eats

Address: 187 N Brow St (02914)

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

4. Mobil Food Establishment

Applicant: East Providence School Department : Robert Hanson

Business: Townie Tailgate
 Address: 1998 Pawtucket Avenue (02914)

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

VIII. PROCLAMATIONS & PRESENTATIONS

1. Acknowledgement and expression of gratitude for Police, Fire and EMT’s responding to 109 Summit St Structure Fire on 3/9/2024– *Councilwoman Sousa*
2. Proclamation for National and International Women’s History Month 2024 celebrating “Women who Advocate for Equity, Diversity and Inclusion.” – *Councilwoman Sousa*

IX. COMMUNICATIONS

Any person who submits a communication to the Council and wishes to speak on it must indicate this in writing no later than 4:00 p.m. the Thursday prior to the next regularly scheduled Council meeting. A person who lists more than one topic on their communication will be allowed to speak on the first one listed.

1. East Providence Small Business Owner Forum – hear from the East Providence local business owners, the effects the bridge failure has had on their business.

X. PUBLIC COMMENT

All persons wishing to make public comment shall sign a public comment sheet stating their name, address and the subject of their comments. Each speaker will be limited to three (3) minutes. The order of speakers will be on a first come, first serve basis and the maximum time for public comment shall be limited to thirty (30) minutes per meeting.

XI. APPOINTMENTS

1. Appointment to the Small Business Advisory Committee-Jennifer Voll-sponsor: *Council Vice President Rego*

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

2. Appointment to Waterfront Commission- Robert Andrade- Sponsor- *Councilman Lawson*

Member	Aye	Nay

Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

XII. COUNCIL MEMBERS

1. Announcement- Rumford Easter Egg Hunt Sunday March 24, 2024 at 1:00pm at Freedom Green Park– *Council Vice President Rego*
2. Announcement – East Providence Veterans Get Together Thursday March 28, 2024 6:00pm-8:00pm at Skeffs Pub 507 North Broadway, East Providence – *Councilman Lawson*

XIII. PUBLIC HEARINGS – Ordinance for first and final passage and second passage - For discussion and possible vote

1. Ordinance Of The Council Of The City Of East Providence Appropriating \$95,000.00 For A Roll Off Truck For The Highway Department
Sponsor: Councilman Fogarty

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

2. An Ordinance In Amendment Of The City Of East Providence 2010-2015 Comprehensive Plan Map 4 of the City of East Providence 2010-2015 Comprehensive Plan Update entitled “Southern East Providence Generalized Land Use,” is hereby amended to identify the property designated as Assessor’s Map 709, Block 1, Parcel 1 as “Mixed Use.”

Summary: Comp Plan
 Petitioner: JAG Properties LLC
 Street address: 0 Wampanoag Trail

To be continued to April 16, 2024

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

3. An Ordinance In Amendment Of Chapter 19 Of The Revised Ordinances Of The City Of East Providence, Rhode Island 1998, As Amended, Entitled “Zoning”

Summary: Petition for zone change from I-1 to C-2
 Petitioner: JAG Properties LLC
 Street address: 0 Wampanoag Trail
 Location: Map 709, Block 1, Parcel 1

To be continued to April 16, 2024

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

XIV. CONTINUED BUSINESS

1. Standing Item - Discuss impact of Washington Bridge closure in the City of East Providence – *City Council*

XV. NEW BUSINESS

A. MAYOR COMMUNICATIONS

B. Appointment/Reappointment requiring Council Confirmation

- a. Michael Robinson, reappointment to Planning Board, Ward 3 Seat, Term: 1/16/24 – 1/15/29

C. Appointment/Reappointment not requiring Council Confirmation

- a. NONE

D. Items for announcement/discussion

- a. Update on Rhode Island Infrastructure Bank grant – Crescent Beach shoreline.
- b. Pierce Field Award – The Pierce Field Handicap Accessibility and Turf Resurfacing Project will provide handicap accessibility to access the track, field, and entertainment venue at Pierce Memorial Stadium in East Providence. The project also includes resurfacing the existing natural grass field and deteriorating track with a new artificial turf field. This project will make Pierce Field more accessible and sustainable and allow the stadium to continue as a center of civic and recreational use for East Providence.
- c. Small Business Resource Fair: City, in collaboration with several organizations, is hosting this on Thursday, March 21, 2024 from 6-8PM @ Riviera.
- d. City of East Providence Police have received accreditation from the Rhode Island Police Accreditation Commission

E. REPORTS OF OTHER CITY OFFICIALS

F. REPORT OF SCHOOL COMMITTEE LIAISON

G. RESOLUTIONS - For discussion and possible vote

1. Resolution Authorizing the Mayor to Enter Into a Contract with Arista Information Systems for the Printing and Mailing of Utility Bills

Sponsor: Council President Rodericks

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

2. Resolution Authorizing the Mayor to Enter Into a Contract with New Venture Advisors LLC to Conduct a Feasibility Study on the Conversion of the Former Oldham Elementary School Into a Small Business Incubator

Sponsors: Council President Rodericks, Councilman Lawson

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

3. Resolution in Support of Amendments to R.I.G.L. 45-24-38 Entitled "General Provisions—Substandard Lots of Record"

Sponsor: Councilwoman Sousa

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

4. Resolution Authorizing the Mayor to Enter Into a Contract Amendment for Additional Services Related to the New Building on Property Adjacent to the Crescent Park Carousel

