



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 15, 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: Mayor Thomas Renner; Deputy Mayor Oakleaf; Councilor Elsie Goodrich; Councilor Al Turkos; Councilor Eli Ogilvie

Officers Present: Elaine Wang, City Manager; Ravi Venkataraman, Director of City Planning; Jazmine Hurley, Housing Initiative Director; Ray Coffey, Community Services Director; Angela Aldieri, Finance Director; Paul Sarne, Communications Director; Adam Hoffnung-Warantz, Assistant City Clerk

Others Present: William Johnson; Dan Harris; Ali LaMothe; Jarred Eayrs; Brian Colombini; Autumn Crabtree; Sadie Gaffin; Marin Warshay; Richard Love-Olivo; Doug Nedde; Kathy Zhou

I. Call to Order at 6 PM

II. Pledge of Allegiance led by Deputy Mayor Oakleaf

III. Agenda Review

Motion: Motion to move Consent Agenda Item D and G to Regular Item A and B made by Deputy Mayor Oakleaf and seconded by Councilor Goodrich. Motion passed 4-0.

IV. Public Comment

Minutes: Jarred Eayrs gave public comments about speeding on Florida Ave. and requested speed bumps be installed as a traffic calming measure.

Richard Love-Olive also gave comments and dropped off a petition on behalf of residents on Florida Ave. to request traffic calming measures on that street due to excessive speeding.

V. Consent Agenda

A. Approval: City Council Meeting Minutes of June 1, 2026

B. Approval: Payroll Warrant May 24 - June 6, 2026

C. Approval: Accounts Payable Warrant June 11, 2026

~~D. Approval: Board/Commission/Committee Appointments — Angela Aldieri, Finance Director, Jenny Willingham, City Clerk, Jazmine Hurley, Housing Initiative Director, Nate Eddy, Library Director, and Jon Rauscher, Public Works Director~~

E. Approval: Municipal Official Designations for Code Enforcement Staff - John Audy, Fire Chief

F. Approval: Vermont Bond Bank Certificate of Project Completion - Fire Truck - John Audy, Fire Chief

~~G. Approval: Sidewalk Permit — Ray Coffey, Community Services Director~~

H. Approval: Sidewalk Permit - Library - 65 Winooski Falls Way - Ray Coffey, Community Services Director



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Motion: Motion to approve Consent Agenda made by Councilor Turkos and seconded by Councilor Goodrich. Motion passed 4-0.

VI. Council Reports

Mayor Thomas Renner: I was away for my last Planning Commission meeting, so thank you Commissioner Goodrich for attending that for me and giving that update.

Deputy Mayor Bryn Oakleaf: Safe, Healthy, Connected had a joint meeting with Inclusion & Belonging on Thursday. Since we met during the regular Inclusion & Belonging time, I will allow Councilor Turkos to provide more in-depth updates since that is the Commission they're assigned to. We did have a robust conversation on background checks and I'm looking forward to bringing that to more commissions in the future.

Housing Commission is scheduled to meet on June 23rd. We are discussing our agenda at the moment and depending on whether or not we have anything robust to discuss, we may end up cancelling this month. To be determined, but that decision will be made in the near future.

The Chittenden Solid Waste District will have their regularly scheduled annual meeting as well as their monthly board meeting on Wednesday, June 24th. To see the agenda and to attend in person or online just visit cswd.net and look for the board meeting information.

Councilor Al Turkos: There was an Airport Commission meeting on the 3rd and nothing substantial outside of normal topics. I want to focus on the I&B meeting we had on June 11th as Deputy Mayor Oakleaf just commented on. As she mentioned, we have a very substantial conversation around background checks which we at City Council had discussed and I'm really grateful to the I&B Chair, King, who did a pretty extensive effort to have community members join us. We talked about background checks, and our City Manager was there as well. Our Chief of Police was also there, which really meant a lot to members of the community to have him be there as part of the conversation. We ended the meeting at a space that this conversation needed to be continued which we appreciated. There were many people in the community who shared stories about how background checks would personally impact them which I know that it is really wonderful to share a trusted space with community members. I'm really grateful to the Inclusion and Belonging Commission and Safe, Healthy, Connected People Commission, and we have a special Airport Commission meeting coming up on the 23rd of June.

