



LAND CONSERVANCY TRUST SPECIAL MEETING MINUTES October 12, 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

Jason Colonies

Jerry Brunetto

Pati Sylvia

Brian Wagner

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 Special Meeting of the Land Conservancy Trust of the Town of Narragansett held on Thursday, October 12, 2017 at 5:30 p.m., at Narragansett Town Hall

Present:

- Thomas Rogers, Chair
- Sue Bush, Secretary
- Jerry Brunetto

Also in Attendance: Jill Sabo and Mike DeLuca, Community Development, Keith Lescarbeau, Town-contracted contractor and Chair, Historic District Commission; and Steve Wright, Director, Narragansett Parks and Recreation

Not in Attendance: Jill Lawler, Matt Mannix, Terry Fleming, Jason Colonies, Brian Wagner, Pati Sylvia

For the record, this meeting did not constitute a quorum therefore no votes were taken; this meeting was for informational purposes only.

Purpose of Meeting – To gain receive input from Parks and Recreation and the Town's contracted contractor for the Middlebridge Management Plan update – particularly with respect to current condition of buildings, current and potential future uses, necessary repairs and costs of necessary and potential other repairs.

Steve Wright submitted written comments (Attachment A).

Keith, Jerry Brunetto, Tom Rogers and Matt Eddy toured the buildings on Saturday, October 7, 2017. Jerry and Tom toured the rest of the property.

Keith provided the following information with regards to building rehabilitation costs:

- The cost to rehabilitate the **exterior of the yellow building (95 Middlebridge, and former café)** is **\$35,000-\$45,000** for a new roof, exterior paint, new front door and accessibility porch/ramp and carpentry repairs to window sills, etc.. The clapboards and windows do not have to be replaced. Lead paint is not expected to be on the exterior, particularly where friction would cause dust, e.g., windows.

- The cost to rehabilitate the **exterior of the marina building (95D)** is estimated to be **\$40,000** with the following detail:
 - Replace the 19 windows, sills and frames for about \$7,000;
 - Repair and brace the chimney which is no longer needed; or take down;
 - Repaint the exterior red cedar shingles, which are in good shape and relatively new;
 - Replace roof with hurricane-rated asphalt shingles for about \$7,000 or with cedar shingles for about \$10,000;
 - Replace carriage doors; and
 - Add soffits, trim and fascia.
- The cost to rehabilitate the **exteriors of the three cottages – 95A, B, C** – is estimated to be about **\$30,000 – \$40,000 each**. This would include replacing trim and re-siding. Keith noted that he didn't focus on these buildings but provides the estimate based on his experience.
- The cost to rehabilitate the **interior of the yellow building** is estimated to be **\$40,000**.
 - This costs includes replacing the missing lower wall sheet rock with a high-impact material suitable for a visitor center, new high-traffic-friendly flooring (e.g., Pergo) and repairs to damaged floor joists and studs for an estimated \$25,000.
 - A single accessible unisex restroom would cost about \$10,000.
 - The boiler is not functioning. Replacing with a heat pump and mini-split would cost about \$5,000.
- The cost to rehabilitate the **interior of the first cottage, 95A, as a comfort station** with accessible restrooms and ramp is expected to cost about **\$60,000 - \$70,000** with two toilets.
 - Steve indicated that standalone Clivus self-composting toilets would be preferable from a maintenance perspective, costing about \$55,000 each, all-inclusive.
 - **Steve will provide the annual costs to rent the two porta-johns at the site.**
- **Steve indicated that Parks & Recreation Department will repair the deck on the residence, 95E**
- No discussion occurred about 94, and 94A occupied by the kayak concession south of Middlebridge.
- From the Historic District Commission perspective, Keith indicated that he will work with Steve should the Town Council decide to pursue any scope of work recommended by the Land Trust.

Notes about Contracts/Current Use:

- The proposed & negotiated five-year annual concession fee for the kayak concession is \$32,500 per year. The contract will be on the November 6, 2017 Town Council agenda. (Currently the contract is annual).

- Matt Eddy does a considerable amount of work on site, assisting with repairing docks on a rotating basis, maintaining the property, and moving docks in and out of the water.
- The URI women's rowing team cannot currently leave the dock in over the summer due to CRMC restrictions. A waiver may be requested in the future, which would allow for the team to conduct summer programs for the community.
- The URI women's rowing team would be interested in a longer-term contract. The current contract expires in June 2018.
- URI would like electricity on site, as it is dark for much of their practice time. Steve is looking into how to make this happen. URI will pay this cost.
- The onsite wastewater treatment system was designed for 11 bedrooms. There are no public space metrics for use, as with residential use of systems.

