

REGULAR COUNCIL MEETING
Tuesday, September 30, 2025 6:00pm
Zoom Meeting ID: 889 8252 5535 Passcode: 675736
One tap mobile 929-205-6099

Page	Agenda Item
	1. Call to Order – 6:00PM
	2. Adjustments to the Agenda
	3. Visitors & Communications
	4. Consent Agenda
4	A. Approval of Minutes
	i. Meeting of 9/24/25
	B. Clerk’s Office Licenses & Permits
11	C. Approve citywide idling policy
14	D. Approve letter of support for Vermont Historical Society Regional Priority List application
15	E. Ratify Council’s 9/24/25 decision to authorize the Manager to negotiate an extension of the Prospect Heights real estate option
	F. Authorize the Manager to execute contract(s)
	4-a. Approve City Warrants
	i. Approve week of 9/30/25
	5. City Clerk Report
	6. Liquor/Cannabis Control Boards
	7. City Manager’s Report
	8. New Business
16	A. Volunteer appointment (Cemeteries)
	B. Warned for 6:30 PM: Tax Increment Finance (TIF) District Public Informational Hearing
17	C. Approval of warning for November 4, 2025 Special City Election
18	D. Approval of Necessity Resolution #2025-24 and Declaration of Intent for \$2.4M Tax Increment Finance (TIF) District bond
18	E. Approval of Necessity Resolution #2025-25 and Declaration of Intent for \$3.3M Public Works renovations bond
	F. Flood Resiliency Plan update (Gustin)
	9. Upcoming Business
	10. Round Table
	11. Executive Session – as needed
	12. Adjournment



City of Barre, Vermont

6 N. Main St., Suite 2
Barre, VT 05641
www.barrecity.org

R. Nicolas Storellicastro
City Manager
(802) 476-0240
citymanager@barrecity.org

MEMO

TO: City Council
FROM: The Manager
DATE: September 26, 2025
SUBJECT: Packet Memo re: 9/30/2025 Council Meeting Agenda Items

The following notes apply to packet support materials for the Subject Council Meeting Agenda.

Adjustments to the Agenda

None at this time.

4(C) Authorize the Manager to execute contract(s)

There are no contracts for approval.

8(A) Volunteer Appointments

Donna Drayman-Pulice of Barre City has applied for a seat on the Cemeteries Committee. The committee currently has 2 openings with expirations on June 30, 2026.

8(B) Warned for 6:30PM: Tax Increment Finance (TIF) District Public Informational Hearing

This hearing is required for the bond that will be placed on the November ballot. Stephanie Clarke of White + Burke and TIF Administrator Carol Dawes will provide a briefing after the hearing is opened.

8(E) Approval of Necessity Resolution #2025-25 and Declaration of Intent for \$3.3M Public Works renovation bond

This bond is related to financing changes needed at the new Public Works facility at 277 Morrison Road to transform it from a warehouse to a garage. While staff initially estimated upgrades at \$2M, estimates have come in higher after going through details of the design process, and to account for contingencies. I will present a detailed estimate at the Council meeting.

8(F) Flood Resiliency Plan (Gustin)

There is no memo in the packet for this agenda item. I will update the Council on Goal 2.2 regarding Communication Upgrades.

Ground Rules for Interaction with each other, staff, and the general public

- Rules may be reviewed periodically
- Practice mutual respect
 - Assume good intent and explain impact
 - Ask clarifying questions
 - If off course, interrupt and redirect
- Think, then A.C.T.
 - Alternatives – Identify all choices
 - Consequences – Project outcomes
 - Tell your story – Prepare your defense
- Ethics checks
 - Is it legal?
 - Is it in scope (Charter, ordinance, policy)?
 - Is it balanced?
- “ELMO” – Enough, Let’s Move On
 - Honor time limits
 - Be attentive, not repetitive
- Be open-minded to different solutions or ideas
 - Remarks must be relevant and appropriate to the discussion; stay on subject
 - Don’t leave with “silent disagreement”
 - Decisions agreed on by consensus when possible, majority when necessary
 - All decisions of Council are final
- No blame
 - Articulate expectations of each other
 - We all deeply care about the City in our own way
 - Debate issues, not personalities
- Electronics
 - No texting, email, or videogames during the meeting

To be approved at the 9/30/2025 Council meeting.

SPECIAL COUNCIL MEETING
Tuesday, September 24th, 2025, 6:00pm
IN PERSON LOCATION: Council Chambers, City Hall
6 N. Main St., Barre, VT

Item 1. Call to Order at 6:00 PM

Councilor Gustin arrived at 6:30pm.

Item 2. Adjustments to Agenda:

Add Item 4-D to consent agenda to authorize the Manager to negotiate a 12-month extension on the Prospect Heights property; to be ratified at the September 30, 2025 Council meeting.

Remove item 8-H(i) concerning resolution #2025-24 relating to a housing project at 143 N Main Street.