Sponsor: Councilman Lawson

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

5. Resolution Authorizing the Mayor to Purchase a Twenty (20) Passenger Commercial Bus for the Recreation Department

Sponsor: Council President Rodericks

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

6. Resolution In Support Of S-2727 Related To “Snap Shot” Reporting Of Repairs/Reconstruction Of The Washington Bridge

Sponsor: Council Vice President Rego

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

7. Resolution Establishing The First Annual East Providence Restaurant Week

Sponsor: Council Vice President Rego, Council President Rodericks, Councilwomen Sousa, Councilman Fogarty, Councilman Lawson

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

8. Resolution In Support Of S-2560 Related To Residence Of Children For School Purposes

Sponsor: Council Vice President Rego

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

H. INTRODUCTION OF ORDINANCES - For discussion and possible vote

1. An Ordinance In Amendment Of Chapter 16 Of The Revised Ordinances Of The City Of East Providence, Rhode Island, 1998, As Amended, Entitled "Taxation"

Summary: Adding Article XI. Tax Stabilization Agreement

Sponsor: Council President Rodericks and Council Vice President Rego

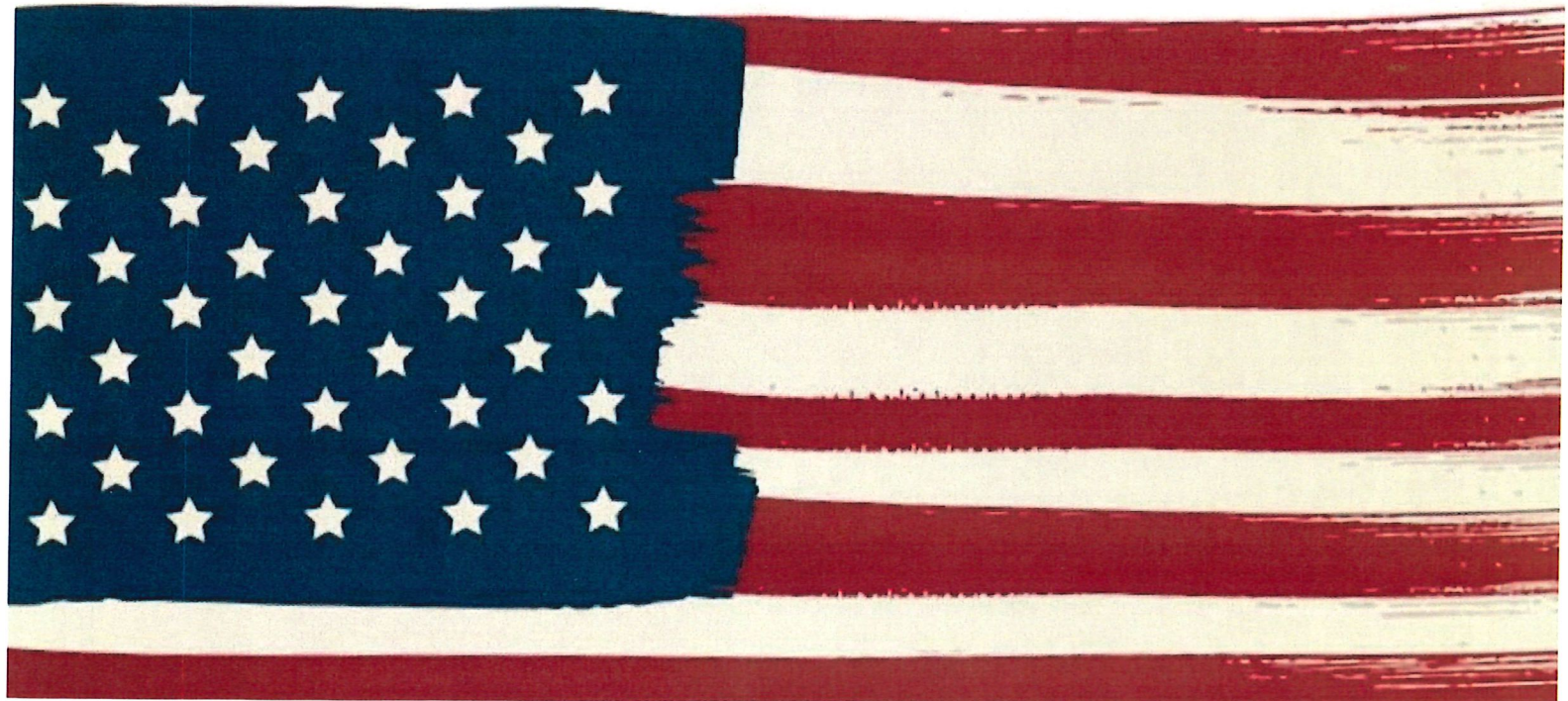
Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

XVII. ADJOURNMENT

Member	Aye	Nay
Fogarty		
Lawson		
Rego		
Sousa		
Rodericks		

If communication assistance is needed or any other accommodation to ensure equal participation, please contact the City Clerk's Office at 401.435.7596 at least 48 hours prior to the meeting date.

CONSENT CALENDAR



EAST PROVIDENCE VETERANS

Get Together

Hosted by the EP Veterans Advisory Committee

Where:

Skeff's Pub
507 North Broadway
East Providence

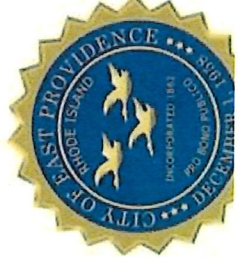
When:

Thursday
March 28, 2024
6pm—8pm

Come out and meet your **EP Veterans Advisory Committee** and fellow EP Veterans. Peer support will be available for anyone who needs assistance with getting connected with local and state resources.