Next Steps: Our next meeting is our regularly scheduled October 19, 2017 meeting during which we will be reviewing all of the information provided to the Trust and we will make decision of our recommendations to the Town Council – **please refer to the PowerPoint of August 17, 2017 and subsequent emails describing next steps.** Bottom line: **we're on schedule to provide our updated plan to the Town Council by 12/21/17.**

Respectfully Submitted:



Susan Bush, Secretary

AGREED TO RECEIVE AND PLACE ON
FILE 10_19_17

ATTESTS



Susan Bush, Secretary

Attachment A: Comments for Middlebridge Management Plan Update Submitted by Narragansett Parks and Recreation

To: Narragansett Land Conservancy Trust
From: Steve Wright, Director Parks and Recreation
Subject: Park & Recreation comments for Middlebridge Management Plan update
October 12, 2017

As requested, the following points are provided to the Narragansett Land Conservancy Trust to assist in its efforts to update the Middlebridge Management Plan.

1. Middlebridge is a major recreation location for people of Narragansett:
 - a. It is one of the few places where people may actively enjoy access to the Narrow River
 - b. The Marina has 37 slips and 24 people on the waiting list
 - c. Narrow River Kayaks currently has the concession located to the south of Middlebridge with overflow parking on the north side
 - i. The current contract has been extended year on year
 - ii. A five-year contract is on the Town Council agenda for November 6, 2017 for approval.
 1. Part of the negotiations included improvement in the management of the parking areas.
2. “With input from the Narragansett Land Conservancy Trust, the Narragansett Parks and Recreation Department Director works with the Town Manager while receiving direction and input through and from workshops/council meetings from the Town Council on policies for the Middlebridge Property.”¹
 - a. The caretaker lease with Matt Eddy was recently executed out through 2023
3. The following are the updates to the status of the site
 - a. The docks have been replaced as required by CRMC
 - b. An RFP for restaurant operations was issued in 2014. As of the response deadline of 1/28/2015, no bids were received
 - c. Working with Save The Bay, the buffer along the river has been increased and a freshwater wetland has been restored on the northeast section of the property
4. URI Women’s Rowing team stores boats on site in a temporary structure and practices in the Narrow River using floating docks. These docks may be installed in the river in the spring and fall, but not in the summer.
 - a. The current lease with URI expires June 2018
 - b. The Town is encouraged to formally request CRMC to allow the floating docks to remain in the water throughout the summer to allow the URI team to provide community rowing

¹ Page 7, Proposed Middlebridge Management Plan, received, accepted and placed on file with the Town Council, June 20, 2016.

- programs. Such programs may include adult and young adult instruction and exercise programs
- c. Electricity costs are being explored for installation for lighting into the temporary structure.
5. Building maintenance
- a. Before the property was purchased in 2012, the due diligence inspection identified repairs to the building exteriors which should be completed in the 5-7-year period. We are now in that period. A recent condition inspection by the caretaker have identified several items which demand a response. In fact, it was this inspection which started a chain of events which resulted in the Town Council directing the Land Trust to update the Management Plan.
 - b. Keith Lescarbeau has been asked to provide budgetary cost estimates generally for the rehabilitation of the exterior of each building, in addition to the interior of 95 Middlebridge (former café) and 95A as a public comfort station. The tasks for Mr. Lescarbeau was approved by the Land Trust at its 9/21/17 meeting.
 - c. Several assumptions have been made in the development of these cost estimates
 - i. There may or may not be lead-based paint present. To be conservative without spending any funds to determine this at this time; the cost estimates should include a line item for lead paint abatement for each of the building exteriors
 - ii. There is no asbestos in the buildings
 - iii. Building allowing public access must be compliant with the ADA
 - d. Electric service and equipment may have to be upgraded or modified. This issue can be addressed by town staff after the Town Council makes its decision on the future of the buildings. Costs to perform this work would be in addition to those costs provided by Mr. Lescarbeau
 - e. As the Trust has requested this information, the cost to raze the buildings is minimal as most of the work would be provided by town resources. Razing the marina building may require equipment not owned by the town.
 - f. The Town has no flood insurance on the buildings
6. On-site waste treatment system (OWTS) #0424-1939 was installed around 2005 with a capacity of 1,650 gallons per day.
- a. [To be added after we determine if the OWTS can be used to support possible seasonal public restrooms.]