Item 3. Visitors & Communications

None.

Item 4. Consent Agenda

A. Approval of Minutes of the 9/9/25 Council meeting

B. Licenses & Permits;

Ratify an Event Permit for Workers Over Billionaires – City Hall Park on Thurs. Sept 18th

Approve Event Permits as follows:

Saturday, September 27th - 4pm to 9pm at the Barre Auditorium and adjoining parking lot: The Light Radio-“Unspoken” Concert w/ food trucks/ bouncy house, all department Supervisors have signed off.

Sunday, Oct 5th – 10am to 1:30pm at Currier Park: Church services, all department Supervisors have signed off.

C. Authorize the Manager to execute contract(s)

There are 3 contracts for approval as follows:

- \$39,575 for a Wastewater Treatment Plant utility truck
- \$56,880 for actuated valve replacements at the Water Treatment Plant
- \$75,200 for a new hybrid Police Department cruiser

D. Authorize 12-month extension option for negotiation of

Motion to authorize the approval of the Consent Agenda dated 9/24/2025 moved by Councilor Deering --Seconded by Councilor Bergeron, approved by all.

Item 4a. Approve City Warrants

To be approved at the 9/30/2025 Council meeting.

Approve City Warrants;

- i. Approve week 9/24/25
- ii. Ratify week of 9/17/25

Motion to approve City Warrants moved by Councilor Deering, seconded by Councilor Bergeron, approved. Councilor Spaulding abstained.

Item 5. City Clerk Report

The CVCC (Central VT Career Center) ballots have arrived at the Clerk's office. We will be sending absentee ballots to all who have requested election ballots for the year. If you have not yet requested an absentee ballot you may contact the Clerk's office for one.

Item 6. Liquor / Cannabis Control Boards

Pine Birch LLC – Catering. Private wedding at 210 Hill St.

Motion to approve Liquor/Cannabis licensures moved by Councilor Deering, seconded by Councilor Spaulding, approved by all. Liquor & Cannabis Board closes.

Item 7. City Managers Report;

The Managers primary focus has been on completing the CDBC-DR application that have a due date of September 30th.

Paving throughout the city is completed, so traffic should resume to normal.

Item 8. New Business;

New Business;

- A. Warned for 6:15 P.M.: Public Hearing for CDBG-DR applications

The Manager provided a summary of all the CDBG-DR applications to be submitted by the City.

At 6:22PM, with 26 persons in attendance in-person and via the Zoom platform, Mayor Lauzon opened the hearing for the Prospect Heights Project.

Resident Ed Stanak had previously submitted a [memorandum](#) to the Council and followed with detailed concerns from that memorandum cost to taxpayers, the stormwater runoff, current infrastructure shortcomings, water supply, wastewater disposal and the wetlands with the EO 06-25 to promote housing saying the plan was done prior to this EO. Hoping bending the rules would not put lower properties at risk.

Chris Dayton of Cleveland Ave expressed concerns about the vetting process and wondered whether this housing project would draw and sustain residents who strive for prosperity, safety and healthy community growth.

To be approved at the 9/30/2025 Council meeting.

Pat Moulton explained the vetting process, and the obligations required by the grant funds. Assuring the income levels for single and family units would sustain and foster a healthy neighborhood.

At 6:50PM, seeing nobody else wishing to speak on the project, Mayor Lauzon closed the hearing.

B. Resolution #2025-17 Prospect Heights housing project CDBG-DR application approval

A motion to approve the Resolution #2025-17 Prospect Heights housing project CDBG-DR application was moved by Councilor Deering, Seconded by Councilor Bergeron; approved.

Yay(s): Councilor Deering, Councilor Gustin, Mayor Lauzon, Councilor Bergeron and Councilor Routhier

Nay(s): Councilor Beth Hilgartner, Councilor Sonya Spaulding

At 6:51PM, Mayor Lauzon opened the hearing for the North End Housing Project.

Justine Macris of Second St. came to the table to discuss a previously denied elevation application. The Manager explained the process, funding available and final decision process.

Shayd Pecor of Third St. asked for definition of the 6yr timeline, the acquisition process, HUD assistance in new housing for those put out by the acquisitions. Mr. Pecor thanked the Council, City Manager, and all involved in helping the residents get back on their feet.

The Manager did state all residents in effected areas were contacted and had consented to the plans presented for their properties in the application.

At 7:07PM, seeing nobody else wishing to speak on the project, Mayor Lauzon closed the hearing.

C. Resolution #2025-18 North End/Gateway housing project(s) CDBG-DR application approval

A motion to approve Resolution #2025-18 North End/Gateway housing project(s) CDBG-DR application was moved by Councilor Bergeron, seconded by Councilor Hilgartner, approved.

At 7:08PM, Mayor Lauzon opened the hearing for the Downtown Housing Project at 355 N Main Street.