We are here to listen and help!

Sponsored by:



J. WILLIAM W. HARSCH & ASSOCIATES

J. William W. Harsch, Esq.*

Attorney at Law

bill@harsch-law.com

*also licensed in D.C.

2139 BROAD STREET
CRANSTON, RI 02905
PHONE: (401) 921-5636

March 5, 2024

Sent Via Email

William J. Fazioli, Chairman
East Providence Waterfront Commission
145 Taunton Avenue, Room 201
East Providence, RI 02914
wfazio988@msn.com

RE: Membership Of the Design Review Committee
Article IX, Chapter 19, Section 19-474

Dear Chairman Fazioli,

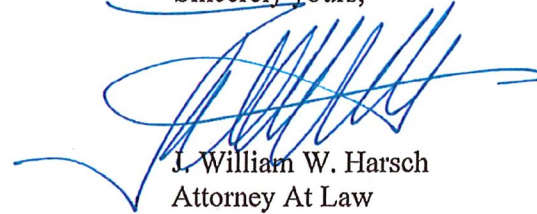
This letter is on behalf of Keep Metacomet Green (KMG), a nonprofit citizens organization which has been an active participant in matters relating to the proposal by Marshall Properties, Inc., to develop the former Metacomet Golf Course. Specifically, I am writing to confirm and support the position taken by KMG that the Design Review Committee (DRC) as presently proposed is not properly constituted.

The language of the relevant ordinance provision (Article IX, Chapter 19, Section 19-474) is clear and detailed as to the required membership of the DRC. The DRC is to be made up of "three voting commissioners and six advisory members, to include the directors of the Public Works Department and the Planning Department or designees and four other individuals" having specified qualifications. These qualifications include an architect familiar with urban design, a landscape architect familiar with site design, a member familiar with real estate development, and a member "engaged in other design trades". I'm advised that it is presently planned that the DRC will have three commissioners with voting power, the two department directors and also two commissioners as members of the advisory group. It is the position of KMG that the controlling language requires that the DRC include four non

Commission members acting in an advisory capacity with the indicated areas of expertise. The obvious intent is to have the DRC represent a different perspective from that of the Waterfront Commission itself.

Until the DRC is properly constituted, it is the position of KMG, which I believe to be legally correct, that the DRC as it is proposed to be constituted is invalid and incapable of performing its required function. In the circumstances, I request a response to the preceding comment so that I can provide further legal guidance to KMG regarding its participation in the Metacomet development matter.

Sincerely yours,



J. William W. Harsch
Attorney At Law

JWH:rc

cc: Keep Metacomet Green
candyseel@gmail.com

Amy Goins, Legal Counsel
amygoins@utrlaw.com

Michael J. Marcello, City Solicitor
mmarcello@eastprovidenceri.gov

Raymond Lavey, Executive Director
rlavey@eastprovidenceri.gov

Nicholas Hemond, DarrowEverett
nhemond@darroweverett.com

Jill Seppa, City Clerk
jseppa@eastprovidenceri.gov

**SECOND PASSAGE AND SINGLE
PASSAGE ORDINANCES**

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

CHAPTER

**AN ORDINANCE IN AMENDMENT OF THE CITY OF EAST PROVIDENCE
2010-2015 COMPREHENSIVE PLAN UPDATE**

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. Map 4 of the City of East Providence 2010-2015 Comprehensive Plan Update entitled "Southern East Providence Generalized Land Use," is hereby amended to identify the property designated as Assessor's Map 709, Block 1, Parcel 1 as "Mixed Use."

The Southern East Providence Generalized Land Use Map (Map 4) of the City East Providence 2010-2015 Comprehensive Plan shall be amended accordingly.

SECTION II. This ordinance shall take effect upon passage and all ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Adopted: _____

Attest:

City Clerk of the City of East Providence, Rhode Island

Requested by: JAG Properties LLC (Owner/Applicant)

**STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE**

CHAPTER

**AN ORDINANCE IN AMENDMENT OF CHAPTER 19 OF THE REVISED
ORDINANCES OF THE CITY OF EAST PROVIDENCE, RHODE ISLAND 1998,
AS AMENDED, ENTITLED "ZONING"**

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. Section 19-95 entitled "Districts Designated" of Article III entitled "District Regulations" is hereby amended as follows:

Parcel 1 on Assessor's Map 709, Block 1 presently located in an Industrial-1 (I-1) District is hereby changed to be included in a Commercial-2 (C-2) District.

The applicant is requesting to exceed the 5,000 square feet in gross floor area requirement in a C-2 zone but not to exceed a total of 8,000 square feet of gross floor area.

The Zoning Map of the City of East Providence shall be amended accordingly.

SECTION II. This ordinance shall take effect upon passage and all ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Adopted: _____

Attest:

City Clerk of the City of East Providence, Rhode Island

Requested by: JAG Properties LLC (Owner/Applicant)

STATE OF RHODE ISLAND

CITY OF EAST PROVIDENCE

CHAPTER

**ORDINANCE OF THE COUNCIL OF THE CITY OF EAST PROVIDENCE APPROPRIATING
\$95,000.00 FOR A ROLL OFF TRUCK FOR THE HIGHWAY DEPARTMENT**

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. The Capital Budget for the fiscal year ending October 31, 2023 was established to amount to \$3,531,725.

SECTION II. The following accounts have residual balances from completed capital budget projects in the amount of \$95,000.00.

