



MINUTES
SPECIAL CITY COUNCIL
10 AUGUST 2026

The South Burlington City Council held a special meeting on Monday, 10 August 2026, at 6:00 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; E. Towle, Interim Public Works Director; B. McCreary, Water Resources Director; R. Fischer, Water Quality Superintendent; E. Linde, K. DiPietro, M. Mittag

1. Pledge of Allegiance:

The Pledge of Allegiance was recited.

2. Instructions on exiting the 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:

No issues were raised.

5. Hold a Public Informational Meeting for the purpose of explaining the proposed Bartlett Bay Wastewater Treatment Facility project and the financing thereof:

Mr. Baker provided an overview of the project. She showed a picture of the facility and noted that it serves 7,000 city residents and businesses. It was built in 1970. Solids are handled in conjunction with the Airport Parkway facility. The city must provide this service for public health and to ensure the quality of Lake Champlain. The existing plant is at risk.

The project has been underway for several years. The project is designed and is ready to go. The City has secured a low-interest (2%) State loan for the full cost of the project, and the aim is not to lose its place in the "line." The contractor is also holding to its bid price until the vote is held.

Ms. DiPietro then showed a list of everything that is to be upgraded and identified their location on a plan. She emphasized that the building is under stress at this time. The proposed plan would change the facility from an AO process to an A20 process which removes phosphorus biologically instead of chemically. The project will also replace aging infrastructure. Ms. DiPietro showed photos and pointed out holes in a tank which prevent it from being filled to capacity. Grit removal is also inconsistent, which is causing operational issues. The project will provide new concrete storage tanks. The current UV system is no longer supported by its manufacturer. Ms. DiPietro also explained that wet weather events stress the clarifiers. A third clarifier is needed to help with peak flows.

Ms. DiPietro then showed the concept of the A20 process and the path of the flow. She said this will lower chemical costs and will also provide energy savings. The new tank will be able to remove ammonia from the system when this is required.

One concept, the inclusion of a digital performance platform, takes data and moves it to a cloud which allows the operator to make decisions that optimize the system. This is a climate-friendly design which provides an effluent heat exchange (heating the rest of the campus). There will be solar PV panels on all buildings, and all equipment will be energy efficient.

Ms. DiPietro then showed a chart of annual savings in electricity, natural gas, and chemical consumption. The annual net savings is estimated at \$200,160.

Ms. Baker said a \$33,000,000 bond was approved by voters in 2023. She showed a chart of how the increases in cost occurred so that the project cost is now \$50,200,000. These increases are attributable to inflation, the "Buy America Act," tariffs, fuel costs and the addition of the third clarifier. Ms. Baker then showed the impact on wastewater rates to the average consumer. In 2028 this impact is estimated to be \$16.00 annually.

Even with this increase, South Burlington will still fall in the middle of other municipalities in terms of wastewater rates.

If the bond issue is approved, Ms. Baker said the next step will be to approve the contract.

Mr. Smith said the project will also improve the Queen City Park pump station. He noted that the discharge from the plant is cleaner than that in the rivers.

Mr. Barritt asked how many sensors there will be. Ms. DiPietro said quite a few, and they will be set up in different zones.

Public comment was then solicited and received as follows:

Ms. Linde (lives adjacent to Bartlett Bay): Asked how much phosphorus is currently removed. Mr. McCreary said 99%.

Also asked about the number of trips going between the 2 treatment plants. Mr. Fischer said 4 loads a day, Monday through Friday (he agreed to send more detailed information to Ms. Linde online). This should be reduced by half, and the efficient heating system will reduce it even more.

Also asked whether there is a wetlands impact. Ms. Baker said the project footprint accommodates the wetland designation.

- 6. Following the Development Review Board's 10 July 2026 denial of Final Plat Application SD-26-01 at 1720 Spear Street, consider moving to institute proceedings to acquire by eminent domain the right-of-way depicted on the Official City Map between Parkside Drive and North Jefferson Road and direct City staff to initiate all necessary steps preliminary to the Council appointing a time to examine the premises and hear from all persons interested:**

Mr. Chalnack recused himself due to a potential conflict of interest.

Mr. Barritt reviewed the history and noted the city has 120 days to take action or to take no action. The easement is on the Official City Map, and the applicant would not grant that easement.

Mr. Barritt asked for public comment. There was no public comment.

Mr. Smith moved to institute proceedings to acquire by eminent domain the right-of-way depicted on the Official City Map between Parkside Drive and North Jefferson Road and direct City staff to initiate all necessary steps preliminary to the Council appointing a time to examine the premises and hear from all persons interested. Dr. Zigmund seconded. The motion passed 4-0.

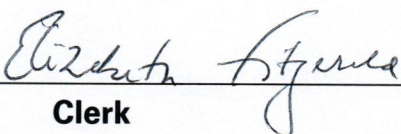
Dr. Zigmund then moved that as has occurred with previous eminent domain processes initiated by the City, the City explore active negotiations for the right-of-way with the property owner in parallel. Mr. Smith seconded. The motion passed 4-0.

Mr. Smith noted that he had received a letter from a constituent saying he would like to see this happen collaboratively with the owner and to see it happen quickly. Ms. Baker said that is how the City treats any property negotiation.

7. Other Business:

No other business was presented.

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 6:45 p.m.


Clerk