Christina Morris, resident of Barre Town and owner of Rooted Yoga, has commercial space in the section set to be eventually demolished on the 355 N. Main St. lot to make way for a 48+ unit housing project. She fears for her safety from the prospective future residents of the building.

At 7:30PM, seeing nobody else wishing to speak on the project, Mayor Lauzon closed the hearing.

To be approved at the 9/30/2025 Council meeting.

- D. Resolution #2025-19 Downtown housing 355 N Main St. project(s) CDBG-DR application approval

A motion to approve Resolution #2025-19 Downtown housing 355 N Main St. project(s) CDBG-DR application was moved by Councilor Bergeron, seconded by Councilor Deering, approved.

At 7:31PM, Mayor Lauzon opened the hearing for the Willey Street bridge mitigation project.

The Manager explained the project's origin, having been one of the City's top 3 mitigation priorities following an extensive public process.

At 7:34PM, seeing nobody else wishing to speak on the project, Mayor Lauzon closed the hearing.

- E. Resolution #2025-20 Willey St bridge mitigation project CDBG-DR application approval

A motion to approve Resolution #2025-20 Willey St bridge mitigation project CDBG-DR application was moved by Councilor Hilgartner, seconded by Councilor Gustin, approved.

At 7:35PM, Mayor Lauzon opened the hearing for the Harrington Avenue Floodplain mitigation project.

The Manager explained the project's origin, having been one of the City's top 3 mitigation priorities following an extensive public process.

At 7:42PM, seeing nobody else wishing to speak on the project, Mayor Lauzon closed the hearing.

- F. Resolution #2025-21 Harrington Ave floodplain mitigation project CDBG-DR application approval

A motion to approve Resolution #2025-21 Harrington Ave floodplain mitigation project CDBG-DR application was moved by Councilor Gustin, seconded by Councilor Hilgartner, approved.

At 7:43PM, Mayor Lauzon opened the hearing for the Stormwater Planning project.

The Manager explained the project's origin and described the reason for the reduction in funding sought for the project.

At 7:44PM, seeing nobody else wishing to speak on the project, Mayor Lauzon closed the hearing.

- G. Resolution #2025-22 Stormwater planning/design project CDBG-DR application approval

A motion to approve Resolution #2025-22 Stormwater planning/design project CDBG-DR application was moved by Councilor Deering, seconded by Councilor Spaulding, approved.

At 7:45PM, Mayor Lauzon opened the hearing for the Stormwater Planning project.

To be approved at the 9/30/2025 Council meeting.

The Manager explained the project's origin and described the reason for the reduction in funding sought for the project.

At 7:46PM, seeing nobody else wishing to speak on the project, Mayor Lauzon closed the hearing.

H. Resolution #2025-23 Potash Brook/Currier Park planning/design project CDBG-DR application approval

A motion to approve Resolution #2025-23 Potash Brook/Currier Park planning/design project CDBG-DR application approval was moved by Councilor Gustin, seconded by Councilor Hilgartner, approved.

I. Approve long-term redevelopment plan

A motion to Approve long-term redevelopment plan (with additional links inserted) was moved by Councilor Spaulding, seconded by Councilor Bergeron, approved.

J. Approve purchase and sales agreement for 143 N Main St

A motion to Approve purchase and sales agreement for 143 N Main St was moved by Councilor Gustin, seconded by Councilor Bergeron, approved.

Yay(s): Councilor Deering, Councilor Hilgartner, Councilor Gustin, Mayor Lauzon, Councilor Bergeron and Councilor Routhier

Nay(s): Councilor Spaulding

K. Update on regional drought conditions

The Manager described the water levels at the Dix Reservoir following the ongoing severe drought conditions in the State. While water levels have been lower than usual, they have not triggered mandatory conservation notices. Even though mandatory conservation practices are not in effect, residents were encouraged to keep non-emergency water use to a minimum.

No action required.

Item 9. Upcoming Business

Mayor Lauzon;

Meeting with other local municipalities leaders to discuss the current justice system
CDBG-DR grant work

Item 10. Round Table

Mayor Lauzon;

Reminded Councilors and community members to remain civil when having political disagreements.

Councilor Deering;

To be approved at the 9/30/2025 Council meeting.

Attended the Americans for Prosperity event at the Elks Club.

The Light Radio station is sponsoring a concert at the Barre Auditorium, Saturday, September 27th 6-9pm

Councilor Hilgartner;

The benefit concert-Sat. 20th at 3pm-Good Shepard Church w/ John Mark Harrison – call Water, Love, Loss made over \$1,300 for the warming shelter.

Councilor Gustin;

Pass.

Councilor Spaulding;

Attended the Granite Museums festival. 60 tour buses are scheduled to visit the Granite Museum in the next few weeks, and hopes they eat and shop in downtown Barre.