Account 62404	Bucket Truck	\$55,000.00
Account 62405	JetVac Truck	\$15,000.00
Account 62407	Application Tanks	\$ 4,462.00
Account 62311	2 @ Bobcat Articulating Loader w/ Snow Blower and Trailer for Tow	\$20,538.00
TOTAL		\$95,000.00

SECTION III. The purpose of this ordinance is to allocate the residual funds in the amount of \$95,000 to a roll off truck for the Highway Department. Any residual funds will be subject to further appropriation by the City Council.

SECTION IV. This ordinance shall take effect upon its passage and all ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Adopted: _____

Attest:

City Clerk of the City of East Providence, Rhode Island

Introduced by: Councilman Fogarty

MAYORS ITEMS



City of East Providence
Office of the Mayor
Roberto L. DaSilva
Mayor

March 13, 2024

Bob Rodericks
Council President
East Providence City Council
145 Taunton Ave.
East Providence, RI 02914

Dear Council President Rodericks,

I hereby reappoint *Michael Robinson* to the *East Providence Planning Board* (Ward 3 Seat) pursuant to Article III Sec. 3-5 (b) of the Charter of the City of East Providence. This reappointment is nominated by the mayor and subject to approval by the City Council. The term of each seat is five (5) years.

Pursuant to Article III, Division 7 Sec. 2-166

Term: (1/16/24 – 1/15/29)

On this day, March 13, 2024

Sincerely,

Roberto L. DaSilva
Mayor

Jill Seppa
CC:// City Clerk

RESOLUTIONS

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO
A CONTRACT WITH ARISTA INFORMATION SYSTEMS
FOR THE PRINTING AND MAILING OF UTILITY BILLS**

WHEREAS, on February 20, 2024, the City received seven (7) bids for the printing and mailing of utility bills; and

WHEREAS, the scope of work includes the printing and mailing of 15,000 water utility statements per month as well as 15,000 annual fire service statements in May; and

WHEREAS, Arista Information Systems submitted a bid in the amount of \$124,140.00; and

WHEREAS, the cost for this service will be split between the Water Utilities Division and Wastewater Division; and

WHEREAS, the City would like to enter into a contract in the amount of \$124,140.00 with Arista Information Systems for the printing and mailing of utility bills.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Providence hereby authorizes the Mayor of the City of East Providence to enter into a contract with Arista Information Systems in the amount of \$124,140.00 for the printing and mailing of utility bills.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council President Rodericks

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
CONTRACT WITH NEW VENTURE ADVISORS LLC TO CONDUCT A
FEASIBILITY STUDY ON THE CONVERSION OF THE FORMER
OLDHAM ELEMENTARY SCHOOL INTO A SMALL BUSINESS INCUBATOR**

WHEREAS, on December 20, 2023, the City received five (5) bids seeking a qualified consultant to conduct a feasibility study on the conversion of the former Oldham Elementary School into a small business incubator; and

WHEREAS, the study will examine the overall feasibility of the incubator model and based on results will develop a plan of action to develop a facility; and

WHEREAS, the vision is for a multi-use small business, blue economy, and arts incubator that will be centered around the creation of jobs through business startups and will provide a network with important business resources; and

WHEREAS, based upon review of all bids received, the City would like to enter into a contract with New Venture Advisors LLC. The firm was chosen due to their extensive experience with similar projects, specific experience, and project approach; and

WHEREAS, the total project cost is \$300,000 with a grant of \$200,000 from the U.S. Economic Development Administration and \$100,000 from the City. \$25,000 of the City's \$100,000 match will be in-kind services (staffing) leaving \$75,000 as a cash match; and

WHEREAS, the amount of the contract is up to \$270,000, depending on whether certain optional services are chosen during the study process.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Providence hereby authorizes the Mayor of the City of East Providence to enter into a contract with New Venture Advisors LLC in the amount of \$270,000 to conduct a feasibility study on the conversion of the former Oldham Elementary School into a small business incubator.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council President Rodericks

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION IN SUPPORT OF AMENDMENTS TO R.I.G.L. §45-24-38
ENTITLED “GENERAL PROVISIONS – SUBSTANDARD LOTS OF RECORD”**

WHEREAS, certain amendments were made to the R.I. Zoning Enabling Act during the last session of the General Assembly; to wit, R.I.G.L. § 45-24-38 entitled “General Provisions—Substandard Lots of Record;” and

WHEREAS, the Amendments mandate reduced setback dimensional requirements and increased building coverage area requirements based on the proportion to which the lot is substandard in lot area (the “Amendments”); and

WHEREAS, the Amendments, while addressing one area of lot building envelope inequity, created unanticipated exigencies such as allowing overdevelopment of undersized lots causing disruption of neighborhood character and potentially environmentally damaging side-effects in areas not serviced by public water and sewer; and

WHEREAS, the unforeseen overdevelopment of substandard lots in developed pre-existing neighborhoods will likely cause reductions in property values of the existing homes, allow for in-fill development that will likely cause disruption to the existing pattern and character of the neighborhood’s development and could lead to neighborhood conflicts and increased tensions; and

WHEREAS, the objective to provide for appropriate development of substandard lots of record is sound public policy and supportive of individual property rights, nevertheless, the current Amendments do not accomplish those objectives.

NOW, THEREFORE, BE IT RESOLVED that the East Providence City Council hereby supports an amendment to R.I.G.L. § 45-24-38 to provide for minimum standards to ensure public health and safety rather than the wholesale and arbitrary reduction to building envelope dimensional standards contained in the Amendments.

BE IT FURTHER RESOLVED, that the East Providence City Clerk transmit forthwith a copy of this Resolution to the Governor and to the members of East Providence’s legislative delegation in the Rhode Island General Assembly.

