



LAND CONSERVANCY TRUST REGULAR MEETING MINUTES

February 16, 2017

Narragansett Town Hall
25 Fifth Avenue
Narragansett, RI 02882
(401) 789-1044

LAND CONSERVANCY TRUST

Chair

Thomas Rogers

Vice Chair

Terence Fleming

Secretary

Susan Bush

Members

Christopher M. Goglia

Pati Sylvia

Brian Wagner

Jason Colonies

Town Council Members

Matthew M. Mannix

Jill Lawler

Town Staff Liaisons

Kinney Bungalow Event Coordinator

Daisy MacLeod

Community Development

Mike DeLuca

Jill Sabo

At a Regular Meeting of the Land Conservancy Trust of the Town of Narragansett held on Thursday, February 16, 2017 at 5:30 p.m., at the Town Hall.

Present: Jill A. Lawler
Terence Fleming
Susan Bush
Jason Colonies
Thomas Rogers
Pati Sylvia
Brian Wagner
Chris Goglia

Not Present: Matt Mannix

Also in Attendance: Also in Attendance: Town Manager, Jim Manni; Town Solicitor Dawson Hodgson; and Mike DeLuca and Jill Sabo, both from the Community Development Office.

Convene: Tom Rogers convened the meeting at 5:35

Consent Agenda

1C Minutes – Minutes of January 19, 2017 meeting minutes were presented for approval. Terry Fleming moved, Jill Lawler seconded, and it is so voted to approve the minutes presented for the January 19 meeting. Jill Lawler, aye; Terence Fleming, aye; Tom Rogers, aye; Pati Sylvia, aye; Sue Bush, aye; Chris Goglia, aye; Jason Colonies, aye, Brian Wagner, aye.

2C Kinney Bungalow Report – The Kinney Bungalow Venue Report submitted for the February meeting (Attachment A) was presented for approval. Chris Goglia moved, Brian Wagner seconded, and it is so voted to approve the February Kinney Bungalow report. Chris Goglia, aye; Brian Wagner, aye; Tom Rogers, aye; Terence Fleming, aye; Sue Bush, aye; Jill Lawler, aye, Pati Sylvia, aye; Jason Colonies, aye.

Regular Agenda

3R Recommendation to Town Council: Paddle Sports Business Concession Contract

The edits to the paddle sports business concession contract for Middlebridge were discussed. Most edits adequately addressed concerns with the contract. There was some discussion about the “car top parking fee” and whether it should be considered a car-top parking fee or a launching fee. It was discussed that the revised language allowed the town the flexibility to ensure free public access to the Middlebridge property. Terry Fleming moved, and Brian Wagner seconded, and so it was voted: “That the non-commercial sections of this contract appear to be consistent with the use and values components of the Narragansett Land Conservancy Trust charter.”

Pati Sylvia, aye; Brian Wagner, aye; Tom Rogers, aye; Terence Fleming, aye; Jill Lawler, aye; Sue Bush, aye; Jason Colonies, aye; Chris Goglia, aye.

4R Sunset Farms Discussion of Expectations:

The Board discussed current activities and the expectations for the uses of this property. Important thoughts included:

- Several public events should be held at the farm each year.
- Entire property is in the historic district and Kinney Bungalow is on the National Historic Register, so there is a need to, to the extent possible, preserve tis history.
- Public access is enhanced by the trails – there is still some work to do – We need to post a sign to let users know that there are animals on the property, and to stay away from them. We should work closely with the council to minimize risks to the public, limit hours the farm is available to the public, and ensure animals are fenced during those times. It’s important to find the right balance between “public access” and “working farm.” This is a work in progress. Mr. Manni expressed that it is a priority to ensure the land is used as we envision, and he intends to work to beautify the property and work with the landlord to see that the farm is used as intended.
- The activities of the farm should not have a negative impact on events taking place at the farm, with the understanding that this is a working farm.

5R 2016 Annual Report:

Brian Wagner moved and Chris Goglia seconded and so it is voted to approve the revised 2016 Land Conservancy Trust Annual Report. Brian Wagner, aye; Chris Goglia, aye; Tom Rogers, aye; Jill Lawler, aye; Sue Bush, aye; Pati Sylvia, aye; Jason Colonies, aye. Note: This annual report is available on the Town’s website.

6R Middlebridge Marina Rental Rates

The 2017 proposed Middlebridge marina rates were presented, along with rates at other local marinas, for comparison (Attachment B). Brian Wagner moved and Jason Colonies seconded and so it is voted to approve the 2017 marina rates proposed, which are \$700 per slip (same as 2016 rates) and \$525 per side slip, for the season. Brian Wagner, aye; Jason Colonies, aye; Tom Rogers, aye; Sue Bush, aye; Terence Fleming, aye; Jill Lawler, aye; Chris Goglia, aye; Pati Sylvia, aye.

