



MINUTES

CITY COUNCIL

20 JULY 2026

The South Burlington City Council held a regular meeting on Monday, 20 July 2026, at 6:30 p.m., in the Auditorium, 180 Market Street, and by Zoom.

MEMBERS PRESENT: T. Barritt, Chair; E. Fitzgerald, L. Smith, A. Chalnack, Dr. B. Zigmund

ALSO PRESENT: J. Baker, City Manager; Chief S. Locke, Deputy City Manager; I. Blanchard, Community Development Director; A. Holland, Public Art Committee; D. Treston, A. Treston, R. Pyle, A. Allen

1. Pledge of Allegiance:

The Pledge of Allegiance was recited.

2. Instructions on exiting building in case of emergency and review of technology options:

Chief Locke provided instructions on emergency exit from the building and reviewed technology options.

3. Additions, deletions or changes in the order of Agenda items:

No changes were made to the Agenda.

4. Comments and questions from the public not related to the agenda:

Robin and Mr. Preston spoke to the need for a park at the end of East Terrace. They said there is no place for children to play. They also asked for permanent speed bumps on that road. People drive down the road at fast speeds, and recently a parked car was hit. Mr. Preston said UVM told students that when there

is no room in the UVM parking lots, they should park on public streets. There is even more traffic when games are going on at UVM.

5. Councilors Announcements and Reports on Committee Assignments and City Manager's Report:

Council members reported on recent meetings and events they had attended.

Chief Locke: The groundbreaking for the Bike/Ped Bridge will take place Monday at 2 p.m. at Staples Plaza.

6. Consent Agenda:

- a. Consider and Sign Disbursements**
- b. Receive the May 2026 Financials**
- c. Authorize the City Manager to enter into a grant agreement with the Attorney General's Office and a contract with the City of Burlington (once fully approved by the City Attorneys) to continue the employment of our Community Justice employee through November 30, 2026, under the direction of the City of Burlington**
- d. Approve Minutes from 1 June 2026 and 15 June 2026 City Council meetings**

7. Receive a Public Art Committee recommendation to commission an original piece of public art and consider authorizing the City Manager to commission 'LoopDeeLoop' by Flywheel Industrial Arts for the Garden Street/Williston Road streetscape projects:

Ms. Holland said the Committee received 8 responses and chose 4 finalists. Each finalist was interviewed, and their designs were displayed at City Hall.

'LoopDeeLoop' was the unanimous choice of the Committee. A short video was then shown demonstrating how the piece would be viewed from the road and the rec path.

Mr. Chalnack asked if the 2 benches are part of the design. Ms. Blanchard said the artists are willing to provide them if the City wants them. Dr. Zigmund expressed concern with skateboarders potentially damaging the benches. Ms. Blanchard said they have wood on the top, which is not appealing to skateboarders.

Mr. Chalnick then moved to authorize the City Manager to commission the public art as presented. Ms. Fitzgerald seconded. The motion passed unanimously.

8. Receive an update to the Tax Incremental Financing District financial projections as we start fiscal year 27:

Ms. Blanchard updated the forecast. She noted the second forecast is a break-even forecast, which shows 61 units being brought onto the Grand List annually. Ms. Blanchard noted one big change is that the education fund tax rate is substantially lower for commercial properties. Future years will have an increase in the tax rates. Ms. Blanchard also noted that looking closely at assessed values, what the City is assessing properties for is less than what they are selling for. The current assessment is based on 2021 values. A new assessment would increase those values.

With all the changes, Ms. Blanchard said they are pushing out the year the City breaks even to 2046. She showed the model reflecting this. She also noted there are currently 2 permitted buildings which have yet to be built. FY29 is when the City will start to bring in less income than it is paying out as debt. To catch up, the City will need to see development coming in now, more than the 61 units per year. This can be a challenge as development is still very expensive for developers. Ms. Blanchard stressed that it is not the model that has changed; it is that the market has become more challenging.

Ms. Baker said the City did not anticipate the commercial tax rate going down. She emphasized that apartments fall under that commercial tax rate.

Mr. Smith said he felt 61 units a year is a "big stretch."

Mr. Barritt said what scares him is that rental vacancy is now up from 1% to 3% UVM enrollment is also anticipated to drop in upcoming years, and they want to fill their dorms. The question is whether they will pull juniors and seniors back into the dorms from apartments.

Dr. Zigmund asked why the commercial property rate went down. Ms. Baker shared an update from the Tax Department on the decrease in the non-homestead tax rate.

Mr. Chalnack asked if the figures mean that by 2038 if there is no other development than what is currently projected, the City will be out \$6,000,000. Ms. Blanchard confirmed that is correct.

Ms. Fitzgerald noted some towns have gone 15 to 20 years without a reappraisal because there is no one in the state doing reappraisals at this time. She questioned how realistic a 2028 reappraisal is.

Ms. Baker said it used to be that the CLA (Common Level of Appraisal) triggered a reappraisal. Now the rule is every 6 years. The challenge is finding firms to do this work. The City will put out for bids in the coming year.

9. Approve the two minor changes to the Land Development Regulations 26-08 as presented by staff at this meeting for inclusion in the City Council's 3 August 2026 public hearing, and to file a copy of the change with the clerk of the Planning Commission:

Mr. Conner said the changes are laid out in the memo. They are for clarity.

Mr. Chalnack moved to approve the 2 minor changes as presented. Dr. Zigmund seconded. Motion passed unanimously.

10. Convene as Liquor Control Commission to consider the following applications for approval: VT Sugarsnap, 3rd Class Liquor License; Myer's Bagels, 1st Class Restaurant/Bar License, 3rd Class Restaurant/Bar License, Outdoor Consumption Permit; Good Times Café, 1st Class Restaurant/Bar License, 3rd Class Restaurant/Bar License:

Mr. Chalnack moved that the Council convene as Liquor Control Commission. Mr. Smith seconded. Motion passed unanimously.

Mr. Chalnack moved to approve the applications for approval as presented. Mr. Smith seconded. Motion passed unanimously.

Mr. Chalnack moved to reconvene as City Council. Mr. Smith seconded. Motion passed unanimously.

11. Review the significant agenda topics for the Council's 3 August 2026 Council Meeting:

- a. Hold a public hearing on updates to the Land Development Regulations and possibly take action
- b. Hold a public hearing and second reading of an update to the Transportation Impact Fee and possibly take action
- c. DRB Candidate interviews
- d. Consider an Act 250 Tier 1A pre-application
- e. Receive an update on the Building and Thermal Implementation Plan and consider what actions to take in parallel
- f. Discuss and possibly approve a Naming Policy
- g. Discuss the Development Review Board's recent denial of a Final Plat Application for 1720 Spear Street and discussion options

12. Other Business:

No other business was presented.

As there was no further business to come before the Council, Mr. Chalnack moved to adjourn. Ms. Fitzgerald seconded. Motion passed unanimously. The meeting was adjourned at 7:54 p.m.



Clerk