



City of Winooski

Vermont's Opportunity City

27 West Allen Street
Winooski Vermont 05404
802 655 6410
winooski.vt.gov

Winooski City Council Meeting

Monday, June 1, 2026, at 6 PM

Attend in person: Winooski City Hall (27 W Allen St)

Attend online: <https://us06web.zoom.us/j/84364849328>

Attend by phone: 1 646 558 8656

Webinar ID: 843 6484 9328

Members Present: Deputy Mayor Bryn Oakleaf; Councilor Al Tukos; Councilor Eli Ogilvie; Councilor Elsie Goodrich

Officers Present: Elaine Wang, City Manager; Angela Aldieri, Finance Director; Jenny Willingham, City Clerk; Jon Rauscher, Public Works Director; Ray Coffey, Community Services Director; Paul Sarne, Communications Director; Kim Hier, Assistant City Clerk

Others Present: Mike Keller, Donna Farnsworth, Christian Chorba, Razan Alrubaii, Alejandra Lopez, Bradly Garozynski, Bob Klinefelter, Vermont Agency of Transportation; Josh Olund, HNTB; Eric Furs, Right of Way Agent, Vermont Agency of Transportation; Trey Polk Right of Way Acquisitions Manager, Vermont Agency of Transportation; Kevin A. McManus, Vice President, McManus & Nault Appraisal Co., Inc.; Hans Huessy, MSK Attorneys; Zoom Username "SRH Law"

I. Call to Order at 6:00 PM

II. Pledge of Allegiance led by Deputy Mayor Bryn Oakleaf

III. Agenda Review

Minutes: There were no concerns.

IV. Public Comment

Minutes: Donna Farnsworth of 83 Barlow discussed her concerns regarding her request for a "no smoking" sign to be placed near her building. She stated that people are smoking outside the building and placing the cigarette butts in the drain near the Handy property. She is concerned about the people who sit outside and are on oxygen, as well as the environmental impacts. A sign was to be placed near the building by the City, however the Winooski Housing Authority intervened and stated it would be on their property and therefore not allowed. She would like a solution in order to get the sign placed. City Manager Wang stated the City would follow up with her.

V. Consent Agenda

A. Approval: Liquor Control Board and City Council Meeting Minutes of May 18, 2026

B. Approval: Payroll Warrant May 10 - May 23, 2026

C. Approval: Accounts Payable Warrant May 28, 2026



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D. Approval: Subsequent to Payout Warrant April 2026

E. Approval: Resolution - Recognizing June as Pride Month in Winooski

F. Approval: Recognizing Immigrant Heritage Month and World Refugee Day in Winooski

G. Approval: Downtown Winooski Block Parties - Ray Coffey, Community Services Director

H. Approval: State Treasurers Report: Internal Finance Controls Checklist

I. Approval: One Day Sidewalk Permit - Library - 65 Winooski Falls Way

J. Approval: Finance Commission Appointment

Minutes: There were no concerns or comments. Proposed Finance Commission member Alejandra Lopez introduced herself.

Motion: Motion by Councilor Goodrich to approve the consent agenda, seconded by Councilor Turkos. Motion carried 3-0.

VI. Council Reports

Mayor Thomas Renner: Not present.

Deputy Mayor Bryn Oakleaf: The Safe, Healthy, Connected People Commission will meet on June 11th and it will be a joint meeting with Inclusion and Belonging. The Housing Commission met this past month and had a similar agenda to the Safe Healthy Connected People Commission, looking at equity in housing and the assessment that the University of Vermont is conducting. In June the Housing Commission meeting will be on the 23rd, with the agenda available closer to that date.

