

**Special Meeting of the Barre City Council
Held March 27, 2018**

A Special Meeting of the Barre City Council was called to order by Mayor Lucas Herring at 6:00 PM at Barre City Hall. In attendance were: From ward I, Councilor Sue Higby; from Ward II, Councilor Michael Boutin; and from Ward III, Councilor John LePage. Also present were City Manager Steve Mackenzie and City Clerk/Treasurer Carol Dawes.

Absent: From Ward I, Councilor Jeffrey Tuper-Giles, who recused himself due to conflict of interest; from Ward II, Councilor Brandon Batham; and from Ward III, VACANT. To be filled at the April 26th ward caucus.

Adjustments to the Agenda: NONE

Visitors and Communications – NONE

Old Business – NONE

New Business – NONE

Executive Session –

Councilor Boutin made the motion to find that premature general public knowledge of the real estate purchase issue to be discussed would clearly place the City of Barre at a substantial disadvantage should the discussion be public. The motion was seconded by Councilor Higby. **Motion carried.**

Council went into executive session at 6:02 PM to discuss a real estate purchase issue under the provisions of 1 VSA sec. 313 on motion of Councilor Boutin, seconded by Councilor LePage. **Motion carried.**

Manager Mackenzie was invited into the executive session.

Council came out of executive session at 6:48 PM on motion of Councilor Boutin, seconded by Councilor Higby. **Motion carried.**

No action was taken.

The special Council meeting adjourned at 6:48 PM on motion of Councilor Boutin, seconded by Councilor Higby. **Motion carried.**

**Regular Meeting of the Barre City Council
Held March 27, 2018**

The Regular Meeting of the Barre City Council was called to order by Mayor Lucas Herring at 7:00 PM at Barre City Hall. In attendance were: From Ward I, Councilors Sue Higby and Jeffrey Tuper-Giles; from Ward II, Councilors Brandon Batham (arrived at 7:02 PM) and Michael Boutin; and from Ward III, Councilor John LePage. Also present were City Manager Steve Mackenzie and City Clerk/Treasurer Carol Dawes.

Absent: From Ward 3, VACANT. To be filled at the April 26th ward caucus.

Adjustments to the Agenda: NONE

Approval of Consent Agenda:

Council approved the following consent agenda items on motion of Councilor Tuper-Giles, seconded by Councilor Boutin. **Motion carried.**

- Minutes of the following meetings:
 - Regular meeting of March 20, 2018
- City Warrants as presented:
 - Approval of Week 2018-13:
 - Accounts Payable: \$604,905.32
 - Payroll (gross): \$138,929.84
- 2018 Licenses & Permits –
 - Animal Licenses:
 - Allison Bresett, 20 Waterman Street, 6 chickens
 - Bruce Landry, 85 Blackwell Street, 12 chickens
 - Food Establishment Licenses:
 - Mingle Night Club, 214 N. Main Street
 - Entertainment Licenses:
 - Mingle Night Club, 214 N. Main Street

The City Clerk/Treasurer Report – Clerk Dawes reported on the following:

- Water & sewer bills are due by April 2nd.
- 2018 dog licenses are available. All dogs must be licensed by April 2nd.
- Ward 3 voters will hold a caucus on April 26th to fill the Council vacancy.

Approval of Building Permits – NONE

Liquor Control –

Council approved a Special Event Permit application for Lawson't Finest Liquids LLC for an in-store beer tasting at Lenny's Shoe & Apparel on March 30th from 5:00 – 8:00 PM on motion of Councilor Tuper-Giles, seconded by Councilor Batham. **Motion carried with Councilor Boutin abstaining.**

Council approved a Museum Serving Permit application for the Vermont Historical Society at the Vermont History Center on April 27, 2018, from 5:00 – 8:00 PM on motion of Councilor Tuper-Giles, seconded by Councilor Batham. **Motion carried with Councilor Boutin abstaining.**

