

Manager's Report

**A. Ralph Mollis,
Town Manager**

June 23, 2025





School Department Capital Projects

- There is not much new or significant to report since my Manager's Report on June 9th.
- My understanding is that the School Department is in regular conversations with RIDE, and RIDE continues to look towards working with the School Department's new vendors with a goal of receiving the Stage II submission by September 15th
 - They are working to achieve as much of the 35% applicable reimbursement as possible.
- I also understand that the School Committee and School Department are in the process of realignment of the Building Advisory Committee.
 - I will make it a point to have a discussion with the School Department in early July, to have an update for the Council's July Meeting.



Public Safety Complex Projects

- The Public Safety Complex Bond Project continues to move along.
 - Internal staff, representatives of Police and Fire, and our Architecture Team meet weekly; we are nearing completion of the internal footprints of both buildings.
- We also had our first review of a preliminary site plan and continue to conduct groundwork on the potential site of development in Quonset.
- We are still on track for a public meeting once we have external drawings to present.
- We are still on schedule for bidding on the Police Complex in early 2026, followed by the Wickford Fire Station upon completion of the Police Complex.

Updates:

- Bi-weekly virtual meetings with **Revolution Wind** continue.
- As I've mentioned, they are moving along rapidly and are looking to be energized via the substation in January, with it being operational and providing energy by November of 2026.
- I encourage anyone with questions or concerns to contact Revolution Wind directly: 401-251-2207, or via email: info@revolution-wind.com
 - I receive weekly reports on all outreach they receive and how calls or concerns are resolved.

**Revolution
Wind**

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Ørsted &
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Updates:

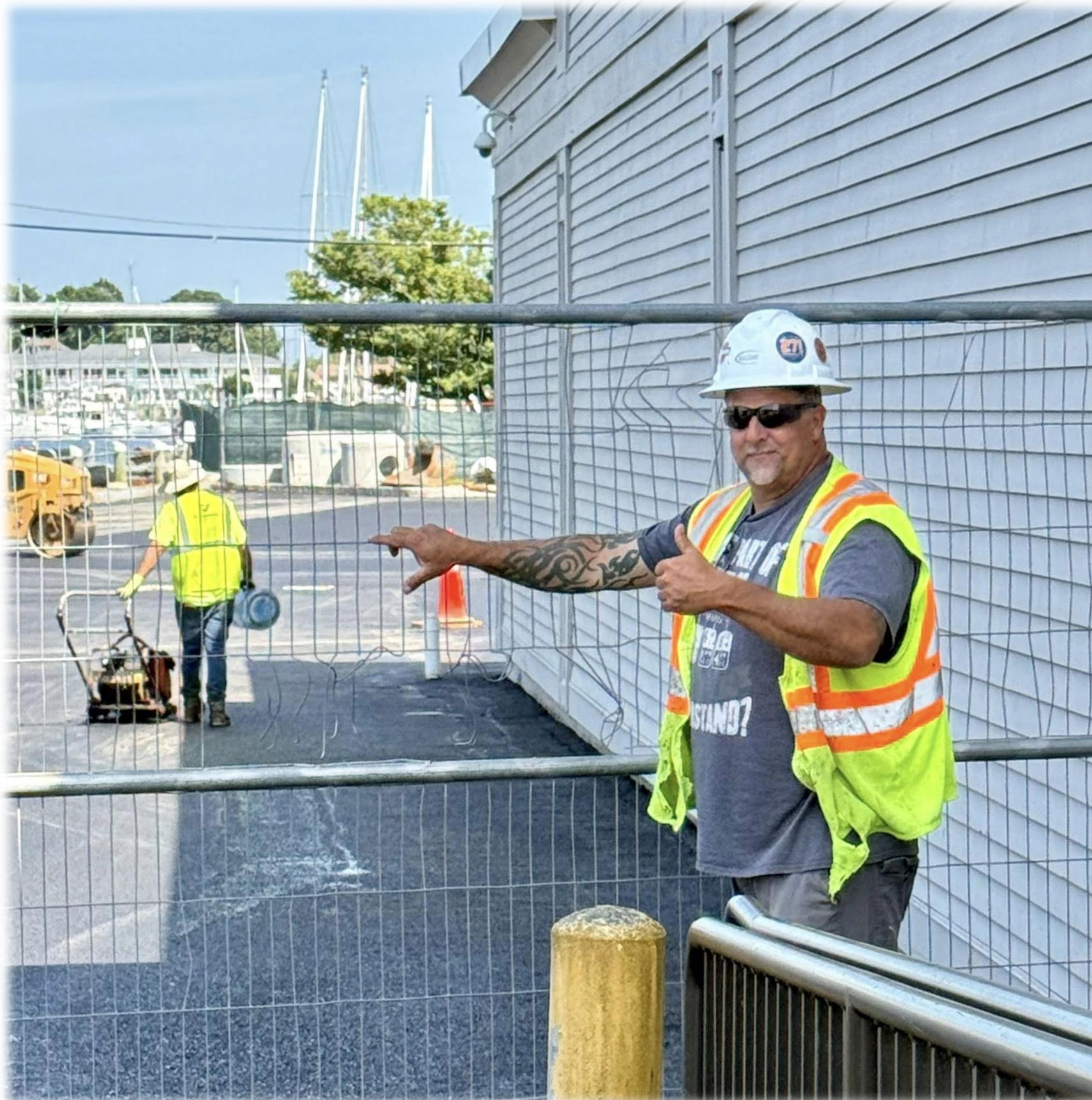
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- We had an exciting Ribbon Cutting and Grand Opening of **Yorktown Park** last week.
 - My thanks to the Town Council for their support and attendance at the Ribbon Cutting.
 - The North Kingstown Police Department's Community Policing Unit hosted a free neighborhood cookout, with dozens of families in attendance.
- Yorktown Park is now officially reopened, and joins our Town Beach, Wilson Park, McGinn Park, and Ryan Park as recently renovated playgrounds that are now being enjoyed by thousands of residents and visitors each year.
- Yorktown Park is now highlighted by improved drainage, ADA accessible play structures for children of all ages, athletic field improvements, new walkways circuit training stations, outdoor ping pong and cornhole infrastructure, a gazebo and much more.
- My thanks to all involved to make this longtime vision a reality.



Updates:

- The **Wickford Waterfront/Municipal Parking Lot Project** is moving along on schedule. Phase I has had a binder course placed in order to provide for the opening of the entrance last week. It looks great.
- They are now moving forward with Phases II and III, which may be combined to reduce the projected schedule by a couple of weeks-- which would be great news.
- We continue to experience some unexpected challenges which are worked out daily by our Planning Department, BETA, and the contractor, RICON.



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Reminder!

- A reminder: our annual event, **Fireworks at the Town Beach**, will be on July 3rd.
- As always, there will be food trucks and entertainment with parking shuttles starting at 4:00 PM.
- Parking on site will be very limited, please plan accordingly (full details are on our [website](#)).



Updates:

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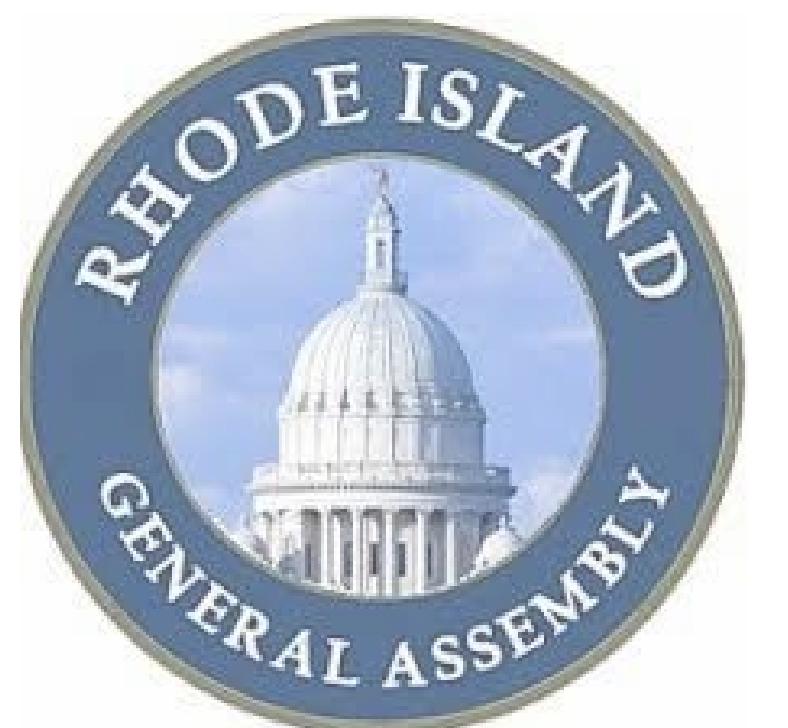
- A brief update on **Wickford Elementary School**, and I hope to have additional information in the coming months:
- The developer reached out to me last week to tell me they've received Historic approval which assists them in moving forward to secure final approvals and should be an incentive for CRMC review and approval.
- I have asked, and hope to have some projected closing and shovel-inn-the-ground updates in the next few months. I will continue to share updates as they are available.



Updates:

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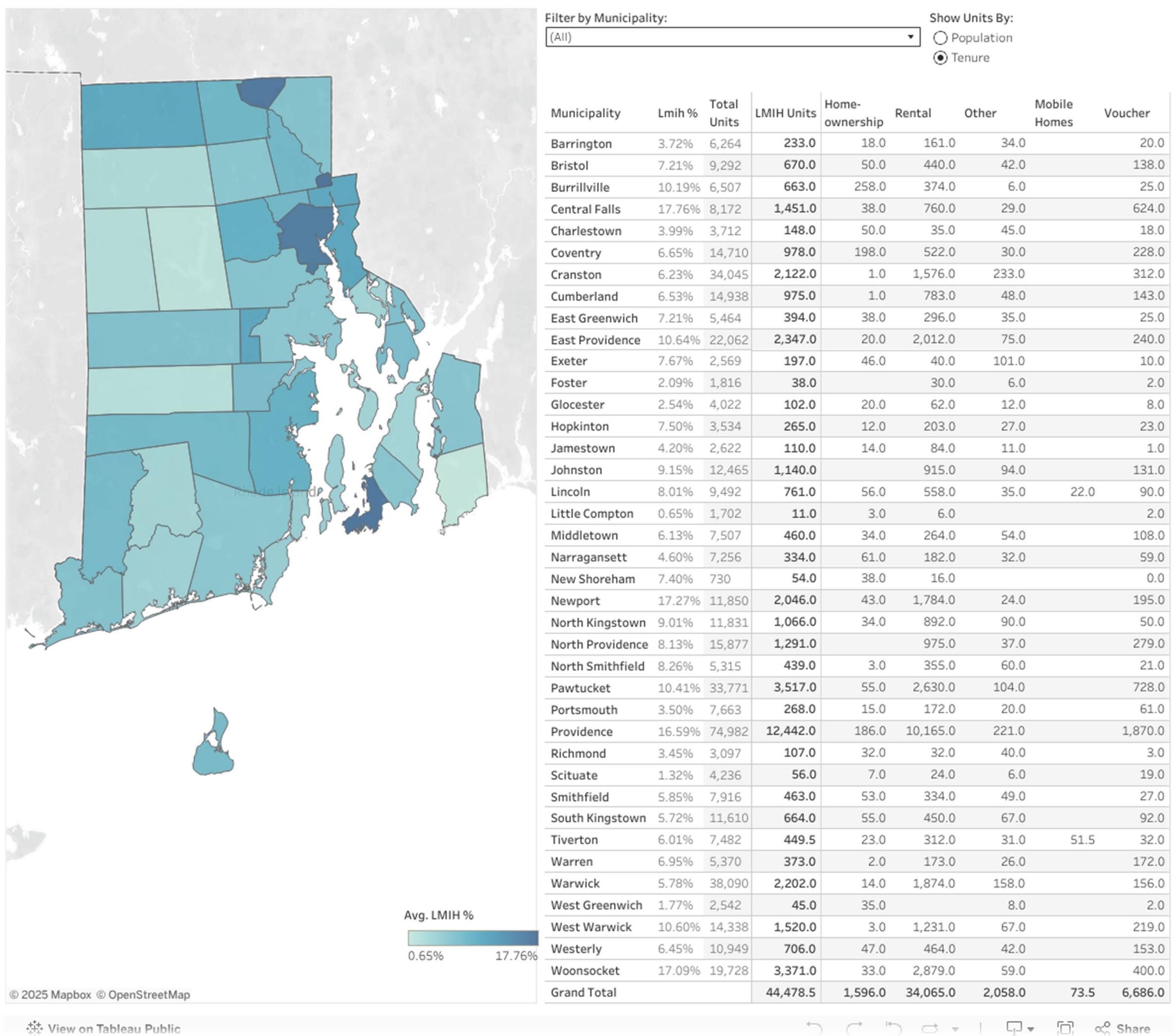
- The State's **Low-and-Moderate-Income Housing** Chart was released a couple of weeks ago.
 - Our Low to Moderate Income Housing percentage has risen to 9.01%; this is very favorable when compared to our neighboring communities and is also significant given the fact that our Mobile Home Communities are not included in this percentage and the loss of a local Housing Complex in our percentages due to the units no longer being deed restricted.
 - We have been one of the more successful communities in our efforts to attain the State's 10% goal.
- The State also released their final **State Aid Budget** figures last week as a part of the final budget passed by the General Assembly.
 - While it requires further review, it appears that we are projected to receive slightly more than budgeted for on our Municipal Aid.
 - However, this depends on a number of factors outside of our, and the state's, control.
 - It appears we will receive approximately \$75,000 less in State Aid to Education than was originally projected and budgeted by the State.



Low & Moderate Income Housing by Community - 2024

The Low & Moderate Income Housing Act ([RIGL 45-53](#)) requires most cities and towns to maintain 10% of their year-round housing stock as affordable housing. A unit is affordable if it receives a subsidy from a federal, state, or local source and has an affordability restriction in place for at least 30 years. Beginning in 2024, federal rental assistance vouchers and certain mobile homes are also counted toward the 10% affordable housing goal. RIHousing collects information from municipal officials each year to track each community's progress towards this goal.

Hover over the map to see each town's progress over time. Use the filters to view units by tenure or by population.



Updates:

(continued)

- We've had several internal meetings and discussions in follow up of the presentation the North Kingstown Climate Conversations Group gave to the Town Council on June 9th
 - We truly appreciate their efforts, and as requested by the Town Council, we have some comments and hopeful direction:
- First, as we've mentioned many times, we are aware of the importance of this issue as well as the Council's desire and direction to make this a priority. A report on our prioritization of this issue was delivered at a Council Meeting earlier this year.
 - Resilience is at the forefront of our decision making and there is plenty being addressed and accomplished although it does not seem to get the appropriate attention or recognition as to what's already taking place. It would be helpful to hear from the group as to what they consider a success or progress --- what tangible projects are they looking to see that's not getting done.
- We do not recommend adding another Committee as our current boards are already in tune with climate resiliency and mitigation, and we don't have the adequate personnel to staff any more committees. It was our plan for this work to be part of the new Conservation Commission, and we would be happy to emphasize this.
 - We spoke with South Kingstown regarding their Sustainability Committee. They focus on energy, recycling and water. We're told they do not advise on resiliency as it is a conflict with their Conservation Committee.
- We are open to further conversations. We would like to know what the Climate Conversation Group feels is not being addressed and would be happy to set up a meeting with our Planning Department and them. However, we are very concerned about the addition of another committee, and we are unable to staff it. Having this emphasized within the current Conservation Commission is a potential solution.