The JEDIB committee is hosting a book club at the Aldrich Library, September 25th @ 530pm. The book – Evicted

Councilor Bergeron

WPTZ- Ben Frechette visited the Hope Cemetery for a tour with Cemetery committee members.

Councilor Routhier

Attended the Americans for Prosperity event and thought it was informative and enlightening.

Item 11. Executive Session – real estate

Finding for going into executive session was moved by Councilor Gustin, seconded by Councilor Spaulding, approved.

Motion to enter executive session was moved by Councilor Spaulding, seconded by Councilor Deering, approved.

Motion to exit executive session was moved by Councilor Gustin, seconded by Councilor Hilgartner, approved

Item 12. Adjournment

Motion to adjourn moved by Councilor Hilgartner. approved

Adjourned at 8:36pm.

To be approved at the 9/30/2025 Council meeting.

Next regular meeting is scheduled for September 30th, 2025, at 6pm.

The open portions of the meeting were recorded on the video platform.

Respectfully submitted,

Cheryl A. Metivier, City Clerk

DRAFT



City of Barre, Vermont

“Granite Center of the World”

ACTION ITEM BRIEFING MEMO CITY COUNCIL AGENDA: 9/30/25

Agenda Item No. 4-C

AGENDA ITEM DESCRIPTION: Approve citywide idling policy

SUBMITTING DEPARTMENT/PERSON: Manager Storrellicastro

BACKGROUND INFORMATION:

The City recently applied for and was awarded a \$65,000 Clean Diesel Grant that was used to purchase a new excavator. The grant required that the City adopt an idling policy for the Department of Public Works to be eligible for the funding.

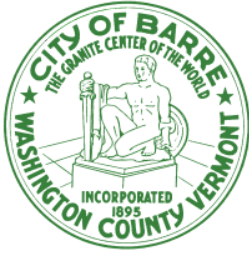
While the impetus for the City adopting a narrow policy for the Public Works Department in order to be eligible for the grant, City staff committed to preparing a policy that can apply to additional City fleets. The attached mark-up modifies the Public Works-specific policy that was adopted at the September 9, 2025 Council meeting. The most significant edit is to include reference to 23 V.S.A. §1100, the section of state law that lays out exemptions.

EXPENDITURE AND FUNDING SOURCE: N/A

ATTACHMENT: Proposed citywide idling policy.

RECOMMENDED ACTION/MOTION:

Move to approve the citywide idling policy.



City of Barre, Vermont

6 N. Main St., Suite 1
Barre, VT 05641
www.barrecity.org

~~[Public Works]~~ Idle Reduction Policy

Effective Date: ~~[September 9]~~ **October 1**, 2025

Department: Public Works, **Police, Fire, Facilities & Grounds**

Approved by: Barre City Council

1. Purpose

This policy aims to reduce unnecessary vehicle idling within the ~~[Public Works Department]~~ **fleets operated by the City of Barre** to lower fuel costs, decrease emissions, and extend vehicle life while maintaining operational efficiency.

2. Scope

This policy applies to all ~~[Public Works]~~ **City of Barre** employees operating City-owned vehicles and equipment, including but not limited to:

- Fleet vehicles (light- and heavy-duty)
- Construction and maintenance equipment
- Snowplows, street sweepers, and utility trucks
- **Police cruisers**
- **Ambulances**
- **Fire trucks**

3. Idling Restrictions

- Vehicles shall not idle for more than **five (5) consecutive minutes in any 60-minute period** unless exempt under Section 4.
- When vehicles are stopped for loading, unloading, or waiting, the engine must be turned off if not required for operations.
- Operators should turn off the engine when parked or stationary for extended periods.

4. Exceptions

Idling is permitted under the following conditions:

- **Extreme Weather:** If outside temperatures are **below 32°F or above 80°F**, vehicles may idle for climate control, but operators should limit idle time as much as possible.

- **Emergency & Safety Situations:** Vehicles responding to emergencies or requiring idling for safety reasons (e.g., flashing lights, radios, or essential equipment).
- **Operational Necessity:** Vehicles that require idling for equipment operation, such as lift mechanisms, onboard generators, or hydraulics.
- **Traffic Conditions:** When vehicles are in traffic, at railroad crossings, or other unavoidable delays.
- **Any conditions permitted under 23 V.S.A. §1100.**

5. Anti-Idling Technology & Fleet Management

- Vehicles equipped with **automatic engine shut-off systems** must have them enabled.
- The [department] **City** will explore **telematics systems** to monitor idle times and improve efficiency.

6. Compliance & Enforcement

- Supervisors will conduct random checks and review telematics data to ensure compliance.
- Employees violating the policy may face **progressive discipline**, including verbal warnings, written notices, or further training **consistent with City of Barre Human Resources policies and/or any applicable collective bargaining agreement.**
- Continuous training and awareness campaigns will be conducted to reinforce idle reduction practices.

