

**Regular Meeting of the Barre City Council
Held August 14, 2012**

The Regular Meeting of the Barre City Council was called to order at 6:00 PM by Mayor Thomas Lauzon at the Barre Wastewater Treatment Facility. In attendance were: From Ward II, Councilors Michael Boutin and Michael Smith; from Ward III, Councilors Anita Chadderton and Lucas Herring. Also in attendance were City Planner Michael Miller and Clerk Carolyn Dawes.

Council toured the WWTF with Assistant Director of Public Works Steve Micheli.

Mayor Lauzon recessed the meeting at to allow Council to travel back to City Hall for the remainder of the meeting.

The Regular Meeting of the Barre City Council was called back to order at 7:00 PM by Mayor Thomas Lauzon. In attendance were: From Ward I, Councilor Paul Poirier; from Ward II, Councilors Michael Boutin and Michael Smith; and from Ward III, Councilors Anita Chadderton and Lucas Herring. Also in attendance was Clerk Carolyn Dawes.

We Dig Barre Treasure Dig Drawing. We Dig Barre executive director Dan Jones and mascot Digger invited Councilor Boutin to draw last week's winner, and announced this week's clue.

Approval of Consent Agenda: Council approved the following consent agenda items as presented on motion of Councilor Smith, seconded by Councilor Chadderton. **Motion carried with Councilor Herring abstaining.**

- Minutes of the following meetings:
 - Regular Meetings of August 7, 2012
- City Warrants as presented.
- 2012 Licenses & Permits issued through the clerk's office:
 - Entertainment license for Jack's Place, Scott Langevin, for a block party on Nichols Street, Saturday, August 18th from noon – 6:00 PM.
 - Animal License for 3 chickens owned by Ariel Zevon, 43 Orange Street.
 - Animal License for 1 potbellied pig owned by Braadley Akers and Barbara Shotts, 86 Prospect Street.

The City Clerk and Treasurer Report – Clerk Dawes made the following announcements:

- The first quarter tax payment is due by August 15th.
- Early/absentee ballots are available for the August 28th primary election.
- The Board of Civil Authority will hold its pre-election meeting on Thursday, August 23rd at 5:00 PM.
- The Clerk reminded Council that, due to the primary election, the meeting on August 28th has been moved to August 27th.

Approval of Building Permits –

Council approved the following building permits on motion of Councilor Herring, seconded by Councilor Smith. **Motion carried.**

<u>Applicant</u>	<u>Address</u>
Nancy Andreoletti	113 Country Way
Crystal Isabelle	184 Prospect Street

Liquor Control Board – NONE

Visitors and Communications – NONE

City Manager Report – Manager Mackenzie was not in attendance. No report.

Old Business –

A) Public Safety Committee Updates:

- **Fire Department** –NONE
- **Police Department** – NONE

New Business –

A) First Reading Ordinance #2013-01: City Park Hours Revisions.

Chief Bombardier reviewed the current ordinance and noted the park hours reads closing time is “12:00 PM”, however, he believes the intent was to close the park at midnight. The Chief recommended changing the closing time to 10:00 PM. There was discussion about additional adjustments of hours, not allowing smoking in the parks, addressing littering issues, enforcement of a no smoking ban, reviewing the ordinance for penalties, and limiting behavior around the Youth Triumphant memorial.

Mayor Lauzon asked Clerk Dawes to revise the ordinance as discussed. Council warned a new 1st reading for next week, August 21st on motion of Councilor Boutin, seconded by Councilor Smith. **Motion carried.**

B) Update on Community Interventionist Program.

Chief Bombardier and Community Outreach Specialist Emma Moreau updated the Council on the program. They said nobody has requested funds from the mini-grant program, and they will be reaching out to local community partners to spread the word about the available mini-grants. The Chief said he has received excellent feedback about Emma and the program. Ms. Moreau has worked with 40 people to date on long-term issues, where there has been more than just a day or two of contact. She gave examples of the people she is working with and the kinds of assistance she gives. Mayor Lauzon asked for additional statistics to use when the City seeks to renew the grant that is funding the program. Chief Bombardier said he and Ms. Moreau will be back towards the end of September to discuss continuation of the program.

C) Merchants Row Parking Request.

Mayor Lauzon recognized representatives from Granite City Developers (GCD), Barre Area Development Corporation executive director Darren Winham and City Planner Michael Miller. The Mayor said GCD has a purchase & sales agreement for the Blanchard Block property on North Main Street, and is interested in proposing a parking lease to the City. He asked for an executive session for lease negotiations.

