



MINUTES

CITY COUNCIL

3 AUGUST 2026

The South Burlington City Council held a regular meeting on Monday, 3 August 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; N. Storellicastro, Deputy City Manager; C. McNeil, City Attorney; P. Conner, Director of Planning & Zoning; M. Machar, Finance Manager; E. Towle, Interim Public Works Director; Chief S. Locke, Fire Chief, T. Rizzo, C. McLaughlin, R. Pyle, M. Emery, C. Freeman, B. Denham, S. Dooley, R. Doyle, M. Mittag, J. Hawkins, A. Isah, A. Allen, A. Treston, J. Hawkins, F. McDonald, A. Cousins, B. Cousins.

1. Pledge of Allegiance:

The Pledge of Allegiance was recited.

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

Ms. Baker 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:

Ms. McLaughlin and Ms. File each spoke on the issue of speeding on East Terrace. They cited a recent accident when a speeding vehicle hit a parked car. Parents are now scared for the safety of their children, particularly as school will be starting again soon. Ms. File noted the Police have stopped some speeders and found that some of them live on that street. The main problem time seems to be late afternoon/early evening when people are coming home from work.

Dr. Zigmund asked about the process for dealing with these issues on an expedited basis. Ms. Baker explained the follow-up process and noted there is a "traffic improvement request form" available on the City's website.

Ms. Emery spoke to the issue of anti-Semitism and cited a local incident in the City. She felt the Council could set the tone by condemning incidents of hate and making a clear statement that all people are welcome in the City.

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

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

Ms. Baker: Early ballots are being accepted at the City Clerk's office. Information on the Bartlett Bay bond vote is available on the City's website.

Three new Police Officers started at the Police Academy today. The Police Department now has canine officer Hex who has been fully certified.

Paving is in full swing. A list of roads to be paved is available on the City's website.

One 1 August, the Library hosted Chris Bojalian at a wonderful event.

The City is adding 2 additional "Night Out" events to make up for the two rainouts.

The Fly By 5K registration begins tomorrow.

6. Consent Agenda:

- a. Consider and Sign Disbursements**
- b. Authorize the use of up to \$1,050,000 from the ARPA Inspired Fund Balance to fund the remaining purchase price of the Fire**

Department's 2026 ladder truck upon delivery. The Fire Department annual capital budget appropriation shall be used to repay the ARPA Inspired Fund Balance over a period not to exceed seven years, and the City Manager is authorized to take all actions necessary to implement the funding transfer and repayment.

Ms. Fitzgerald asked to remove item "b" from the Consent Agenda.

Mr. Smith moved to approve Item "a" of the Consent Agenda. Mr. Chalnack seconded. Motion passed unanimously.

Ms. Fitzgerald said she felt the Council should see other financing options in addition to the ARPA-inspired funds before committing those funds. Mr. Chalnack agreed and said the City would have to pay about \$70,000 in interest. He didn't know if they should give up flexibility for \$70,000.

Chief Locke said the Fire Department has replaced 4 vehicles, 3 of which are paid for. They always anticipated they would pay for the remaining vehicle with fund balance or with a lease option. The new vehicle will arrive in September, and it will take 30-45 days to get the financing finalized. The new vehicle is arriving earlier than expected.

Mr. Barritt suggested the possibility of a mixture of ARPA, reserve and fund balance or taking \$200,000 of reserve and leasing the rest.

Mr. Smith said he would like to keep flexibility with the ARPA funds and keep fund balances. He asked if there is resistance to going with a lease-option. Chief Locke said there is not.

Chief Locke said there are options regarding financing. He noted that the State allows leasing of trucks without going to the voters. If the leasing isn't continued in future years, the leasing company could claim the fire truck.

Mr. Chalnack then moved to ask staff to explore leasing options for the fourth fire truck. Mr. Smith seconded. Motion passed unanimously.

7. Introduce Deputy City Manager Nicolas Storellicastro:

Ms. Baker introduced Mr. Storellicastro. He most recently served as the City Manager in Barre City. He also has served in the New York State Department of Education and the New York City Mayor's Office of Management and Budget. He has a Master's Degree in Public Administration.

Ms. Baker noted that 64 applications were received for the position.

Mr. Storellicastro thanked Ms. Baker and the Council for the warm welcome he has received and expressed his pleasure at joining such a talented team that he has admired from afar.

8. Hold a Public Hearing on amendments to the Land Development Regulations #LDR-26-02 to LDR-26-08 that support thoughtful additional development and adaptive use of existing buildings:

Mr. Chalnick moved to open the Public Hearing. Ms. Fitzgerald seconded. Motion passed unanimously.

