

**Regular Meeting of the Barre City Council
Held June 4, 2013**

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

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

- Minutes of the following meeting:
 - Regular Meeting of May 28, 2013.
- Approval of the City Warrants as presented.
- 2013 Licenses & Permits issued through the clerk's office:
 - Commercial Swimming Pool License, Krishna LLC dba Days Inn, 175 S. Main St.

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

- Water/sewer bills went in the mail last Friday and are due by July 1, 2013.
- The Clerk is exploring options for accepting credit card payments for property taxes. A proposal will be coming to Council in the near future.

Approval of Building Permits –

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

<u>Applicant</u>	<u>Address</u>
James & Warren Lanpher	314 Prospect Street

Liquor Control Board – NONE

City Manager's Report –

Manager Mackenzie reported on the following:

- Radio station WDEV broadcast live from Hope Cemetery on Memorial Day. The Barre Granite Association donated \$2,500 to be used for cleaning monuments.
- Attended Civil War memorial dedication on Memorial Day; attended inspection program progress meeting; attended first weekly meeting with the property owners participating in the Hilltop Avenue buy-out program; attended organizational meeting of the Cemetery Committee; met with Budget & Finance Committee to discuss streets and capital funds and budgets.
- The steel was topped off at City Place, and the floors and roof trusses are being installed.
- City Engineer Reg Abare is coordinating with Northeast Materials Group and VTRANS on the improvements to be made to the South Main/Quarry Streets intersection. The work is expected to be completed by the end of June.

Visitors & Communications – NONE

Old Business – NONE

New Business –

A) CVCLT – Community Impact Project.

Central Vermont Community Land Trust deputy director Martha Englert said CVCLT is preparing to conduct a door-to-door survey in the Summer Street corridor and requested Council support for the

survey. Ms. Englert said the survey is part of their efforts to strengthen housing in the City and the data will be used with investors and made available to the City upon completion.

Clerk Dawes read resolution #2013-08 in support of the survey. Council approved resolution #2013-08 on motion of Alderman Boutin, seconded by Councilor Dindo. **Motion carried.**

D) Cemetery Exit Decommission.

Cemetery Committee chair Henry Jorgensen read a statement from the Committee in favor of not accepting the proposed closing of the Hope Cemetery exit. Mayor Lauzon said he is not in support of closing the exit as was proposed at the May 21st Council meeting.

Alderman Boutin moved to leave the exit as is and instruct Mr. Abare to move forward with the paving as originally bid. The motion was seconded by Councilor Chadderton. **Motion carried.**

Manager Mackenzie said he has asked that the parking area around the cemetery office building be paved at the same time the cemetery roads are paved.

B) Discussion of Tax Maps.

City Planner Michael Miller reviewed his memo to Manager Mackenzie explaining the reasons for and process around the Assessor Department's work to identify parcels in the grand list. Mr. Miller said the City is required by statute to identify all parcels, and the department has been researching the land records to identify lots that have not previously been accounted for separately. As the separate parcels are being identified, they are also being valued for the grand list. Owners have several options for these newly identified lots, depending on the lot locations and configurations.

There was discussion about the cost to legally merge lot lines, valuation of the lots based on buildability and degrees of improvement, and the potential for appealing values through the grievance process.

City Assessor Joe LeVesque said about 350 new lots have been identified to date. Mr. LeVesque said he is nearly $\frac{3}{4}$ of the way through his review for lots and expects it to take another two years to finish the project.

C) Request to Spend Reassessment Funds.

Mr. Miller reviewed the current contract with Cartographic Associates for updating the tax maps. He said the next phase of the work is to digitize parcel dimensions on the maps, and the cost of that phase is approximately \$6,000. He requested \$2,000/year for up to three years to complete the dimensions phase of the project, and that the funds come from the reassessment funds sent to the City by the state each year. By statute, the funds are to be used exclusively for reappraisal or maintenance of the grand list. Mr. Miller said he believes the dimensional work qualifies as maintenance of the grand list and therefore is an appropriate use of the funds.

Council approved Mr. Miller's request, contingent upon confirmation from the City Attorney or Secretary of State's office with regards to the legal use of the funds, on motion of Councilor Herring, seconded by Alderman Boutin. **Motion carried.**

Mayor Lauzon asked Mr. Miller for an update on the Merchants Row and Depot Square projects. The Mayor said the City's Tax Increment Financing (TIF) District plan identifies surface parking as a first priority with a possible parking structure at some point during the 10 year life of the TIF District. Mr. Miller said the City is still working on securing funding for the cleanup of the Enterprise Aly property. The projected remediation cost is \$2.4 million over eight years. The City is in the position to purchase the Granite Museum parking lot located in the Depot Square area and there is no contamination on that

property, as per a Phase I brownfields report.