Councilor Elsie Goodrich: The Finance Commission met on June 9th and discussed the community engagement for the Draft Comprehensive Plan Economic Vitality Goals and Objectives related to tomorrow's Comprehensive Plan Open House Series that is an event on Economic Vitality. We encourage you to attend this community event to draft goals for how Winooski can maintain further strategies and strengthen the City's economic health in the future.

The Planning Commission also met June 9th to continue the discussion on the building typologies project diving into topics including density, scale, lot coverage, and how features such as how front porches should be counted. The Commission discussed a number of permissible units per building, ways to maintain privacy without reducing density, such as raising the first floor above pedestrian areas, and a need to replace vague language like "character" or "DNA" of Winooski to avoid ambiguity. Join the Planning Commission for their next meeting on Wednesday, June 17th, at 6:30, and join here at City Hall or on Zoom.

Councilor Eli Ogilvie: This month's Municipal Infrastructure Meeting will be postponed until July due to lack of agenda items. If residents have ideas you'd like to discuss at the MIC meetings, please email with possible items to discuss. We hope to hear from folks and see you at our next meeting.



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 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 tomorrow, 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's been a big month for our Community Services Department! Congratulations to the **Winooski Memorial Library on their successful move to the temporary location at 65 Winooski Falls Way** while the O'Brien Community Center gets ready for renovation. The space looks amazing and it's been really great to see community members enjoying the space. Learn more about open hours and programs at winooski.vt.gov/library. And, congrats to our Recreation and Parks team for getting the 2026 Myers Memorial Pool season kicked off! Community members can still get their season passes and learn more about swim lessons and programs at winooski.vt.gov/pool.

VIII. Regular Items

- A. Approval: Board/Commission/Committee Appointments - Angela Aldieri, Finance Director, Jenny Willingham, City Clerk, Jazmine Hurley, Housing Initiative Director, Nate Eddy, Library Director, and Jon Rauscher, Public Works Director

Minutes: Mayor Renner gave an overview of the new proposed commission members and made suggestions about designating full-time and alternate members within the various commissions. They specifically recommended both current alternative members of the Planning Commission, Trevor Thomas and Matt Gile, become full-time members. In addition, they appreciate the diversity and perspective Ruby Tetrick will bring to the Planning Commission as a full-time member.

The Deputy Mayor also made mention that the Safe, Healthy, Connected People Commission hopes to start interviews next month and solicited the public about vacancies with SHCP and the Housing Commissions. Councilor Turkos also commented about the same needs for the Inclusion & Belonging Commission.

Brian Colombini, who will be a part of the Planning Commission, introduced themselves to the Council and spoke about their background and passion to strengthen community connections. They made mention that while they may be an alternate member, they thanked the Chair of and the Planning Commission for treating all members (even alternates) as equal members and welcoming their perspectives.



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Motion: Motion to approve made by Councilor Turkos and seconded by Councilor Goodrich. Motion passed 4-0.

B. Approval: Sidewalk Permit - Ray Coffey, Community Services Director

Minutes: City Manager Wang spoke about the sidewalk permit with a request for a picnic table and trash receptacle. The Deputy Mayor also made mention that this establishment will also need a recycling receptacle, and this item was moved to the Regular Items so that Council could add this provision before approving the permit.

The Mayor gave a reminder about ADA compliance related to sidewalk space as well, and it is mandatory for all businesses to oblige. Their comments were a reminder for all businesses within the city. The City Manager made mention that the biggest violation of this reminder is related to five feet of open space from the curb for sidewalks and accessibility.

The Deputy Mayor wants to ensure that with their approval of this permit, that conformance with state law and the ordinance from Chittenden Solid Waste District, that the business includes a labeled recycling container be paired with any trash receptacle and are both labeled clearly.

Motion: Motion to approve this item with added changes presented by the Deputy Mayor made by Councilor Turkos and seconded by Deputy Mayor Oakleaf. Motion carried 4-0.