Councilor Al Turkos: The Downtown Winooski Board met on Wednesday May 20th. Executive Director Melissa Corbin provided a report back from her time at a recent conference and provided ideas for how to bring what she learned from other downtowns across the country here to Winooski. The Airport Commission has a meeting on Wednesday at 4 PM. There will be a joint Inclusion and Belonging and Safe Healthy Connected People meeting on June 11th here at City Hall. Had the chance to attend the WSD concert last week and it was extraordinary. The students are so talented. This Wednesday at 6pm is Senior Speech Night Anti-Racism Block Party from 4-6:30

Councilor Elsie Goodrich: Met with Finance Director Angela Aldieri and Finance Commissioner Logan and three applicants for the Finance Commission. Alejandra Lopez was just appointed tonight and we met with two other candidates today, who will be recommended to Council at our next meeting. We are still recruiting for one seat. The Finance Commission will meet on Tuesday June 9th at City Hall at 6:00 PM and Zoom. The agenda will include voting on a new chair, vice chair and secretary as well as a review and discussion of the commission itself, given the new members. There will be a broader discussion of topics that came up at the April special City Council meeting regarding commissions.

Councilor Eli Ogilvie: The Municipal Infrastructure Commission met on May 21st and reviewed highlights and concerns about the Winooski Bridge and parks. They also discussed a new stormwater project on Brisson Court and Cedar St. The next meeting will be sometime later in June.



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VII. City Updates

Elaine Wang, City Manager, gave the following updates:

Winooski Board, Commission and Committee terms are expiring on June 30, 2026 - residents with relevant experience, skills, interests, OR a willingness to engage are encouraged to apply for these incredible opportunities and participate in local government. Groups include the Development Review Board, Finance Commission, Housing Commission, Inclusion and Belonging Commission, Local Resources Advisory Board, Municipal Infrastructure Commission, Planning Commission, Safe Healthy Connected People Commission, and the Winooski Memorial Library Committee. The City Council and staff welcome a diversity of voices, and if you've never served on a board, commission, or committee before, we'll do our best to support you! To learn more and apply, visit winooski.vt.gov/news.

Everyone's invited to the **Main Street Community Parade** on Saturday, June 6, 2026! The parade starts at the Winooski School District at 12 PM and will be followed by a community lunch at the Winooski Senior Center. Anyone can apply to be in the parade as well. Sign up and learn more at downtownwinooski.org/mosaic.

Everyone is also invited to the **City of Winooski's Comprehensive Plan Open House Series**. Comprehensive plans serve as a guide for local government projects and budgeting for the community. By state law, cities and towns adopt a comprehensive plan every 8 years. Winooski is due to adopt our next one in March of 2027 and we want as many people's voices informing the plan as possible! We'll have 4 open houses this summer, each one focused on a particular topic. The next will be held on Tuesday, June 16, from 5 – 7 PM at the Winooski Senior Center to reevaluate the objectives of the economic vitality section of the 2019 Master Plan and the 2017 Economic Development Plan. Light refreshments provided!

It is your annual opportunity to file a grievance about the City-assessed value of your property. To appeal your appraisal, you must submit a written letter to the City Clerk's Office by June 5, 2026. You'll also then need to call or email to set up an appointment. The phone number is 802 655 6410 and the email address is clerk@winooski.vt.gov. More information is available on the City's website at winooski.vt.gov. On the homepage, under the News Alerts section, click on "Change of Appraisal Notices." Notices are mailed to those whose property appraisal changed this past year, but anyone may file a grievance about the City-assessed value of their property during this time of year.

VIII. Regular Items

A. Discussion: Public Hearing on Necessity and Just Compensation Amount for Temporary and Permanent Rights for Burlington-Winooski Bridge Project from the Woolen Mill - Jon Rauscher, Public Works Director

Minutes: This is a continuation of the public hearing from May 18th. The public hearing opened at 6:15 PM. Christina Chorba, attorney representing the City of Winooski in the condemnation hearings for the Burlington Winooski Bridge project, stated that the City presented its case two weeks ago for condemning the three portions of a parcel owned by Woolen Mill Associates. Today is the Woolen Mill Associates opportunity to present their case regarding necessity and compensation. Hans Huessy, attorney for the Woolen Mill Associates stated their position regarding necessity centers around many unknowns with the project such as who the contractor will be, what their means and methods of construction will be, and exactly why this area is needed. Appraiser Mike Keller represented Woolen Mill Associates regarding compensation. Mr. Keller discussed why his stated compensation figure was higher than the state appraiser's compensation figure. Items covered



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were the amount of land to be considered in the appraisal, highest and best use of the property, number of years the land would be needed for the project, and the number of units that could be considered for development on the property rather than the existing 168 units. Discussion ensued regarding setbacks, market value vs. assessed value, and how many units could be developed on the property. Kevin McManus (representing the Vermont Agency of Transportation) discussed differences in methodology with highest and best including differences with what is legally allowed and legally permitted, and physical characteristics of the property. Questions were raised if there is official language regarding highest and best use standards, which was not determined.