Council went into executive session at 7:55 PM to discuss lease negotiations on motion of Councilor Herring, seconded by Councilor Smith. Representatives from GCD, Mr. Winham and Mr. Miller were invited into the executive session. **Motion carried.**

Council came out of executive session at 8:43 PM on motion of Councilor Boutin, seconded by Councilor Herring. **Motion carried.**

Councilor Poirier made a motion to authorize Manager Mackenzie or his designee to enter into an agreement with Granite City Developers for a 10 year lease of 100 dedicated parking spaces on City property at a cost of \$120 per space per year, with an annual increase based on the Consumer Price Index, and other terms and conditions as the Manager sees fit. There will be a 5 year renewal available. The motion was seconded by Councilor Herring.

There was continued discussion on the location of the dedicated parking spaces in the Merchant’s Row parking lot. Mayor Lauzon said he is making sure the City is not overcommitting and not creating a parking problem. Local business owners Mark McCarthy and Bob Sager discussed the number of spaces currently available in Merchant’s Row, the need for the City to make parking a priority, the need to maintain parking availability for merchants and customers and possible revisions to the Merchant’s Row master plan.

Council approved the motion as presented.

Other:

Mayor Lauzon said Granite City Developers has requested a tax stabilization agreement for the Blanchard Block property. The Mayor said GCD estimates the final value of the property after re-development will be approximately \$2 million. He said he suggests a stabilization agreement that holds the current assessment for 5 years, and then increases the assessment to the re-development value beginning in year six. Councilor Poirier offered a motion to approve a stabilization agreement as outlined by Mayor Lauzon. The motion died for lack of a second.

Mark Nicholson of GCD proposed different terms for the stabilization agreement. Councilor Boutin said Council has not been provided with any documents to review. Mayor Lauzon said the need to address this issue came up quickly and has a short timeline.

Mayor Lauzon proposed a stabilization agreement that would hold the current assessment for 5 years, and then increases the assessment by a certain amount for each of the next 5 years. Mr. Nicholson requested that the increases in assessment be 7.5% per year over a longer term.

Councilor Poirier made the motion to authorize the Manager or his designee to sign a tax stabilization agreement for the Blanchard Block between the City of Barre and Granite City Developers that would deal with assessed value, holding the current level of assessment for the first 5 years, and then increasing the assessment in increments of 10% per year up to the final improved value. The motion was seconded by Councilor Herring.

Councilor Smith said he would be happy to support the motion, but as it was not on this week's agenda, he can't support it tonight. Mayor Lauzon said GCD needs a decision by tomorrow. Councilor Poirier said the owners of GCD are local people the City knows, and he believes the City tax payers want to see the building developed. Clerk Dawes said education taxes are a consideration. Mayor Lauzon said Council would make any necessary decisions related to education taxes. Councilor Boutin said the item is not on the agenda and no materials have been provided to the Council.

Councilor Boutin requested a recess for contemplation. Mayor Lauzon called for a 15 minute recess at 9:20 PM.

Mayor Lauzon called the meeting back to order at 9:35 PM.

Councilors Poirier and Herring withdrew their motion and second.

Councilor Poirier moved to take up for immediate action an un-agendaed item related to tax stabilization. The motion was seconded by Councilor Herring. **Motion carried with Councilor Smith voting against.**

Councilor Poirier made the motion to authorize the Manager or his designee to sign a tax stabilization agreement for the Blanchard Block between the City of Barre and Granite City Developers that would deal with assessed value, holding the current level of assessment for the first 5 years, and then increasing the assessment in increments of 10% per year up to the final improved value. The motion was seconded by Councilor Herring.

Councilor Boutin asked if there will be any effect on the education taxes for the property. Mayor Lauzon said no, there will be no effect. Councilor Smith said if this tax stabilization is approved, Council will be setting a precedent by not following its own policy. Councilor Boutin said Council can reaffirm tonight's decision at next week's meeting. Councilor Herring said the public should be given an opportunity to be heard on the issue next week. Mayor Lauzon said the item will be placed on next week's agenda for reconsideration.

The motion carried with Councilor Smith voting against.

Granite City Developers offered to give the Council a tour of the Blanchard Block before next week's Council meeting.

Other:

Mayor Lauzon said there are concerns about missed opportunities on the North Main Street Reconstruction Project, where connection of services to certain buildings is not appearing to be done, and some property owners appear not to have been contacted. The Mayor said he will discuss the issue with Manager Mackenzie and have Luck Bros. re-contact all property owners to gauge satisfaction on the work being performed.

Round Table –

Councilor Herring asked that the following items be placed on next week's agenda:

- Front Page Forum Update
- Generator Grant Application for generator at BCEMS

He asked if the parking meters being placed on North Main Street will take credit cards. Mayor Lauzon said no, those types of meters are too expensive. The Mayor said there are options for kiosks, which would take credit and debit cards.

Council adjourned at 9:54 PM on motion of Councilor Chadderton, seconded by Councilor Herring. **Motion carried.**

An audio transcript of the meeting is available through the Clerk's Office. Due to technical difficulties, the audio transcript is not complete.

Respectfully submitted,

Carolyn S. Dawes, City Clerk