



DRAFT MINUTES

CITY COUNCIL

5 OCTOBER 2026

The South Burlington City Council held a regular meeting on Monday, 5 October 2026, at 6:30 p.m., in the Auditorium, 180 Market Street, and by Zoom.

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

ALSO PRESENT: J. Baker, City Manager; N. Storellicastro, Deputy City Manager; I. Blanchard, Community Development Director; P. Conner, Director of Planning & Zoning; B. McCreary, Deputy Director of Public Works for Water Resources; E. Towle, Acting Director of Public Works; B. Drapa, Librarian; T. Conley, B. Sirvis, A. Pugh, B. Wivey, M. Mittag, A. Allen, K Nanstoll, S. Diggle, T. Lenski, S. Jule, B & C Zuccareno, R. Doyle, P. Faylee, A. Rye, S. Babbitt

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:

Mr. Storellicastro asked to add an item (6G) to the Consent Agenda to allow him to participate in the VERB meeting as he sits on that Board. Members agreed.

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

Ms. Conley, representing neighbors of Brewer Parkway, said following a city project on their street, there are now issues that didn't exist before. These include a huge sinking hole and a significant decrease in water pressure for homes at the top of the street. The latter is so serious that some people cannot flush toilets or do laundry. They asked to be on the 19 October agenda. Members agreed.

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: Thanked the 500 runners who participated in the event at the Airport last week and thanked Adam, Travis, Kate and Brett for a very busy and successful week of activities by the Recreation Department.

The first salt delivery arrived today.

Regarding the CVOEO proposal, the City is still interested in continuing the discussion. Ms. Baker reached out to a number of groups and has had follow-up discussions. These will continue.

The City Clerk's office is receiving a number of election calls. All registered voters should be receiving ballots in the mail. Anyone who does not receive a ballot by 13 October, should contact the Clerk's office. Completed ballots can be brought into the Clerk's office or placed in the designated receptacles in the City. Anyone choosing to mail in a completed ballot should do so by 20 October to ensure that it is received by Election Day.

6. Consent Agenda:

- a. Consider and Sign Disbursements**
- b. Authorize the Deputy Director of Water Resources to apply for the MS4 3-acre Adoption Grant from the State of Vermont Agency of Natural Resources – Department of Environmental Conservation on behalf of the City of South Burlington Stormwater Utility**
- c. Approve Resolution 2026-14 committing to match grant funds and submittal of a letter of support for the Northern Border Regional Commission Catalyst Program Grant funding to support Phase II of the Walk-Bike Bridge**

- d. Approve the construction and inspection contracts for the Kennedy Drive Pond 7 Stormwater Project. This includes (1) approve the award of construction contract for the planned Kennedy Drive Pond 7 stormwater project and authorize the Deputy Director of Water Resources to execute and manage the contract. And (2) the Deputy Director of Water Resources to execute and manage the construction services contract for the same project.**
- e. Authorize staff to apply for the Climate Catalyst Innovation Fund 2026 Grant**
- f. Accept the terms of the proposed loan agreement and authorize the City Council Chair and Finance Director to sign the agreement with the Vermont Bond Bank for a State Revolving Fund loan of \$43,184,040 for the purpose of construction on the Bartlett Bay Wastewater Treatment Facility**

Mr. McCreary explained items “b” and “d” regarding upgrading of streams and the City’s adopting permits from residential communities when they have met State standards. The City helps design and construct projects.

Ms. Fitzgerald then moved to approve the Consent Agenda as presented. Mr. Smith seconded. The motion passed 4-0.

Ms. Fitzgerald noted the doubling of diesel fuel expenses in recent months and credited staff, especially Ms. Blanchard, for the submittal of grant applications.

7. Hold a the FY28 Budget Community Listening Session:

Ms. Baker noted the budget survey and budget schedule on the City’s Website.

Mr. Barritt then asked for public comment which was received as follows:

Ms. Wivey: At a recent party she attended, many people were talking about their love of the Library for many different reasons. She hoped this would continue so the Library stays strong.

The Executive Director of the City Center Collaborative asked to continue the \$75,000 funding for continued support of the Collaborative. They are currently implementing their 5-year plan and will be happy to come back and provide details.

Ms. Pugh: Asked to add more than \$25,000 for Red Rocks Park. She noted it is the only public access to the Lake. She added praise for the Library and for the addition of restaurants on Market Street.