Council approved the following liquor license renewals on motion of Councilor Tuper-Giles, seconded by Councilor Batham. **Motion carried with Councilor Boutin abstaining.**

<u>Establishment</u>	<u>Address</u>	<u>License</u>
Asian Gourmet	276 N. Main Street	1 st class
Morse Block Deli	260 N .Main Street	1 st class
Simply Delicious	14 N. Main Street	1 st & 2 nd class
Soup N' Greens	325 N. Main Street	1 st class
Bella Campo	131 S. Main Street	2 nd class
Dollar General	540 N. Main Street	2 nd class
Dollar General	74 S. Main Street	2 nd class

Joshua Dickinson, the new owner of Gusto's, introduced himself to the Council and described his plans for operation of the business. Council approved a new 1st class license and outside consumption permit

for Gusto's, 28 Prospect Street, on motion of Councilor Batham, seconded by Councilor Tuper-Giles.
Motion carried with Councilor Boutin abstaining.

Scott Mears, owner of the new Mingle Night Club located in the former Aubuchon's building, introduced himself to the Council and described his plans for operation of a new dance club and bar. Council approved a new 1st class license for Mingle Night Club, 214 N. Main Street, on motion of Councilor Batham, seconded by Councilor Higby. **Motion carried with Councilor Boutin abstaining.**

City Manager's Report – NONE

Visitors and Communications – NONE

Old Business – NONE

New Business –

A) March 13 Storm – DPW Response Briefing.

Deferred to next week.

B) Approve Contract Award for WWTF Biosolids Disposal to Englobe/EMSI.

Department of Public Works director Bill Ahearn said the City contracts for removal and disposal of biosolids from the wastewater treatment facility. The biosolids are treated on-site, and used to generate methane to provide heat for the facility. The City accepted bids for disposal, and received one timely and responsive bid from Englobe/EMSI. The company provides a variety of options for handling the biosolids including use as agricultural fertilizer and composting. One additional proposal was received three days after the deadline and was not reviewed or considered. Mr. Ahearn recommended Council award the contract to Englobe/EMSI.

Council approved the contract as recommended on motion of Councilor Tuper-Giles, seconded by Councilor Batham. **Motion carried.**

C) Approval for Purchase of ((Replacement) Chemical) Storage Tanks at Water Treatment Plant.

Mr. Ahearn said the current storage tank is 24 years old and has begun to leak. The plan calls for replacing the single tank with a redundant three tank system. The low bid is just over \$12,000, and the new tanks have a 30+ year life expectancy. Mr. Ahearn recommended Council approval.

Council approved the purchase on motion of Councilor Tuper-Giles, seconded by Councilor LePage.
Motion carried.

D) Review of the 2013 Revised Tax Stabilization Policy.

Manager Mackenzie reviewed the tax stabilization policy, and talked about the provisions related to term length and what taxes can be stabilized.

Councilor Tuper-Giles recused himself from the following discussion and decision due to conflict of interest. He stepped down from the dais.

E) Review and/or Approve Reynolds House, LLC Tax Stabilization Agrmt.

Manager Mackenzie said he and Assessor Joe LeVesque have reviewed the application, as per the policy. The Manager has determined that the project meets at least four of the criteria, the estimated value of the improvements is \$381,000, and the project will create six full time equivalent jobs. The Manager said he and Mr. LeVesque recommend approving the tax stabilization request for 10 years with stabilization of both municipal and education taxes.

Reynolds House LLC representatives Thom Lauzon, Karen Lauzon and Eric Tuper-Giles addressed the Council. Mr. Lauzon presented a PowerPoint presentation on the project, saying the intent was to restore the property for use as a bed & breakfast. He gave a history of the building, and said the property operated as a bed & breakfast until a fire in 2014. The LLC purchased the property in 2016. They are seeking federal historic tax credits to assist with the restoration efforts, along with the tax stabilization agreement. Mr. Lauzon reviewed spreadsheets comparing property taxes over the next 15 years if the project is not done, and projected property taxes and local option taxes over the next fifteen years with the completion of the project.