7. Reporting & Policy Review

- Operators are encouraged to report excessive idling incidents and suggest improvements.
- The policy will be reviewed annually and updated as needed based on new technology and best practices.



City of Barre, Vermont

“Granite Center of the World”

ACTION ITEM BRIEFING MEMO CITY COUNCIL AGENDA: 9/30/25

Agenda Item No. 4-D

AGENDA ITEM DESCRIPTION: Support Vermont Historical Society Regional Priority List application

SUBMITTING DEPARTMENT/PERSON: Manager Storrellicastro

BACKGROUND INFORMATION:

The Vermont Historical Society is applying to put the Vermont History Center in Barre on the Regional Project Priority list through the Central Vermont Economic Development Corporation (CVEDC). The Vermont History Center requires several million dollars’ worth of repairs and updates, including roof, systems, drainage and foundation, windows, and brick repair. In order to access the funding required to maintain the building, the Center is applying to get on the priority list, which factors heavily into funding from various sources, including the Norther Border Regional Commission.

The Center houses 30,000 objects and 50,000 documents of Vermont’s treasures, all of which are in an increasingly leaky building. Two state agencies are also housed on the site as well. The building brings in employees and visitors who patronize Barre businesses, provides valuable meeting and office space, and is an architectural gem.

As it prepares its application, the Historical Society has requested authorization to list the City of Barre as a supporter of the application. This application does not conflict with any City applications for funding.

EXPENDITURE AND FUNDING SOURCE: This application does not conflict with any City applications for funding.

RECOMMENDED ACTION/MOTION:

Authorize the Vermont Historical Society to list the City of Barre as a supporter of its application.

SECOND AMENDMENT TO REAL ESTATE OPTION AGREEMENT

This Second Amendment to Real Estate Option Agreement is effective the ____ day of September, 2025 to modify the Real Estate Option Agreement dated February 23, 2024 between the City of Barre, a Vermont municipality in the County of Washington ("Purchaser") and Fecteau Residential, Inc., a corporation chartered under the laws of the state of Vermont ("Seller").

The Purchaser and Seller agree as follows:

1. The "Option Period" of the Real Estate Option Agreement shall be extended to October 15, 2026.
2. All other terms of the Real Estate Option Agreement shall remain the same.

City of Barre

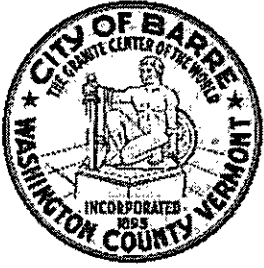
Fecteau Residential, Inc.

By: _____
Duly Authorized Agent

By: _____
Duly Authorized Agent

Date: September 25, 2025

Date: _____



Volunteer Application Form

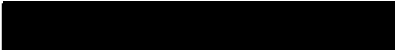
Full Name DONNA DRAYMAN-PULICE

Home address 90 CURRIER ST, BARRE

Barre City Resident? Yes



E-mail Address



Cell/Home Phone Number



Position(s) you are applying for?

1. Cemetery Committee
- 2.
- 3.

Have you attended a meeting of the public bodies you are applying for? Yes



Please describe why you are interested in the positions you are applying for. Include any special skills or qualifications that may be beneficial for the position.

I have a life-long interest in the history and maintenance of Barre's cemeteries. I would like to participate and be of any service to this committee. Having been a public middle school teacher in both Vermont and Los Angeles, I think I possess strong communication skills. I like working with people, and especially enjoy collaborating to solve problems. I love "Barre Gray"!

By signing below you acknowledge that all information provided is accurate and complete to the best of your ability, and you understand the City Council has the authority to remove members appointed to any City-created public bodies in accordance with the City Charter and Vermont State Statute, as applicable, for misrepresentation of any statement made on this application

Donna Drayman-Pulice

9/12/25

Sign here (or type your name for an electronic submission)

Date

For City Manager's Office Use Only

Appointed? Yes



Term of Appointment: From

To

CITY OF BARRE
WARNING FOR SPECIAL MEETING

The legal Voters of the Wards of the City of Barre are hereby Warned to meet at the central polling place in the municipal auditorium on Auditorium Hill on the 4th day of November, 2025 from 7:00 A.M. to 7:00 P.M.

At the same time and place and during the same voting hours, the voters of the City of Barre will meet for the purpose of voting by Australian Ballot the following:

ARTICLE I

Shall bonds or notes of the City of Barre in an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000), subject to reduction from available state and/or federal grants-in-aid, appropriations and reserve funds, be issued for the purpose of financing Tax Increment Finance District infrastructure improvements that will support the development of Stevens Branch Apartments, the aggregate cost of such improvements estimated to be Two Million Four Hundred Thousand Dollars (\$2,400,000), and for the payment thereof pledge the credit of the City, in particular the revenues generated from the Tax Increment Financing District?