C. Discussion: Overview of Amendments to Unified Land Use & Development Regulations (ULUDR) - Gentle Infill - Ravi Venkataraman, Director of City Planning

Minutes: The City Manager made mention that this item was not warned as a public hearing, and asked Council if they would prefer to have another public hearing at a later date. Discussion ensued amongst Council and City staff about the timeframe for a new public hearing for this item. The City Manager recommended setting a new public hearing for a future date to allow the public to have more involvement. The earliest a new public hearing could be is July 13th. Further questions were discussed about including additional amendments as per the Council's request.

Motion: A motion was made to open the public hearing at 6:25 PM by Councilor Goodrich and seconded by Councilor Turkos. Motion passed 4-0.

A motion to close the public hearing at 6:27 PM was made by Councilor Turkos and seconded by Councilor Goodrich. No vote was made by the Council due to the City Manager's feedback.

D. Discussion/Approval: Approval of the Amendments to ULUDR - Gentle Infill - Ravi Venkataraman, Director of City Planning

Minutes: Discussion ensued between the Council and City staff regarding specific details related to the amendments. Councilor Ogilvie inquired about floor-based code in gateway districts, unique language regarding area, and requested simplicity, consistency, and transparency for these proposed amendments. Deputy Mayor Oakleaf made comments related to ADUs in industrial areas and commented on inconsistencies with zoning and uniformity.

The Director of City Planning clarified Council questions and reached out to surrounding municipalities for consistency giving feedback regarding their preference for uniformity. However, the Planning Commission is keen on a variation of this language, as it is more common to regulate by floor rather than area.



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Deputy Mayor Oakleaf requested having more time to digest this information and does not want to rush to adopt immediately.

Motion: The Mayor moved to warn a Public Hearing for July 13, 2026, including the text that is included for tonight's public hearing and adding to that section 6.12. Motion made by Deputy Mayor Oakleaf and seconded by Councilor Turkos. Motion carried 4-0. No motion was made regarding the approval of the amendments.

Recess of meeting taken at 6:45 PM. Meeting resumed at 6:50 PM.

E. Discussion/Approval: Memorandum of Understanding with EastRise Credit Union for Housing Trust Fund Programs - Jazmine Hurley, Housing Initiative Director, and Angela Aldieri, Finance Director

Minutes: The Housing Initiative Director reviewed the MOU which was discussed at a previous Council meeting and allowed Council to ask any questions. Currently, only one individual has utilized the down payment assistance program and there is not much evidence that the prior program established supported any prospective buyers. They stressed that EastRise is supportive of Vermonters and has been great to work with through this process. There is also an intention to expand this program with other banks as well.

The Mayor reaffirmed that this program is to help people and the Deputy Mayor is pleased to see financing options. They personally believe EastRise has great customer service and helps the City.

Motion: Motion to approve the City Manager to execute the Memorandum of Understanding with EastRise Credit Union as presented made by Councilor Turkos and seconded by Deputy Mayor Oakleaf. Motion passed 4-0.

F. Discussion/Approval: Cap on Non-Owner Occupied Short-term Rentals (STR) - Jazmine Hurley, Housing Initiative Director

Minutes: The Housing Initiative Director gave an overview of the program to Council as well as the specific language related to setting a cap. They recommend keeping the current cap (50 non-owner occupied STRs) in place for the following fiscal year.

Discussion amongst the Council ensued about the rationale for needing a cap as well as the efforts to keep private equity away from the housing market. Questions about revenue generated from this program and other ways to increase revenue outside of taxation were also discussed.

The Housing Initiative Director clarified differences between non-owner and owner-occupied data as well as future expectations with this program, especially as the hotel may decrease the amount of overall short-term rentals.

The Mayor made mention that they are proud of the work done within Winooski and our STR program, as other communities have reached out to him looking at the City as a model and resource.

Motion: A motion to approve the cap on Non-Owner Occupied Short-Term Rentals as presented made by Councilor Turkos and seconded by Councilor Goodrich. Motion passed unanimously 4-0.

G. Discussion/Approval: Parking Management Agreement for Abenaki Garage - Angela Aldieri, Finance Director, and Jon Rauscher, Public Works Director



Minutes: This item was not discussed and the Mayor asked Council if they prefer to go into the proposed executive session.