The Chair asked for public comment. There was no public comment.

Mr. Chalnick moved to close the Public Hearing. Ms. Fitzgerald seconded. Motion passed unanimously.

9. Consider adopting the draft amendments to the Land Development Regulations #LDR-26-02 to LDR-26-08 that support additional development and adaptive reuse of existing building as presented:

Mr. Conner noted that on Friday, CCRPC's Regional Plan was adopted. The means that the City can now apply for Tier1A status. The City has received a letter of support regarding endangered species.

Mr. Chalnick moved to adopt draft amendments to the Land Development Regulations #LDR-26-02 through LDR-26-08 as presented. Ms. Fitzgerald seconded. The motion passed unanimously.

10. Hold a Public Hearing and Second Reading of proposed amendments to the South Burlington Code of Ordinances – Chapter 18 Impact Fees:

Mr. Chalnack moved to read the Ordinance by Title and open the Public Hearing on proposed amendments to the South Burlington Code of Ordinances, Chapter 18 Impact Fees. Mr. Smith seconded. Motion passed unanimously.

The Chair asked for public comment, which was received as follows:

Mr. Rizzo: He supports the amendments as they will generate fewer vehicle trips.

Ms. Freeman: Asked how businesses will be affected by the new fees. She said the City is doing such a good job attracting new businesses, and she didn't want to see a new burden put on potential businesses. Mr. Chalnack said the amendments are more of a "clean-up" rather than revenue generating. Mr. Conner said impact fees are typically paid when a business is constructed. The fee is based on the number of peak hour vehicle trips it generates. He noted the residential fees are going down with these amendments; they will be going up from \$1,000 per vehicle trip end to \$2,000. Developers can get credit for something they do (e.g., a covered bike rack), and that would reduce the amount they pay. Mr. Barritt added that the fees are used to fix things that are impacted by the added traffic. The fees must be used for a specific project. Ms. Towle said the fees are calculated through the Institute of Engineers. Dr. Zigmund noted this is a one-time fee.

Mr. Chalnack moved to close the public hearing. Dr. Zigmund seconded. The motion passed unanimously.

11. Discuss and consider adoption of the proposed amendments to the South Burlington Code of Ordinances – Chapter 18 Impact Fees as presented, and approve the accompanying Impact Fee and Project Schedule Resolution #2026-11:

Mr. Chalnack moved to adopt the proposed amendments to the South Burlington Code of Ordinances – Chapter 18 Impact Fees as presented, and approve the accompanying Impact Fee and Project Schedule Resolution #2026-11. Dr. Zigmund seconded.

Ms. Fitzgerald noted the Economic Development Committee provided no feedback on the amendments after having been sent those to consider.

The motion passed unanimously.

12. Consider approval to submit an Act 250 Tier 1A pre-application including the approval of Resolution #2026-10 to this effect:

Mr. Conner explained that the City is now eligible to submit for Tier 1A status, which is, in effect, a long-term Act 250 exemption. The Planning Commission has discussed the standards.

Mr. Chalnack moved to approve the submission of an Act 250 Tier 1A pre-application including the approval of Resolution #2026-10 for all eligible areas of the City. Mr. Smith seconded.

Mr. Chalnack asked how rare and endangered species will be protected. Mr. Conner explained the process and noted that the DRB can impose technical review if a question arises.

Ms. Fitzgerald asked about funding. Mr. Conner said the State has not allocated additional funding. He added that most Act 250 conditions are similar to those of the City. Staff will be bringing ideas for adjusting application fees to the Council. There will be some savings and options to consider.

Mr. Barritt asked if this will increase the DRB's time in reviewing applications. Mr. Conner did not think it would.

Mr. Smith said he was impressed at the speed with which this has been accomplished.

In the vote that followed, the motion passed unanimously.

13. Discuss the Development Review Board's recent denial of a Final Plat Application for 1720 Spear Street and discuss options:

Mr. Chalnack recused himself due to a potential conflict of interest as he is an abutting property owner.

Mr. McNeil explained that the DRB's denial was based on a right-of-way on the City's Official Map. One of the reasons the application was denied was that the application did not include that right-of-way. The City Council now has 120 days either to take action. The Council could take some action under eminent domain.

Dr. Zigmund asked if the City could enter into negotiations with the land owner. Mr. McNeil said they could, but that would not stop the clock.

Mr. Conner then explained that the Official City Map indicated what the City may need for public infrastructure. He then showed the location of the road and where it would connect. He also noted that the applicant fully understands the issue.