This Resolution shall take effect upon its passage.

Adopted by the City Council: _____

Attest:

City Clerk of the City of East Providence, RI

Introduced by: Councilwoman Sousa

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
CONTRACT AMENDMENT FOR ADDITIONAL SERVICES RELATED TO THE NEW
BUILDING ON PROPERTY ADJACENT TO THE CRESCENT PARK CAROUSEL**

WHEREAS, on August 30, 2023, the City entered into an agreement with Northeast Collaborative Architects to render architectural services, including landscape architecture, structural engineering, and MEP/FP engineering related to the new building on property adjacent to the Crescent Park Carousel; and

WHEREAS, the City would like to enter into a contract amendment with Northeast Collaborative Architects for additional services associated with the project as outlined in the attached Exhibit A; and

WHEREAS, the cost for the additional services is \$65,182.00 and the City will be using ARPA funds to complete the work.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Providence hereby authorizes the Mayor of the City of East Providence to enter into a contract amendment with Northeast Collaborative Architects in the amount of \$65,182.00 for additional services related to the new building on property adjacent to the Crescent Park Carousel.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Councilman Lawson

**FIRST AMENDMENT TO STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND ARCHITECT:**

Northeast Collaborative Architects (NCA) and City of East Providence
FOR:
Crescent Park Carousel – New Building

The below signed Owner and Architect are parties to the Standard Form of Agreement Between Owner and Architect dated August 30, 2023.

The Agreement noted above will be revised as follows:

1. The Owner has requested that NCA provide the following Additional Services in accordance with Article 4 and Paragraphs 11.2, 11.3 and 11.4.

Additional Scope of Work to include:

- **Original Crescent Park Site:**
 - Provide increased paved parking for +50 cars, expanded from the existing parking area.
 - Site Improvements and refresh landscaping around the property.
 - Screen back-side of the carousel with a white privacy fence.
 - Dumpster relocation.
- **New Crescent Park Site:**
 - Owner facilitated test pits will be required at the new site in areas determined by and observed by the structural and civil engineers.
 - Relocate the original proposed new metal building and tent slab to the new property/site; overall building shape and size remain the same and includes the restaurant/food service area, storage, office, and event bathrooms.
 - Add new Beach facilities: (seasonal)
 - Program spaces to include separate men's and women's toilets/changing areas, and showers.
 - Provide an outdoor shower area for rinsing.
 - Space for lifeguard equipment, lockers, and changing area.
 - The new program spaces square footages are to be determined.
 - This new metal building beach building may be attached to or separate from the original new building.
 - Add a dumpster with fencing at the existing parking lot.
 - More complex water & sewer distribution system based on the site and the added beach facilities separated from the event bathrooms.
 - We understand the city is underway with developing documents to stabilize the beach barrier wall, and the site limits / setbacks from the beach for this added scope of work will be determined based on those documents and provided to us to facilitate our work.
- **Exclusions:**
 - Structural design of piles to support the new work. (We have assumed that the soil will support shallow foundations. If piles are deemed required based on future soil testing, there will be an additional cost.)
 - Bidding Assistance & Construction Administration


The Owner hereby APPROVES the following Additional Services and fees:

A.	On behalf of the Owner, retain the services of C.A. Pretzer Associates (CAPA) for structural engineering, for the following fee:	
	CAPA:	\$4,000.00
	<u>NCA Markup (11.4): (15%)</u>	<u>\$600.00</u>
	TOTAL:	\$4,600.00
B.	On behalf of the Owner, retain the services of Andre Gill Engineering, LLC (AGE) for mechanical, electrical, plumbing, and fire protection engineering, for the following fee:	
	AGE:	\$10,000.00
	<u>NCA Markup (11.4): (15%)</u>	<u>\$1,500.00</u>
	TOTAL:	\$11,500.00
C.	On behalf of the Owner, retain the services of Joe Casali Engineering, Inc. (JCE) for civil engineering, for the following fee:	
	JCE:	\$23,475.00
	<u>NCA Markup (11.4): (15%)</u>	<u>\$3,521.25</u>
	TOTAL:	\$26,996.25
D.	On behalf of the Owner, retain the services of Diane C. Soule Landscape Architect for landscape architecture, for the following fee:	
	Diane C. Soule, LA:	\$5,400.00
	<u>NCA Markup (11.4): (15%)</u>	<u>\$810.00</u>
	TOTAL:	\$6,210.00
E.	Northeast Collaborative Architects, architectural design services, for the following fee:	
	NCA:	\$15,875.75
<hr/>		
TOTAL for Additional Services:		\$65,182.00

The above Additional Services will be included on future invoices.

No Other Amendments: Except as modified by this First Amendment, the Agreement remains unmodified and in full force and effect.

The parties have executed this Amendment as of the last date noted below the signatures below:

Northeast Collaborative Architects LLC
By: 
Andrea T. Baranyk, RA, LEED Green Associate
Managing Member, Principal
Date: 3/12/2024

City of East Providence
By: _____
Date: _____

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION AUTHORIZING THE MAYOR TO PURCHASE A TWENTY (20)
PASSENGER COMMERCIAL BUS FOR THE RECREATION DEPARTMENT**

WHEREAS, the East Providence Recreation Department has requested to purchase a new twenty (20) passenger commercial bus with wheelchair lift; and

WHEREAS, the bus is used to transport youth, senior citizens, and individuals with special needs; and

WHEREAS, the bus will be purchased from Anderson Motors, Inc. at a cost of \$70,220.00; and

WHEREAS, the purchase of the bus will be made using budgeted Capital funds in the amount of \$70,000.00 and the Recreation Department supply account in the amount of \$220.00 (document fee) for a total cost of \$70,220.00.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Providence hereby authorizes the Mayor of the City of East Providence to purchase a twenty (20) passenger commercial bus for the Recreation Department in the amount of \$70,220.00.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council President Rodericks



Expense Request & Sole /Proprietary Source Justification Form

Good or Service: 20 passenger Commercial bus with wheelchair lift Proposed Vendor: Anderson Motors

Requesting Dept: Recreation Total Req Amt: \$70,000.00

Account Number to Charge: FY 2024 approved Capital Improvement - Recreation.