Voters are hereby notified that the above total includes up to Two Hundred Thousand Dollars (\$200,000) in related costs to be reimbursed by the tax increment finance district, that the total amount of previously approved Tax Increment Financing District debt is \$2,200,000, and if the increment received by the City from any property tax source received by the City is insufficient to pay debt service on the indebtedness identified above, in any year for whatever reason, including a decrease in property value or repeal of a state property tax source, unless determined otherwise at the time of such repeal, the City shall remain liable for such debt service for the term of such indebtedness.

ARTICLE II

Shall bonds or notes of the City of Barre in an amount not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000), subject to reduction from available state and/or federal grants-in-aid, appropriations and reserve funds, be issued for the purpose of financing the cost of renovating the Public Works Campus at 277 Morrison Road, the aggregate cost of such improvements estimated to be Three Million Three Hundred Thousand Dollars (\$3,300,000)?

Adopted and approved by the Barre City Council on September 30, 2025.

Thomas J. Lauzon, Mayor

Cheryl A. Metivier, City Clerk

City Councilors

Jeff Bergeron

Michael Deering II

Amanda Gustin

Beth Hilgartner

Don Routhier

Sonya Spaulding



City of Barre, Vermont

“Granite Center of the World”

ACTION ITEM BRIEFING MEMO CITY COUNCIL AGENDA ITEM CITY COUNCIL AGENDA: 09-30-25

Consent Item No.: _____ Discussion Item No. _____ Action Item Nos. 8 D & E

AGENDA ITEMS DESCRIPTION: **To be voted on separately**

- Approval of Necessity Resolution #2025-24 and Declaration of Intent for \$2.4M Tax Increment Finance (TIF) District Bond
- Approval of Necessity Resolution #2025-25 and Declaration of Intent for \$3.3M Public Works renovations bond

SUBJECT:

Same

SUBMITTING DEPARTMENT/PERSON:

Carol Dawes, treasurer

STAFF RECOMMENDATION:

Approve resolutions

STRATEGIC OUTCOME/PRIOR ACTION:

Not applicable

EXPENDITURE REQUIRED:

None.

FUNDING SOURCE(S):

Not applicable

LEGAL AUTHORITY/REQUIREMENTS:

VERMONT STATUTES ANNOTATED 24 VSA §1752 Bonds; issuance

Debt may be incurred and bonds issued under this subchapter for any improvement, but no bonds shall be issued for the purpose of providing funds for ordinary expenses of any municipal corporation, except as otherwise provided.

BARRE CITY CHARTER Sec. 314. {Authority to borrow money, issue bonds, pledge credit.}

The City Council shall have the authority to borrow money, issue its bonds or notes and pledge the credit of the City pursuant to provisions of the Vermont statutes as they govern borrowing for towns and municipalities as provided in Title 24 of the Vermont Statutes Annotated.

BACKGROUND/SUPPLEMENTAL INFORMATION:

TIF bond background: As was discussed earlier this evening during the Tax Increment Finance (TIF) District public informational hearing, the City will be partnering with Downstreet Housing on the development of the Stevens Branch Apartments project - a 31 unit apartment complex to be built along Seminary Street. The City's portion of the project includes infrastructure improvements necessary to allow for the project to move forward. Resolution #2025-24 and the

declaration of intent support the November 4th special election seeking voter approval of the \$2.4M TIF bond. The funds will be used for the infrastructure improvements, and the debt service principal and interest payments will be paid for out of TIF increment funds generated by grand list growth in the TIF district.

Public Works bond background: *The City recently purchased a warehouse building and surrounding land at 227 Morrison Road to become the new Public Works campus, to house the street, water and sewer departments' administration, vehicles, equipment, and supplies such as road sand and salt. The building requires renovations to accommodate the various departments' needs. Resolution #2025-25 and the declaration of intent support the November 4th special election seeking voter approval of the \$3.3M bond. The funds will be used for renovations to the building and campus, and the debt service principal and interest payments will be paid for out of the general fund, water fund and sewer fund.*

LINK(S):

Not applicable

ATTACHMENTS:

- *Resolution #2025-24 and attachment*
- *Resolution #2025-25 and attachment*

INTERESTED/AFFECTED PARTIES:

Barre City staff, residents, taxpayers

RECOMMENDED ACTIONS/MOTIONS: **To be voted on separately**

- *Approve Necessity Resolution #2025-24 and Declaration of Intent for \$2.4M Tax Increment Finance (TIF) District Bond*
- *Approve Necessity Resolution #2025-25 and Declaration of Intent for \$3.3M Public Works renovations bond*

City of Barre Resolution #2025-24

RESOLUTION CERTIFICATE

I, Cheryl Metivier, do certify that I am the duly elected and qualified City Clerk of the City of Barre, a municipal corporation located in the County of Washington, State of Vermont (the “City”); that I have custody of the books, records and seal of the City; and that the following is a true and exact copy of a resolution unanimously adopted at a regular meeting of the City Council of the City, duly called, noticed and held on September 30, 2025, at which a quorum of members was present and voting; and that the same remains in full force and effect, and has not been amended, rescinded, abridged, modified or contested in any way;

