

Minutes of the Meeting of  
**Quonochontaug Central Beach Fire District**  
**Board of Governors**  
August 26, 2023  
**Charlestown Police Station**  
**Meeting Room**  
**4901 Old Post Rd, Charlestown, RI 02813**

Members in attendance: Mark Alperin, Al Bartosic, Dede Consoli, Charlie Freedgood, Bob Frazier, Mike Lewers, Ron Ruel, Fred Newton and Maud Bailey

Members Absent: None

Also in attendance were Chris Harris, Assistant Clerk, as well as members of the public.

**1. Call to Order/Moderator's Opening Remarks**

**Moderator, Charlie Freedgood**

Charlie called the meeting to order at 8:15am. He thanked everyone for their work as volunteers and commented on how our year was moving toward the close and our need to think about what we wanted to present at the annual meeting.

**2. Approval of the Minutes.**

**Clerk, Maud Bailey**

i. There were no edits or comments to the August 11, 2023 minutes. A **motion** was made to approve the draft minutes as amended. The **motion** was **seconded and passed** with all in attendance voting in favor (the Moderator, who under the District's By-Laws only votes in the case of a tie). Maud then asked for any edits or comments to the Draft minutes of the 2022 Annual Meeting Minutes that will go before the community for approval at the next Annual Meeting to be held on Saturday, September 16<sup>th</sup>. One small edit was caught and corrected.

Next item discussed was the timeline for receiving proxies for voting at the annual meeting. Following a brief discussion, there was a **motion** to allow the clerk to receive proxies up to 7:00am the morning of the Annual Meeting by either mail, email, or physical delivery. The **motion** was **seconded and passed** with all in attendance voting in favor (the Moderator, who under the District's By-Laws only votes in the case of a tie).

Maud ended by especially thanking Chris Harris who has served as her Assistant Clerk for the past three years for doing a wonderful job supporting her and keeping the agendas, minutes and meetings of the entire District OMA compliant—a complicated task which she had done with a great deal of grace and humor.

**3. Treasurer's Report**

**Mike Lewers, Treasurer**

Mike reported that the District is officially in tax collection season. Payments have started to be received.

**4. Nominations Report:**

**Chair, Nominating Committee, Paul Mathews**

Paul Mathews reported to the BoG the 2023-24 QCBFD Slate for Annual Meeting. After a brief discussion. A **motion** was made to accept the slate. The **motion** was **seconded and passed** with all in attendance voting in favor (the Moderator, who under the District's By-Laws only votes in the case of a tie). Paul thanked the members of his committee, Julie Low, Roberta Peet, and Sue Wilson Perez.

Moderator's Report:

**Moderator, Charlie Freedgood**

Charlie started his report by thanking the retiring Governors, Al Bartosic, Chair of Finance, Maud Bailey, Clerk and Elaine Heilemann, Manager of Special Events for their years of service on the Board.

Charlie reported on updates concerning the water project financing and the DOH. As part of the upcoming implementation of the water project Charlie introduced for discussion a process for handling change orders during the construction that might happen during the usual course of business. These processes are important because much of the construction will

be taking place in the off-season when the BoG meets less frequently. Counsel believe that based on the prior community votes that we can self-execute changes.

After discussion a **motion** was made that the Chair of Public Works can approve change orders unilaterally for amounts up to and including \$5,000. The Chair of Public Works and the Chair of Finance will need to approve change orders in the amount between \$5001.00 and \$10,000. The Moderator, the Chair of Public Works and the Chair of Finance will need to approve change orders in the amount above \$10,000. In no case can the change orders exceed the contingency amount built into the contract of \$120,000. The **motion** was **seconded and passed** with all in attendance voting in favor (the Moderator, who under the District's By-Laws only votes in the case of a tie).

