

A special meeting of the Town Council held on Monday, February 25, 2008 for the Town at Town Council Chambers and was called to order at 8:03 AM. Council President Budway presiding.

After pledging allegiance to the flag of our country, Town Clerk Long called the roll:

Councilman Collins-present	Councilman Salisbury - present
Councilwoman Knowlton-absent	Councilman D'Agostino - present
Councilman Winfield - present	Council Vice-President Farrar - present
Council President Budway – present	

The first item on the agenda is discussion and/or approval-matters pertaining to the Hope Mill project/memorandum of understanding.

Council President Budway said that this is a meeting to give the Council an update on the Hope Mill Project. He asked Town Solicitor David D'Agostino to give a brief overview on the project.

Mr. D'Agostino explained that the developer had originally agreed to pay for the upgrade to the Clyde Interceptor Project and the sewer lines. The Town would pay the developer back at a later time. He said that the Town agreed to let the developer use part of the Town's capacity in the West Warwick Sewer if certain areas of Hope were tied in at the same time. These areas included Mill Street, Hope School, Hope Jackson Fire Station and the Police Station. He said that the Clyde Interceptor Project is not necessary for the Hope Mill Project. He said that the project does not have to be done at this time but since Kent County Water is doing a major project in that area and the ground will already be open. This would save this project a lot of money and that if it is not done at this time the project would have to wait 5 years.

The Town of West Warwick will not take money directly from a developer but they would take it from the Town. It would be in the best interest of the Town to take payment directly from the developer and then take out low interest loans to pay them back. In the agreement the developer of Hope Mill would have to pay for all of the engineering and development costs and the actual work would be the responsibility of the Town.

Town Council President Budway said that the whole reason we entered into the agreement with the West Warwick Sewer Authority was to ensure that the Hope Mill Project had sufficient reserve in the sewer system to service of the condominiums they were planning on building. He said that he feels if the developer doesn't keep his side of the bargain the Town should back out of the agreement.

Councilman Winfield said that we acted in good faith and they did not therefore he is not in favor of continuing the deal.

Councilman Collins asked if we can require a performance bond.

Solicitor D'Agostino said that the Town would definitely require a performance bond. He said this developer has made many promises and is not living up to their end of the bargain. He said that if he does not keep his end of the bargain the Town should back out. He said that if the Town backs out of the Clyde Interceptor Project, the Hope Mill Project will not be able to go forward because they need our reserve capacity in the sewer system.

Councilman Salisbury said that they have not been up front from the beginning. But, he does feel that we might be being short-sighted not going through with this project. He also asked what capacity would be needed to service the Hope School.

David Provonsil, Town Engineer said that we have plenty of capacity; it would only need about 5,000 gallons per day. He said that it will cost about \$281,000 for our portion of the Clyde Interceptor.

Council Vice-President Farrar said the developer's creditability is questionable but he is the only one interested in Hope Mill and maybe we should deal with him, but carefully. He said that we have to make sure that something is done with the mill because if not it will become an eye sore and a fire hazard.

David Provonsil said that if this letter is issued today it doesn't hurt our position it just clarifies it.

Barbara Vennerbeck, Rockland Road said that the developer doesn't seem like someone we should do business with but if we don't are we cutting off our noses to spite our face. She also asked if it will cost us any money if we back out.

Council President Budway said that if we back out now we don't owe any money but we could, and probably will, in the future.

Council Vice-President Farrar said that he feels that we should look at the big picture.

Motion made by Councilman D'Agostino seconded by Council Vice-President Farrar and voted by consent agreement to send the letter to Stephen Miller, Esquire in regards to Mr. Coccoli, Hope Mill Project developer, escrow account for the estimated costs of construction in good faith.

Motion made by Councilman Collins seconded by Council Vice-President Farrar and voted by roll call to adjourn to closed session pursuant to R.I.G.L. 42-46-5 (A)2-Collective Bargaining/Labor relations at 8:40 AM.

Open session reconvened at 9:25 AM.

Motion made by Councilman Salisbury, seconded by Councilman Collins and voted by consent agreement to reaffirm the two motions that we passed in closed session.

Motion made by Council Vice-President Farrar, seconded by Councilman Collins and voted by consent agreement to adjourn at 9:30AM and to keep the minutes of the meetings previously closed to the public; closed pursuant to RIGL 42-46-4 and 42-46-5 and to allow the Town Clerk 14 days to prepare the minutes of the meeting. For complete discussion, refer to audiotape.

Attest:

Margaret M. Long, Town Clerk