Motion: Motion by Councilor Goodrich to close the public hearing, seconded by Councilor Turkos. Motion carried 3-0. Public hearing closed at 7:17 PM

Based upon the discussion, Christian Chorba recommended they go into a deliberative Executive Session.

Motion: Motion by Councilor Goodrich to find that pursuant to the state statute V.S.A § 3.1.3 that discussion of this compensation and necessity agenda item in the public would put the city at a disadvantage and so would be discussed in executive session, and also invite the City's legal representation and Vermont Agency of Transportation into that discussion along with Director of Public Works Jon Rauscher and City Manager Elaine Wang, seconded by Councilor Turkos. Motion carried 3-0. Executive session entered into at 7:19 pm.

Deliberative Session ended at 7:48 PM

B. Discussion/Approval: Decide on Necessity and Just Compensation Amount for Temporary and Permanent Rights for Burlington-Winooski Bridge Project from the Woolen Mill - Jon Rauscher, Public Works Director

Minutes: No discussion.

Motion: Motion by Councilor Turkos to decide on necessity and just compensation amount for temporary and permanent rights for Burlington Winooski Bridge project for the Woolen Mill as presented by our partners and our legal counsel at temporary basis shall last from June 2, 2026 until July 1, 2030. The determined compensation for such amount to be \$18,241 and Mayor and Council have further determined compensation for condemnation to be \$98,331, and to otherwise adopt the resolution as presented. Seconded by Councilor Goodrich. Motion carried 3-0.

C. Discussion: Public Hearing for Amendments to Winooski Code Chapter 15 Parking - Angela Aldieri, Finance Director

Minutes: Finance Director Aldieri stated the proposed amendments are an addition of a section regarding parking operations agreements as an available way to manage the city's parking garages and adding definitions that relate to that section. There were no questions from Council.

Public hearing began at 7:51 PM. There were no comments.

Motion: Motion by Councilor Turkos to close the public hearing, seconded by Councilor Goodrich. Motion carried 3-0. Public Hearing closed at 7:52 PM

D. Discussion/Approval: Adopt Amendments to Winooski Code Chapter 15 Parking - Angela Aldieri, Finance Director



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Minutes: No discussion.

Motion: Motion by Councilor Turkos to adopt the amendments as presented, seconded by Councilor Goodrich. Motion carried 3-0.

E. Discussion/Approval: Reserve Assignment Abenaki Garage - Angela Aldieri, Finance Director

Minutes: The request for the Council to assign the ending balance from the Tax Incremental Financing Fund (TIF) to the Abenaki Parking Garage project was discussed. Finance Director Aldieri discussed that the budget projections by the City's Treasurer project a deficit and they do know that is related to the developer's delayed payment for the second lot, which is anticipated and has a contract. Background history of the TIF related to this project was discussed. Staff recently completed a comprehensive review of the financial pro forma (modeled revenue and expenses through the duration of the bond) originally used to evaluate the project's long-term viability. During that review, staff identified that the original analysis included assignment of the remaining TIF reserve balance to the project as part of the overall financing structure. It was stressed that the city is not contributing to a delayed payment on the part of the developer; it was the delay that caused the Finance director to do additional research. The developer will still be paying what he owes the city.

Motion: Motion by Councilor Turkos to assign the ending balance from the Tax Incremental Financing ITIF) Fund in the amount of \$586,480.22 to the Abenaki Parking Garage project, seconded by Councilor Goodrich. Motion carried 3-0.

IX. Adjourn

Motion: Motion by Councilor Turkos to adjourn, seconded by Councilor Goodrich. Motion carried 3-0. Meeting adjourned at 8:03 PM.

Attest: _____
Kim Hier, Assistant City Clerk