- We've also had several internal meetings and discussions in follow up of the Wickford Advisory Committee's Presentation before the Town Council on June 9th.
- The Wickford Advisory Committee has successfully held two forums to connect the concerns of the business and residential community. We understand that pedestrian safety and traffic is one of their priorities. I've spoken to Chief Urban (NKPD); he will be reviewing the findings of their Traffic Study with this Committee.
- Additionally, we are involved in multiple platforms for the safe use of roadways by pedestrians, bicyclists, motorists and transit. This is a difficult priority within an established, historic, heavily utilized area. Buildings are close to the right of way resulting in limited space to work with, but we continue to work with RIDOT on the sidewalk project and bike lanes.
 - Regretfully, RIDOT has advised that sidewalks are not feasible in the West Main Street/Brown Street intersection in question due to drainage and elevations, however we are discussing potential options including pavement treatment to delineate the area as a pedestrian walkway.
- We recently completed the parking study, are working through their recommendations, have applied for grants to assist with signage and continuously look for funding sources.
 - It should also be noted that the main roads in Wickford are state roads, so any plans need to be coordinated with RIDOT.
- The relationship of Wickford to the harbor is a significant topic area and we have accomplished a great deal of resilience work in Wickford.
 - Our Planning Department will be sharing our information with the Wickford Advisory Group so they are aware of what we are tackling and our next steps. We will also be asking our Harbor Master and Harbor Commission to be a guest speaker at one of their future meetings.
- I, and we, continue to provide updates on the vacant, privately-owned property within Wickford.
- And the Historic District Commission and the Wickford Village Design Guidelines Committee have been working to incorporate resiliency and sustainability. These coastal properties do not need to follow the flood code. They have also worked this past year to create a policy for solar panels on historic homes.



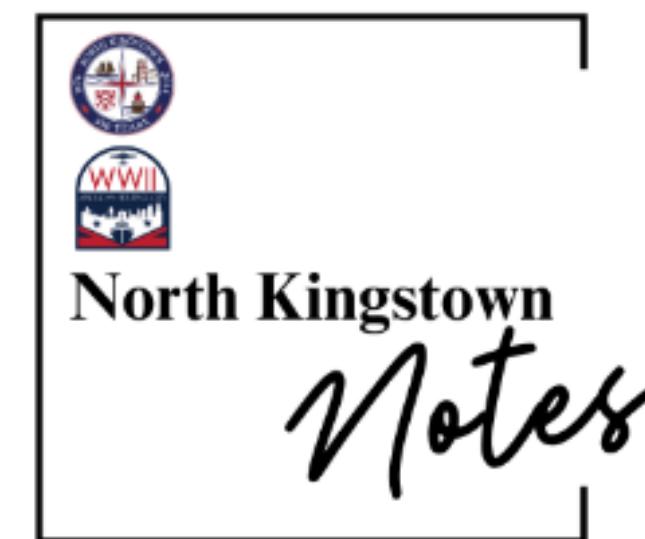
Town of
North Kingstown
RHODE ISLAND'S ONLY & OFFICIAL
AMERICAN WWII HERITAGE CITY

Thank you.

A. Ralph Mollis,
Town Manager

June 23, 2025

EMAIL NEWSLETTER
SIGN UP here
[HTTPS://BIT.LY/NKNOTES](https://bit.ly/nknotes)



Kate Glass, Director of Communications & Executive Assistant
Office of the Town Manager