Monthly recurring charge: Yes No

Description of request and reason/justification of critical need:

The Recreation department needs a newer bus as our current vehicles are 20 years old and are frequently offline. The buses are used to transport youth, senior citizens and individuals with special needs. The city's fleet manager was able to locate a bus that meets our specifications through a reputable vendor, Anderson Motors, a company that the city has had a long-standing business relationship with.

We're hoping to start the purchasing process as soon as possible since used buses with our required seating capacity and wheelchair lifts rarely come up in the dealer's inventory.

Central Garage Superintendent, William McMahon will do a full inspection once the vehicle is received.

Is this part of an integral system Yes No

Why is the offered price considered reasonable? What efforts have been made to negotiate the best price for this non-competitive purchase?

Anderson motors has reduced the price by \$9,000.00 for us to afford the vehicle.

Approved by:

Deane Sullivan

Department Head

3.11.24

Date

VEHICLE INVOICE



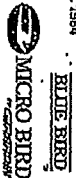
ANDERSON MOTORS INC.
ANDERSON BLUE BIRD BUS SALES OF NE



No 16270



170 AMARAL STREET
 EAST PROVIDENCE, RHODE ISLAND 02915-2228
 TELEPHONE (401) 494-5900 FAX (401) 491-2623



SALESMAN: **JIM A.**

SOLD TO: **CITY OF EAST PROVIDENCE**
 ADDRESS: **145 TAUNTON AVENUE**
EAST PROVIDENCE, RI 02914

DATE: **3/8/2024**

MAKE	MODEL	NEW OR USED	VIN	KEY NO.
FORD	E SERIES	N	1FDEE4F52GDC05104	16
INSURANCE COVERAGE INCLUDES: <input type="checkbox"/> FIRE AND THEFT <input type="checkbox"/> COLLISION - AMT. DEDUCT <input type="checkbox"/> PUBLIC LIABILITY - AMT. <input type="checkbox"/> PROPERTY DAMAGE - AMT.				
OPTIONAL EQUIPMENT AND ACCESSORIES DESCRIPTION PRICE				
ODOMETER: 26,383				
PRICE OF VEHICLE OPTIONAL EQUIP. & ACCESS.				
DOC FEE				
SALES TAX LICENSE AND TITLE TOTAL CASH PRICE				
FINANCING INSURANCE TOTAL TIME PRICE				
SETTLEMENT: DEPOSIT CASH ON DELIVERY TRADE-IN LESS LIEN TYPE VIN PAYMENTS				
TOTAL				

STATE OF RHODE ISLAND

CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION IN SUPPORT OF S-2727 RELATED TO “SNAP SHOT” REPORTING
OF REPAIRS/RECONSTRUCTION OF THE WASHINGTON BRIDGE**

WHEREAS, the closure of a portion of the Washington Bridge in December 2023 has caused severe traffic issues in the City of East Providence and throughout the state; and

WHEREAS, the closure of the bridge has and will continue to effect and inconvenience commuters, residents, businesses, police, fire, and rescue personnel, East Providence residents as well as other Rhode Islanders until the bridge is repaired or replaced; and

WHEREAS, the Rhode Island Department of Transportation has indicated that it is waiting for additional engineering studies and structural reports to determine its next steps related to the repair or complete reconstruction of the bridge; and

WHEREAS, it is critically important that all government officials, residents and taxpayers are given accurate and timely updates on the progress of any bridge repair and construction as the issue has local and statewide concern and interest; and

WHEREAS, S-2727 has been introduced in the General Assembly which would require a monthly “Snap Shot” reports to be produced and submitted by the Rhode Island Department of Transportation to various entities including Rhode Island House and Senate Leadership; and

WHEREAS, the “Snap Shot” report would contain pertinent information on the progress of any bridge repair or replacement, including but not limited to, updated timelines related to the bridge repair, traffic data and patterns, accident reporting, traffic delays as well as track the monthly cost of any repair or construction among other specific items as stated in the proposed bill; and

WHEREAS, the “Snap Shot” report will ensure an open and transparent process and keep government officials, local leaders, and residents informed of this critical infrastructure repair/replacement.

NOW, THEREFORE, BE IT RESOLVED the East Providence City Council supports and urges immediate passage of S-2727 and further instructs the City Clerk to send a copy this Resolution to East Providence’s General Assembly Delegation, the Speaker of the Rhode Island House, the President of State Senate and to the Chairperson of the House Committee on State Government & Elections.