Public comment was then solicited and received as follows:

Mr. Denham: As a member of the Board of South Village, he fully supports the City acquiring the right-of-way as it would facilitate access to Hubbard Park.

Mr. Mittag urged the City to negotiate with the landowner to resolve the issue. It has delayed the building of 12 units of affordable housing in the Southeast Quadrant. He asked the City not to wait 120 days to make a decision.

Ms. Dooley: The right-of-way has a significant function that would support the health and well-being of residents. She was frustrated that this is holding up the building of 12 homes.

Mr. Hawkins: As a member of the South Pointe Association, he said neighbors are excited about a right-of-way and also the possibility of a looped water line. He did not want to see a full-blown road, just connectivity. He urged the Council to move with haste.

Mr. Doyle: It is important for the road to connect to North Jefferson. He would prefer it to end earlier. It would also help in addressing invasive species.

Following the discussion, Mr. Chalnack rejoined the Council.

14. Discuss and possibly approve a Naming Policy for public assets:

Ms. Baker reviewed the history. She noted the proposed draft is based on the Barre City model and was revised based on comments received.

Mr. Smith questioned when it would be important for the whole city to be involved.

Members raised the question of the last bullet in Section 4. Mr. Chalnack suggested adding "to recognize historical contributions."

Members agreed that City employees would be excluded.

Mr. Smith asked about someone in the County who has been a friend to South Burlington. He felt the Council should have the discretion to recognize such situations.

Ms. Baker agreed to bring the Policy back with amendments.

Public comment was then solicited and received as follows:

Mr. Mittag: Felt it was good to exclude City staff.

Dr. Zigmund said an employee could live in the City and do something exemplary. Ms. Fitzgerald said she would be fine with that.

Mr. Smith cited Dattilio Drive and said he wouldn't want to close the door on something like that.

Ms. Dooley: Would recognize an employee for something not related to the job. She also felt all naming should be put out to citizens.

15. Approve Resolution #2026-12 Codifying the City Cemetery on Airport Drive as the Eldredge Cemetery:

Mr. Chalnack cited the extraordinary amount of research that went into getting this name correct.

Mr. Smith then moved to approve Resolution #2026-12 codifying the City Cemetery on Airport Drive as the Eldredge Cemetery. Mr. Chalnack seconded. Motion passed unanimously.

16. Review the significant agenda item for the Council's Public Informational Hearing at 6:00 p.m. on 10 August 2026, Bartlett Bay Wastewater Treatment Facility Bond Vote:

Ms. Baker reminded members and the public that this meeting is at 6:00 p.m.

17. Review the significant agenda topics for the Council's 18 August 2026 Council meeting:

- a. Pending Bond vote, approve the financing for the Bartlett Bay Wastewater Treatment Facility**
- b. Pending Bond vote, approve the construction contract for the Bartlett Bay Wastewater Treatment Facility**
- c. Receive an update on the Emergency Operations Center modernization and possibly approve a request for the use of Fund Balance**

18. Other Business:

Mr. Smith noted the statement regarding meetings with Migrant Justice will be issued shortly and will come to the City Council.

19. Consider entering executive session pursuant to 1 V.S.A. Section 313(a)(1)(F) for the purpose of receiving confidential attorney-client communications and discussing the negotiation of real estate lease or purchase options, specifically 1720 Spear Street:

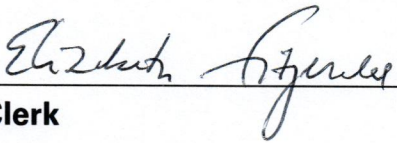
Dr. Zigmund moved that the Council make a specific finding that premature general public knowledge of the Council's receipt of confidential attorney-client communications and discussion on the negotiating or securing of real estate purchase or lease options clearly place this public body at a substantial disadvantage. Mr. Smith seconded. The motion passed unanimously.

Dr. Zigmund then moved that the City Council enter into executive session under 1 V.S.A. Section 313(a)(1)(F) and (a)(2) for the purpose of receiving confidential attorney-client communications and discussing the negotiating or securing of real estate purchase or lease options, inviting into the session Ms. Baker, Mr. Storellicastro, Mr. Conner, Ms. Towle, and Mr. McNeil. Mr. Smith seconded. The motion passed unanimously.

The Council entered Executive Session at 8:45 p.m.

Mr. Smith moved to exit Executive Session. Dr. Zigmund seconded. The motion passed unanimously at 9:17.

As there was no further business to come before the Council Mr. Smith moved to adjourn. Ms. Fitzgerald seconded. Motion passed unanimously. The meeting was adjourned at 9:18 p.m.


Clerk