#### **Finance and Budget:**

**Al Bartosic, Finance Chair**

Al reported that the district is still waiting on the Rhode Island Infrastructure Bank ("RIIB") to inform us of the interest rate for the water project financing as well as providing a draft of the loan agreement. Al also reported that Washington Trust had renewed our line of credit for another year.

#### **Long-Range Planning**

**Renee Cohen, Chair**

Renee did not have a report to make, but stated she would like time during the October meeting to present to the BoG for discussion and possible action priorities emanating from the comprehensive planning process which LRP has conducted over the last several years.

#### **Public Works:**

**Bob Frazier, Chair**

Bob started by updating the BoG on the water project permits. He then updated the BoG on the wetlands restoration project. Scott Rabidaux has recommended that we work with a firm from Charlestown to oversee implementing the approved restoration plan because he is cutting back on his work. This firm worked with Scott for 11 years the firm's name is \_\_\_\_\_ ? Bob has a proposal from them but needs to get some clarification on the proposed fee structure. Once the firm overseeing the work is chosen, Bob would like to proceed with bidding the process out as quickly as allowed so remediation and re-planting can commence.

Bob then led a discussion on the proposed procedures concerning the QCBFD Policy for District Lands/Right of Ways. The edited policy will be included in the Public Work 2023 Annual Meeting report.

Bob led a brief discussion on the sleeving of the water service pipe to the Atwood's Property on Dowd Drive. The issue will be discussed at the September 9th Public Works committee. It was also mentioned that there had been a request to use a curb cut on Surfside for construction access which will also be further reviewed by PW.

A member of the public asked about the status of the road/RoW edging work on Surfside (Muggia Property). In response to the question Bob gave an update.

#### **Community Property**

**Mark Alperin**

Mark said he would wait to report during Executive Session.

#### **Managers Reports**

##### **Merchandise Sales**

**Dede Consoli, Manager**

Dede reported that the Merchandise sales season is winding down. There are two Sundays left. Sales are running slightly behind last year because of the weather and she has decided to take some markdowns. Dede reported she has started the yearly grants process where she solicits grants from community members for community improvements funded by the profits of the merchandise sales. She will present the grants for BoG approval at the September BoG meeting after the Annual Meeting.

#### **The Police Liaison & Manager of Beach Gate Monitors:**

**Ron Ruel**

Ron updated the BoG on the recent car thefts occurring in the area. Ron then reported on the summer beach gate monitors. He felt it was a very successful summer and out of the 22 young people who had applied for the job, 17 worked regularly. Many of those workers have said they are planning to return and work again next year. He is hoping to make the paperwork application process smoother next year.

### **Executive Session**

The BoG voted to enter into Executive Session pursuant to the relevant requirements of the R.I. General Laws 42-46-5 (a) regarding potential and or pending controversy regarding that certain contract between QCBFD and Steve Piccolo & Sons Rubbish Removal LLC dated as of May 18, 2022. The following members voted to go into Executive Session: Mark Alperin, Al Bartosic, Renee Cohen, Dede Consoli, Bob Frazier, Mike Lewers, Ron Ruel, Fred Newton and Maud Bailey (the Moderator, who under the District's By-Laws only votes in the case of a tie).

The matter was discussed with three votes taken. A **motion** to reconvene to open session was made and **seconded and passed** with all members of the Board of Governors in attendance voting in favor (other than the Moderator, who under the District's By-Laws only votes in the case of a tie). After reconvening into open session, a **motion** was made to vote to seal the minutes of the Executive Session. The motion was **seconded and passed** with all members of the Board of Governors in attendance voting in favor (other than the Moderator, who under the District's By-Laws only votes in the case of a tie).

### **Adjournment**

A **motion** was made to adjourn at approximately 9:45am. The **motion** was **seconded and passed** with all members of the Board of Governors in attendance voting in favor (other than the Moderator, who under the District's By-Laws only votes in the case of a tie).

Respectfully submitted,  
Maud Bailey, Clerk  
Quonochontaug Central Beach Fire District