There was discussion on the operational life of bed & breakfast establishments; estimated market value at the completion of the stabilization period, and job creation. Ms. Lauzon said the project would not continue if a tax stabilization agreement is not granted.

There was discussion on stabilization of municipal and education taxes, review of recent tax stabilized properties, and how the revenue projections for the project were developed.

Council approved the Reynolds House LLC tax stabilization agreement application as presented, with stabilization of both municipal and education taxes for 10 years, on motion of Councilor Batham, seconded by Councilor LePage. **Motion carried with Councilor Boutin voting against and Councilor Tuper-Giles recused out. Mayor Herring noted for the record that he voted in favor of the project.**

F) Discussion of Lease or Sale of the South-End Municipal Parking Lot.

Mr. Lauzon said Reynolds House LLC is interested in using the parking lot next to the property for the project. He said they would like to develop an agreement with the City for use of the lot through purchase, lease or trade.

Karl Rinker, owner of properties across S. Main Street from the Reynolds House property and parking lot, said the parking lot was developed when the intersection was reconfigured and on-street parking was eliminated. The parking lot serves the businesses in the area of the intersection. Mr. Rinker said he would support Reynolds House having use of some of the parking spaces in the lot, and suggested the lot could be reconfigured to add more parking spaces.

There was discussion on parking behind buildings along S. Main Street, installation of meters in the lot, parking enforcement, and the condition and maintenance of the parking lot.

Manager Mackenzie said the Parking Committee recommends against selling the parking lot, as there may come a time in the future when the intersection needs additional reconfiguration. The Manager said he will meet with the applicants and neighboring businesses to prepare a proposal for Council consideration.

Councilor Tuper-Giles rejoined the Council.

G) Approve CVRPC Program Management Agreement for Pouliot Ave.

Council approved the agreement on motion of Councilor Batham, seconded by Councilor Tuper-Giles. **Motion carried.**

H) 3-4-50 Health Initiative Wellness Goals – Community Partner Discussion.

Manager Mackenzie said Assistant Director of Buildings and Community Services Stephanie Quaranta is interested in taking the lead on moving this forward. Councilor Tuper-Giles said he is working with a group of people on an annual bike safety program, which will involve the schools. Councilor Higby said

planning should include healthy food availability and relocating the farmers market to a downtown location. Councilor LePage said the bike path and pool are significant initiatives.

Round Table –

Councilor Batham said he attended the March for Our Lives in Montpelier over the weekend, and registered voters. He is hopeful that our youth are engaging to bring about change. He said he is pleased that the Vermont House just approved its gun control bill, S.55, and is disappointed that Barre City Representative Paul Poirier voted against the bill.

Councilor LePage said the country belongs to all and we need to honor everybody.

Councilor Boutin said he is disappointed in the passage of S.55, and with Barre City Representative Tommy Walz voting in favor of it. He said the library is hosting a series of discussions on the constitution over the next several weeks, beginning tomorrow evening.

Councilor Higby said Studio Place Arts will host a kick-off this Thursday for the Comic Expo, which will be held at the Civic Center next month.

Councilor Tuper-Giles said he has received a lot of community feedback recently regarding items reported in the newspaper, and he appreciates the opportunity to discuss issues with people.

Mayor Herring said he is writing a number of mayoral proclamations, which will come to Council in the near future. Next week's meeting agenda will include reviving the policy, ordinance and charter groups.

Executive Session – NONE

The Council meeting adjourned at 9:13 PM on motion of Councilor Boutin, seconded by Councilor Tuper-Giles. **Motion carried.**

An audio recording of this meeting is available from the City Clerk.

Respectfully submitted,

Carolyn S. Dawes, City Clerk