This Resolution shall take effect upon passage.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council Vice President Rego

**STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE
RESOLUTION NO. ____**

**RESOLUTION ESTABLISHING THE FIRST ANNUAL
EAST PROVIDENCE RESTAURANT WEEK**

WHEREAS, the City of East Providence is proud to be the home of a diverse and impressive array of restaurants and culinary experiences and;

WHEREAS, the City recognizes and celebrates the vital contributions made by the East Providence restaurant community in shaping the cultural, social, and economic fabric of our City; and

WHEREAS, the City further recognizes the rich heritage and outstanding culinary achievements of the restaurants within our community and;

WHEREAS, the City Council seeks to promote and celebrate with our neighbors all the great culinary enjoyment there is to experience and share in East Providence and;

WHEREAS, the City Council wishes to support and promote the continued growth and success of restaurants in East Providence and;

WHEREAS, a citywide Restaurant Week would serve as an opportunity to showcase the talent, creativity and culinary contributions of East Providence's culinary community, while also driving economic growth and enhancing the visibility of these establishments and;

WHEREAS, the City of East Providence wishes to support and promote the growth and success of East Providence restaurants, fostering an environment that encourages the establishment and sustainability of restaurants in the City;

NOW THEREFORE BE IT RESOLVED, the East Providence City Council hereby declares and establishes that the first annual East Providence Restaurant Week 2024 shall take place during the week of June ____ through June ____, 2024 and;

BE IT FURTHER RESOLVED, that the promotion and advertising for the first annual East Providence Restaurant Week 2024 will be funded by the City Council Public Celebration line, with support organized by the City Council Small Business Advisory Committee, the Administration, local restaurants, and community partners.

This Resolution shall take effect upon passage

Adopted: _____

Attest:

City Clerk of the City of East Providence, RI

Introduced by: The Members of the East Providence City Council

President Robert P. Rodericks, At-Large

Vice President Frank Rego, Ward 1

Anna M. Sousa, Ward 2

Frank Fogarty, Ward 3

Rick Lawson, Ward 4

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

RESOLUTION NO.

**RESOLUTION IN SUPPORT OF S-2560 RELATED TO RESIDENCE
OF CHILDREN FOR SCHOOL PURPOSES**

WHEREAS, the City of East Providence is the home of Bradley Hospital which provides mental health and counseling services to minors, including minors who are school age eligible; and

WHEREAS, one of the programs offered by Bradley Hospital is a residential program known as the Children Residential & Family Treatment Program (CRAFT); and

WHEREAS, under existing State law, the City of East Providence receives from the State twenty-six thousand (\$26,000) per year per bed for the CRAFT program for eighteen beds for a total of \$468,000.00 per year; and

WHEREAS, the current law requires the East Providence School Department to fund and support the educational costs of students in the program as the minor students are deemed to legally reside within the city; and

WHEREAS, the cost to the East Providence School Department is approximately \$1.5 million dollars which far exceeds the reimbursement as received from the State; and

WHEREAS, the taxpayers of East Providence are required to support this program even though the minor student may have attended another school district prior to them enrolling in the CRAFT program; and

WHEREAS, S-2560 would require the minor students' "school district of origin" to be responsible for paying the full costs of any specialized educational needs while they reside or are enrolled in the CRAFT program thus alleviating the burden on the East Providence School District and its taxpayers.

NOW, THEREFORE, BE IT RESOLVED that the East Providence City Council fully supports the immediate passage of S-2560 introduced by Senators Lawson, Britto, and Lauria, and respectfully requests that it be enacted into law with the concurrence of the Rhode Island House of Representatives with the signature of the Governor.

BE IT FURTHER RESOLVED that the City Clerk is instructed to send a copy of this Resolution to the members of the East Providence delegation at the General Assembly, the Chair of the Senate Finance Committee, and His Excellency, the Governor of the State of Rhode Island.

This Resolution shall take effect upon passage.

Adopted by the City Council: _____

Attest:

City Clerk of East Providence, Rhode Island

Introduced by: Council Vice President Rego

SOLICITOR REPORTS

Jseppa@eastprovidenceri.gov

Madam Clerk,

It has come to our attention that the Attorney General's Office is preliminarily considering an investigation in accordance with Chapter 30 of Title 11 and Chapter 1 of Title 10 of the RI General Laws regarding the Rumford Motor Inn located at 400 Newport Avenue.

We are further aware that as a general practice, as a part of the Attorney General's nuisance investigation and abatement procedures under the cited state law, input from private citizens can be useful and relevant if/when the investigation progresses. For that reason, our office will collect any and all correspondence sent from the general public to the City Clerk regarding any personal experiences people have had relating to the operation of the Rumford Motor Inn.

Specific to this matter, if there is any member of the public interested in contributing information to the Attorney General's office, please submit that information to the Office of the City Clerk and make the subject of the correspondence "Rumford Motor Inn" to help ensure the most efficient organization. Correspondence which outlines incidents or information which any member of the public has personally witnessed or experienced is of the most value under the subsect state law, however, any and all input is welcomed and may be utilized in the investigation process.

Please bear in mind that any information provided may become a part of a public record. While we have not been given a deadline, we would ask that anyone wishing to submit any such correspondence do so within the next 30 days. Our office will turn the information over to the Attorney General thereafter.

Respectfully,

--

Diony García, Esq.

FIRST PASSAGE ORDINANCES

**STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE**

CHAPTER

**AN ORDINANCE IN AMENDMENT OF CHAPTER 16 OF THE
REVISED ORDINANCES OF THE CITY OF EAST PROVIDENCE,
RHODE ISLAND, 1998, AS AMENDED, ENTITLED "TAXATION"**

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. Chapter 16 of the Revised Ordinances of the City of East Providence, Rhode Island, 1998, as amended, entitled, "Taxation" is amended by adding thereto the following:

ARTICLE XI. TAX STABILIZATION AGREEMENT

Sec. 16-100. Stabilization of taxes on property used for residential purposes.