WHEREAS, the public interest and necessity demand, and it has been so found and determined by the City Council, that certain improvements be made, at an estimated aggregate cost of Two Million Four Hundred Thousand Dollars (\$2,400,000), namely, infrastructure improvements that will support the development of Stevens Branch Apartments; and

WHEREAS, it was found and determined that the cost of making such improvements would be too great to be paid out of the ordinary annual income and revenue of the City; and

WHEREAS, the economic feasibility and benefit of making such improvements have been established to the satisfaction of the City Council; and

WHEREAS, all necessary state and federal licenses, approvals and permits have been or will be secured with respect to the subject improvements, and the financing thereof, or are reasonably anticipated to be secured in due course; and

WHEREAS, the following proposal for the incurring of debt in an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000), for the purpose of making and financing such improvements, shall be submitted to the legal voters of the City at a special meeting thereof on Tuesday, November 4, 2025:

Article I: Shall bonds or notes of the City of Barre in an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000), subject to reduction from available state and/or federal grants-in-aid, appropriations and reserve funds, be issued for the purpose of financing Tax Increment Finance District infrastructure improvements that will support the development of Stevens Branch Apartments, the aggregate cost of

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such improvements estimated to be Two Million Four Hundred Thousand Dollars (\$2,400,000), and for the payment thereof pledge the credit of the City, in particular the revenues generated from the Tax Increment Financing District?

Voters are hereby notified that the above total includes up to Two Hundred Thousand Dollars (\$200,000) in related costs to be reimbursed by the tax increment finance district, that the total amount of previously approved Tax Increment Financing District debt is \$2,200,000, and if the increment received by the City from any property tax source received by the City is insufficient to pay debt service on the indebtedness identified above, in any year for whatever reason, including a decrease in property value or repeal of a state property tax source, unless determined otherwise at the time of such repeal, the City shall remain liable for such debt service for the term of such indebtedness.

BE IT FURTHER RESOLVED, that all acts, matters and things relating to the proposition of financing such improvements, as well as the maintenance and operation of such improvements within the corporate limits of the City, be in accordance with the provisions of No. 165 of the Acts of 1894, as amended, and Chapter 53 of Title 24, Vermont Statutes Annotated, as now enacted and as may be amended.

DATED: September 30, 2025

ATTEST:

City Clerk

Received for record and recorded this ___ day of _____, 2025, in the records of the City of Barre.

City Clerk

DECLARATION OF OFFICIAL INTENT
OF THE CITY OF BARRE
TO REIMBURSE CERTAIN EXPENDITURES
FROM PROCEEDS OF INDEBTEDNESS

WHEREAS, the City of Barre, Vermont (the “Issuer”) intends to implement infrastructure improvements that will support the development of Stevens Branch Apartments to be considered by the Issuer at a special meeting thereof to be held on November 4, 2025, (the “Project”); and

WHEREAS, the Issuer expects to pay certain capital expenditures (the “Reimbursement Expenditures”) in connection with the Project prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis;

WHEREAS, the Issuer reasonably expects that for that part of the Project consisting of design, temporary financing, engineering, permitting and construction costs, debt obligations in an amount not expected to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000) will be issued and that certain of the proceeds of such debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, the Issuer declares its reasonable official intent to reimburse prior expenditures for the above-described part of the Project with proceeds of a subsequent borrowing:

NOW THEREFORE, the Issuer declares:

Section 1. The Issuer finds and determines that the foregoing recitals are true and correct, and that all of the capital expenditures covered by this Resolution were or will be made not earlier than 60 days prior to the date of this Resolution.

Section 2. This declaration is made solely for the purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This declaration does not bind the Issuer to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 3. The Issuer hereby declares its official intent to use proceeds of indebtedness to reimburse itself for Reimbursement Expenditures, within 18 months of either the date of the first expenditure of funds by Issuer for such Project or the date that such Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of Issuer funds for such Project), and to allocate

an amount not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000) of the proceeds thereof to reimburse itself for its expenditures in connection with the Project.

Section 4. The Issuer's debt obligations for the aforementioned purpose will not be "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986.

Section 5. All prior actions of the officials and agents of Issuer that are in conformity with the purpose and intent of this Resolution and in furtherance of the Project shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 6. All other resolutions of the legislative body of the Issuer, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

Section 7. It is hereby found that all discussions and deliberations of the legislative body of the Issuer leading to the adoption of this Resolution occurred at one or more meetings of the legislative body conducted pursuant to public notice and open to public attendance.

Section 8. This declaration shall take effect from and after its adoption.

The undersigned, City Clerk of the Issuer, hereby certifies that the foregoing is a full, true and correct copy of the declaration of the legislative body of said Issuer duly made at a meeting thereof held on the date, specified below, and that said declaration has not been amended, modified or revoked.