7R Kinney Bungalow Rental Rates

Proposed 2017 rates for Kinney Bungalow were presented (Appendix C). The base rates are the same as they were in 2016, but the rate structure was expanded to include:

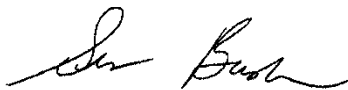
- Discounted weekend rentals during non-peak months
- 4 hour rentals for weekdays
- 4 hour rental for weekend events during non-peak months, but cannot reserve more than one month in advance

Brian Wagner made a motion and Jason Colonies seconded, and so it is voted to accept the proposed 2017 Kinney Bungalow rates. Brian Wagner, aye; Jason Colonies, aye; Tom Rogers, aye; Terence Fleming, aye; Jill Lawler, aye; Chris Goglia, aye; Pati Sylvia, aye; Sue Bush, aye.

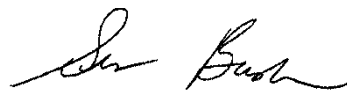
Adjournment: Terence Fleming moved, Jill Lawler seconded, and so it is voted to adjourn at 6:29. Terence Fleming, aye; Jill Lawler, aye; Tom Rogers, aye; Sue Bush, aye; Brian Wagner, aye; Chris Goglia, aye; Pati Sylvia, aye; Jason Colonies, aye.

Respectfully submitted:

MINUTES ACCEPTED AS
PRESENTED/AMENDED
4_20_17
ATTESTS



Susan Bush, Secretary



Susan Bush, Secretary

Attachment A: Kinney Bungalow Venue Report Submitted for 2/16/17 Meeting

January 2017 Monthly Report

Kinney Bungalow

- No Events in January
- 19 Showings
- Private bookings for 2017: 28 (2 more since December)
- Pending events for 2017: 2
- Private bookings for **2018**: 2
- Pending bookings for **2018**: 3
- The new furniture at the bungalow arrived on January 25th and looks great

Attachment B: Proposed Marina Rates

2017 Middlebridge Marina Comparison

Mettatuxet	\$32.50 ft	15 ft minimum Up to 24'	\$100.00 membership, potable water on docks
Lockwood's Marina	\$125.00 ft	up to 25 feet	Low water depth, ocean access, access to potable water, electric
Stone Cove Marina	\$135.00 ft \$25.00 ft for transient dockage per month Up to 29 feet		Potable water and electric
Middlebridge Marina:			
2016 rates	\$700.00 each slip		37 slips, average length @ Middlebridge is 16.7' 16.7 X \$32.50 + \$100 [Mettatuxet] = \$642.75 16.7 X \$125.00 [other] = \$2087.50
Recommend:	2017 rates	\$700.00 per slip [34] \$525.00 per side slip [3]	\$23,800.00 \$ 1,575.00
		TOTAL	\$25,375.00

Attachment C: Proposed Kinney Bungalow Rates

Kinney Bungalow 2017 Proposed Rental Rates				
Overview				
1. Base rates same as for 2016				
2. Added rates to provide staff flexibility to improve occupancy (note "KB Reserved" tab)				
Peak usage: June, September, October have more weekend rentals				
Non-peak usage: May, July, August have fewer weekend rentals				
There are few weekday rentals				
3. Proposed rate changes				
Discounted weekend rentals during non-peak months				
4 hour rentals for weekdays				
4 hour rental for weekend events during non-peak months, but cannot reserve more t				
Season: May 1-October 31		NEW Rates		
Monday through Thursday				
Non-Resident	8 Hours	\$81.25	\$650.00	
	4 Hours	\$81.25	\$325.00	
Resident	8 Hours	\$68.75	\$550.00	
	4 Hours	\$68.75	\$275.00	
Months of May, July and August				
Fridays and Sundays		\$500.00	Discount	[from original rate]
Non-Resident	8 Hours	\$1,850.00	\$1,350.00	
	4 Hours		\$925.00	
Resident	8 Hours	\$1,450.00	\$950.00	
	4 Hours		\$725.00	
Saturdays				
Non-Resident	8 Hours	\$2,500.00	\$2,000.00	
	4 Hours		\$1,250.00	
Resident	8 Hours	\$1,900.00	\$1,400.00	
	4 Hours		\$950.00	
*** Four [4] hour reservations for weekend events can only be booked one month in advance.				