In accordance with Rhode Island General Laws §44-3-9 entitled "Exemption or stabilizing of taxes on property used for manufacturing, commercial, or residential purposes" the City of East Providence may grant qualifying properties used for affordable housing an exemption from the payment of taxes that would otherwise be due for a period of time not to exceed twenty (20) years.

Sec. 16-101. Qualifying low-income housing—Assessment and taxation.

In accordance with Rhode Island General Laws §44-5-13.11 entitled "Qualifying low-income housing--Assessment and taxation" the City of East Providence may grant qualifying properties a tax rate that equals eight percent (8%) of the property's gross scheduled rental income or a lesser percentage.

Sec. 16-102. City Center Apartments.

By and through enactment of this Ordinance, the City of East Providence does find that City Center Apartments located at 330, 350 and 354 Taunton Avenue in the City of East Providence conforms to the qualifications set forth in R.I. Gen. Laws §44-3-9 as well as Rhode Island General Laws §44-5-13.11, if and only if the subject property be encumbered by a covenant in the land records in favor of the City of East Providence ("Covenant") guaranteeing:

- a) That all apartments shall be qualifying low-income housing pursuant to Rhode Island General Laws §44-5-13.11.
- b) A ten (10) year tax stabilization term shall begin upon issuance of a certificate of occupancy on the subject parcels.
- c) Any commercial use on the site that is not programmatically directly tied to the management of the affordable housing on site shall be taxed at the full standard applicable tax rate of any comparable commercial use.

- d) After notice from the City of East Providence to Center City Apartments, and a reasonable amount of time to cure, not to exceed ninety (90) days unless otherwise agreed to in writing by the parties, any continuing material violation of the conditions of the Covenant shall render the full tax that otherwise would have been charged if there was no form of tax stabilization or tax reduction applied to the property as due in full.

Sec. 16-103. Rhode Island General Laws §44-3-9 Stabilization Period.

Real Estate taxes due and owing shall be held at the amount of \$84,333.00 for the 2024 Tax Year until the Tax Year after which the Certificate of Occupancy is issued. The amount of \$84,333.00 will be held for no longer than 3 Tax Years.

- | | |
|-----------------|--|
| 1) Tax Year 1 | \$84,333 |
| 2) Tax Year 2 | \$84,333 + (10% of 8% of the property's gross scheduled rental income) |
| 3) Tax Year 3 | \$84,333 + (20% of 8% of the property's gross scheduled rental income) |
| 4) Tax Year 4 | \$84,333 + (30% of 8% of the property's gross scheduled rental income) |
| 5) Tax Year 5 | \$84,333 + (40% of 8% of the property's gross scheduled rental income) |
| 6) Tax Year 6 | \$84,333 + (50% of 8% of the property's gross scheduled rental income) |
| 7) Tax Year 7 | \$84,333 + (60% of 8% of the property's gross scheduled rental income) |
| 8) Tax Year 8 | \$84,333 + (70% of 8% of the property's gross scheduled rental income) |
| 9) Tax Year 9 | \$84,333 + (80% of 8% of the property's gross scheduled rental income) |
| 10) Tax Year 10 | \$84,333 + (90% of 8% of the property's gross scheduled rental income) |

Sec. 16-104. Rhode Island General Laws §44-5-13.11 Qualifying low-income housing - Assessment and taxation Period.

At the conclusion of the Stabilization Period, the subject property shall be taxed at a rate of 8% of the property's gross scheduled rental income.

Sec. 16-105. Amendment to Ordinance and Covenant.

The City of East Providence and City Center Apartments acknowledge that the Covenant may be amended upon mutual agreement and amendment of this Ordinance, and such amendment shall occur by and through the standard processes for amendment of an ordinance and enactment of a tax stabilization agreement.

SECTION II. This ordinance shall take effect upon second passage and all ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Given first passage _____ and referred to _____ at 6:30 p.m. for a hearing and consideration of final passage; and adopted _____.

Attest:

City Clerk of the City of East Providence, RI

Introduced by: Council President Rodericks, Council Vice President Rego

Analysis A- TSA 10 Year Stabilization of the 8 % Rule (10% a year phased in over 10 Years.)												
Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Year 10 2035
Estimated GPI(Gross Potential Income) of 144 Residential Affordable rental units.	\$0	\$0	\$2,126,979	\$2,169,518	\$2,212,909	\$2,257,167	\$2,302,310	\$2,348,357	\$2,395,324	\$2,443,230	\$2,492,095	\$2,541,937
Taxes at 8% of GPI state law	\$84,300	\$84,300	\$170,158	\$173,561	\$177,033	\$180,573	\$184,185	\$187,869	\$191,626	\$195,458	\$199,368	\$203,355
Taxes w/ TSA (10% of net plus \$84,300 added back)	\$84,300	\$84,300	\$92,886	\$102,152	\$112,120	\$122,809	\$134,242	\$146,441	\$159,428	\$173,227	\$187,861	\$203,355
Variance 10 Year TSA	\$0	\$0	\$77,272	\$71,409	\$64,913	\$57,764	\$49,942	\$41,427	\$32,198	\$22,232	\$11,507	\$0
Total Variance phasing over the 10 years											\$428,665	

Analysis B: Full Tax vs 8 % Tax	
Estimated GPI(Gross Potential Income) of 144 Residential Affordable rental units.	\$2,126,979
Taxes at 8% of GPI state law	\$170,158
Projected Full Value of 144 units, 3 buildings and land	\$22,000,000
Taxes if property did not qualify for 8% state law	\$506,660
Variance Full Tax Analysis	\$336,502