City Clerk

September 30, 2025

City of Barre Resolution #2025-25

RESOLUTION CERTIFICATE

I, Cheryl Metivier, do certify that I am the duly elected and qualified City Clerk of the City of Barre, a municipal corporation located in the County of Washington, State of Vermont (the “City”); that I have custody of the books, records and seal of the City; and that the following is a true and exact copy of a resolution unanimously adopted at a regular meeting of the City Council of the City, duly called, noticed and held on September 30, 2025, at which a quorum of members was present and voting; and that the same remains in full force and effect, and has not been amended, rescinded, abridged, modified or contested in any way;

WHEREAS, the public interest and necessity demand, and it has been so found and determined by the City Council, that certain improvements be made, at an estimated aggregate cost of Three Million Three Hundred Thousand Dollars (\$3,300,000), namely, renovating the Public Works Campus at 277 Morrison Road; and

WHEREAS, it was found and determined that the cost of making such improvements would be too great to be paid out of the ordinary annual income and revenue of the City; and

WHEREAS, the economic feasibility and benefit of making such improvements have been established to the satisfaction of the City Council; and

WHEREAS, all necessary state and federal licenses, approvals and permits have been or will be secured with respect to the subject improvements, and the financing thereof, or are reasonably anticipated to be secured in due course; and

WHEREAS, the following proposal for the incurring of debt in an amount not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000), for the purpose of making and financing such improvements, shall be submitted to the legal voters of the City at a special meeting thereof on Tuesday, November 4, 2025:

Article II: Shall bonds or notes of the City of Barre in an amount not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000), subject to reduction from available state and/or federal grants-in-aid, appropriations and reserve funds, be issued for the purpose of financing the cost of renovating the Public Works Campus at 277 Morrison Road, the aggregate cost of such improvements estimated to be Three Million Three Hundred Thousand Dollars (\$3,300,000)?

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BE IT FURTHER RESOLVED, that all acts, matters and things relating to the proposition of financing such improvements, as well as the maintenance and operation of such improvements within the corporate limits of the City, be in accordance with the provisions of No. 165 of the Acts of 1894, as amended, and Chapter 53 of Title 24, Vermont Statutes Annotated, as now enacted and as may be amended.

DATED: September 30, 2025

ATTEST:

City Clerk

Received for record and recorded this ____ day of _____, 2025, in the records of the City of Barre.

City Clerk

DECLARATION OF OFFICIAL INTENT
OF THE CITY OF BARRE
TO REIMBURSE CERTAIN EXPENDITURES
FROM PROCEEDS OF INDEBTEDNESS

WHEREAS, the City of Barre, Vermont (the “Issuer”) intends to renovate the Public Works Campus at 277 Morrison Road to be considered by the Issuer at a special meeting thereof to be held on November 4, 2025, (the “Project”); and

WHEREAS, the Issuer expects to pay certain capital expenditures (the “Reimbursement Expenditures”) in connection with the Project prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis;

WHEREAS, the Issuer reasonably expects that for that part of the Project consisting of design, temporary financing, engineering, permitting and construction costs, debt obligations in an amount not expected to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000) will be issued and that certain of the proceeds of such debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, the Issuer declares its reasonable official intent to reimburse prior expenditures for the above-described part of the Project with proceeds of a subsequent borrowing:

NOW THEREFORE, the Issuer declares:

Section 1. The Issuer finds and determines that the foregoing recitals are true and correct, and that all of the capital expenditures covered by this Resolution were or will be made not earlier than 60 days prior to the date of this Resolution.

Section 2. This declaration is made solely for the purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This declaration does not bind the Issuer to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 3. The Issuer hereby declares its official intent to use proceeds of indebtedness to reimburse itself for Reimbursement Expenditures, within 18 months of either the date of the first expenditure of funds by Issuer for such Project or the date that such Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of Issuer funds for such Project), and to allocate an amount not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000) of

the proceeds thereof to reimburse itself for its expenditures in connection with the Project.

Section 4. The Issuer's debt obligations for the aforementioned purpose will not be "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986.

Section 5. All prior actions of the officials and agents of Issuer that are in conformity with the purpose and intent of this Resolution and in furtherance of the Project shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 6. All other resolutions of the legislative body of the Issuer, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

Section 7. It is hereby found that all discussions and deliberations of the legislative body of the Issuer leading to the adoption of this Resolution occurred at one or more meetings of the legislative body conducted pursuant to public notice and open to public attendance.

Section 8. This declaration shall take effect from and after its adoption.

The undersigned, City Clerk of the Issuer, hereby certifies that the foregoing is a full, true and correct copy of the declaration of the legislative body of said Issuer duly made at a meeting thereof held on the date, specified below, and that said declaration has not been amended, modified or revoked.

City Clerk

September 30, 2025