Ms. Sirvis: Asked the Council to keep affordability in mind and expressed concern that the word “affordable” has been taken out of the name of the Housing Committee.

Ms. Allen: Also asked to keep affordability a concern. She asked to lean into the economic development plan so the City doesn’t have to rely so much on property taxes.

Following public comment, Ms. Baker stressed that the number the Council heard at its last meeting were not a recommendation, just a data point.

8. Receive and Approve the Community Investment Agreement for the City Center Step 3 application (formerly the Downtown Designation) and execute the agreement:

Ms. Blanchard explained that the Agreement is a requirement of the application. It is an opportunity to bring the community and others on board. The Agreement was worked on with the City Center Collaborative and most of the responsibilities of the Agreement will fall to the City and to the Collaborative. Other entities can be “Champions.” This is preliminary to submitting the application. Staff will reach out for additional signatures.

Mr. Conner outlined the benefits the City will receive if the application is approved, including:

- a. State funding
- b. Higher position on competitive lists for grants
- c. Tax benefits to property owners
- d. Greater ability to assign special districts
- e. Additional ability for traffic calming and signage
- f. Streamlined reviews for trees in the State right-of-way
- g. Act 250 Tier 1A qualification

Mr. Conner noted that most major downtowns have this designation. The window to do this just opened this summer. Ms. Baker added that the State has

created the opportunity for this kind of vibrancy. Mr. Conner said staff will be back to submit the full application.

Ms. Fitzgerald moved to approve the Community Investment Agreement for the City Center Step 3 Application as presented and execute the Agreement. Dr. Zigmund seconded. The motion passed 4-0.

9. Receive the FY27 Policy Priorities and Strategies Report #1:

Ms. Baker presented two updates:

- a. Staff uses the report internally as part of administrative meetings
- b. Conversations the City Council wanted to engage in have been calendared

Upcoming discussions will focus on a growth management plan and thermal heating.

Mr. Barritt asked if any projects endured more pain than others. Ms. Baker replied that none come to mind other than the bid environment.

Ms. Fitzgerald asked when the new water tower will be in service. Ms. Towle said construction is complete, and they are now working with CWD regarding the turnover of ownership. Her guess was that it would be in service in the spring.

10. Discuss the next steps for Conversation with a Counselor:

Suggestions included: "office hours," possibly a "remote" option, possible middle of the week hours, joining with an HOA group, a possible "invite a counselor" and keeping the same availability and then trying something new.

Mr. Mittag suggested a room in the Library which might attract more of the public. Ms. Sirvis said this could allow for a Zoom option as well. Ms. Drapa said that would be best if it started after 9 a.m.

Ms. Baker will have staff put together a sign-up and put together an 'invite a counselor' language.

Members agreed on a 9:30-10:30 timeframe.

11. Review the Significant Agenda Items for the Council's 15 October 2026 Special Joint Meeting with the Planning Commission:

- a. Receive and Discuss the draft Parks & Open Space Master Plan**

12. Review the Significant Agenda Items for the Council's 19 October 2026 City Council Meeting:

- a. Receive an update on the Building & Thermal Implementation Plan and consider what actions to take in parallel**
- b. Approve the Downtown Application Submittal**
- c. Discuss the Old Farm Road development agreement and potential CHIP application**
- d. Legislative Advocacy Agenda: Receive recommendation areas for legislative advocacy and discuss Council priorities**

13. Consider entering into Executive Session pursuant to 1 V.S.A. Section 313(a)(1)(F) and (2) for the purpose of receiving confidential attorney-client communication and discussing the negotiation of real estate lease or purchase options, specifically 1720 Spear Street:

Mr. Smith moved that the Council make a specific finding that premature general public knowledge of the Council's receipt of 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. Ms. Fitzgerald seconded. The motion passed 4-0.

Mr. Smith then moved that the City Council enter into Executive Session under 1 U.S.A. Section 313(a)(1)(F) and (a)(2) for the purpose of receiving confidential attorney-client communications and discussing the negotiating for the securing of real estate purchase or lease options, inviting into the session Ms. Baker, Mr. Storellicastro, Mr. Conner, Ms. Towle, and Mr. McNeil. Ms. Fitzgerald seconded. The motion passed 4-0.

The Council entered executive session at 8:11 p.m.

Mr. Smith moved to exit executive session. Dr. Zigmund seconded. The motion passed 4-0. The Council exited executive session at 9:01 p.m.

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 9:02 p.m.

Clerk