Mr. Miller said as the City Planner he has identified purchase of the Ormsby's parking lot as one of the priorities for the TIF District. He said that would add 80 public surface spaces and would be a possible location for a parking structure.

Mayor Lauzon said parking in the City will tighten up over the next three years. The Mayor said as there is more development, there will be a need for additional surface or structured parking. He said the City needs to begin looking at the construction costs of the Merchants Row redevelopment plan and moving forward with contractors' estimates. He said he wants to put the Merchants Row and Enterprise Aly projects before the voters this fall.

E) Approval of Keith Fund Distribution to CityScape.

Mayor Lauzon reviewed the history of the CityScape Consortium, and requested Council appropriate \$5,000 from the Keith Fund for the consortium's work. The Mayor said the anticipated cost for this summer's activities is \$20,000 and he is lobbying the administration for the \$15,000 balance. He said members of the Consortium will update the Council at next week's meeting.

Council approved the appropriation as requested and agreed the funds should be held until the Consortium reports back to the Council on motion of Councilor Herring, seconded by Councilor Smith. **Motion carried.**

F) Council Approval of Green Reserve Bond Documents.

Clerk Dawes reviewed the bond documents and said this is voter approved funding for the Nelson Street Hydro and West Cobble Hill Road Trestle Projects. The interest rate is a negative 3%, which translates into a 3% reduction in the cost of the projects. The Clerk noted the documents include resolution #2013-07, which requires Council approval.

Council approved the bond documents and resolution #2013-07, and authorized the Clerk, Manager and Mayor to sign on behalf of the City, on motion of Councilor Chadderton, seconded by Councilor Herring. **Motion carried.**

G) Payment Drop Box Policy.

Clerk Dawes reviewed the proposed policy and said a drop box will be installed as part of the City Hall façade renovations. Council approved the policy as presented on motion of Alderman Boutin, seconded by Councilor Dindo. **Motion carried.**

H) Approval of Asphalt Crushing Bid.

Mayor Lauzon reviewed a memo from City Engineer Reg Abare, recommending Council award the bid to McCullough Crushing. Council approved the recommendation on motion of Councilor Herring, seconded by Councilor Smith. **Motion carried.**

I) Approval of Water System Improvement Resolution.

Manager Mackenzie said this agenda item is a reference to the resolution Council approved as part of the Green Reserve bond documents, so no additional action is required.

J) Acceptance of Museum Bike Path TA Grant Agreement.

Manager Mackenzie said Council needs to officially accept the agreement for the \$250,000 grant award. Council approved acceptance of the grant and authorized the Manager to sign on motion of Councilor Dindo, seconded by Councilor Chadderton. **Motion carried.**

K) Authorization to Accept the DPS Emergency Generator Grant.

Manager Mackenzie said Council needs to officially accept the agreement for the generator grant. The Manager said the City is serving as the grant manager and sponsor, with the generator being installed at the Barre City Elementary and Middle School and BCEMS being responsible for the required matching funds. Council approved acceptance of the grant on motion of Councilor Chadderton, seconded by councilor Smith. **Motion carried with Councilor Herring abstaining due to conflict of interest.**

L) VTrans Easement Request for Jockey Hollow Culvert Replacement Project.

Manager Mackenzie reviewed the easement request and recommended Council approval. Council approved on motion of Councilor Herring, seconded by Councilor Chadderton. **Motion carried.**

Round Table –

Councilor Herring said the City pool opens on June 17th and season passes are available. He said there will be a coin drop this Saturday to benefit the Heritage Festival.

Mayor Lauzon said the City is hosting this year's Vermont Downtowns Conference this Friday, and Governor Shumlin will be in town that day to sign the TIF legislation into law.

Council went into executive session at 9:06 PM to discuss litigation on motion of Alderman Boutin, seconded by Councilor Smith. **Motion carried.**

Manager Mackenzie was invited into the executive session.

Council came out of executive session at 9:30 PM on motion of Councilor Smith, seconded by Councilor Herring. **Motion carried.**

Council adjourned at 9:30 PM on motion of Councilor Herring, seconded by Alderman Boutin. **Motion carried.**

An audio recording of the meeting is available through the Clerk's Office.

Respectfully submitted,

Carolyn S. Dawes, City Clerk