Motion: Motion to enter executive session at 7:12 PM pursuant to 1 V.S.A. §313 contracts, relating to a parking management agreement with Elaine Wang, City Manager, Angela Alderi, Finance Director, Jon Rauscher, Public Works Director, our lawyer, Kathy Zhou, and City Council made by Deputy Mayor Oakleaf and seconded by Councilor Turkos. Motion passed 4-0.

Motion to exit executive session at 7:59 PM was made by Deputy Mayor Oakleaf and seconded by Councilor Turkos. Motion passed unanimously 4-0.

Recess of meeting taken at 8:02 PM. Meeting resumed at 8:06 PM.

IX. Proposed Executive Session

A. Executive Session Pursuant to 1 V.S.A. §313 which exempts from public inspection, (a) (1) (A) contracts. No decisions will be made during this executive session.

Motion: Motion to enter into executive session at 8:07 PM related to a parking management agreement with Elaine Wang, City Manager, Angela Aldieri, Kathy Zhou, and Doug Nedde made by Councilor Turkos and seconded by Deputy Mayor Oakleaf. Motion passed 4-0.

Motion to exit the executive session at 8:30 PM made by Councilor Turkos and seconded by Deputy Mayor Oakleaf. Motion passed 4-0

X. Regular Items

A. Discussion/Approval: Nedde Parking Management Agreement - Angela Aldieri, Finance Director, and Jon Rauscher, Public Works Director

Minutes: The Finance Director spoke about proposed management agreement for the new Abenaki garage. A few months ago, there was a discussion around management of the facility and particularly around the hotel guests. As a solution, it was proposed that Doug Nedde offered a higher level of service and would allow the hotel guests to come and park without needing to use a kiosk and enter license plates. Vermont Community College and others using the parking garage would still operate as they would if parking around the downtown. In exchange for service of managing the garage, as well as ticketing for non-payment, the owner would receive the transient parking fees for that facility.

The Mayor spoke about the extensive work around this project between City Staff and Doug. He mentioned that through Doug's work at the hotel, this could be a seamless and enjoyable experience for those coming to visit the City. He invited Doug Nedde to speak about the parking management agreement.

Doug Nedde spoke about the garage and emphasized the success of the guest experience with utilizing this management service and presented projections and guest expectations with the hotel's opening. Having ease of arrival and departure is important and Doug is willing to help mitigate the task of managing the garage to make it a great experience for any guest or visitor to the city.

Motion: Motion to approve the agreement with the changes that were discussed made by Councilor Goodrich and seconded by Councilor Turkos. Motion passed 3-0 with Deputy Mayor Oakleaf abstaining.



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B. Discussion/Approval: Resolution to Establish Parking Rates for Metered Parking - Angela Aldieri, Finance Director

Minutes: This is a related item to the Operations Management Agreement and with the opening of the garage, there is a need to integrate with our existing structures. The Finance Director spoke about the rate of \$2 an hour with a max of \$10. This is comparable to the Cascades garage where you can pay for at most five hours of time. No concerns from Doug Nedde about rates at the Cascades garage as parking around the City is less than this proposal at \$1 an hour.

Deputy Mayor Oakleaf asked questions related to the housing component as part of this project with follow up by City Staff.

Motion: Motion to approve the Resolution establishing parking rates for metering parking for the City made by Councilor Turkos and seconded by Councilor Goodrich. Motion passed 3-1 with Deputy Mayor Oakleaf opposing.

C. Discussion/Approval: Resolution to Update Parking Enforcement Holidays - Angela Aldieri, Finance Director

Minutes: The Finance Director spoke again about updating and incorporating the Abenaki garage into our current systems in place. There was a request to be able to charge on holidays and City staff have no objections with this request. If someone does not want to pay during holidays, they are free to do so around the City or in the Cascades garage.

Deputy Mayor Oakleaf asked questions related to our equity assessment and those that may have mobility challenges or holidays that fall during adverse weather and needing to pay for convenience with the proposed holidays. City Staff followed up with some clarifying information.

Motion: Motion to approve the Resolution as presented made by Councilor Turkos and seconded by Councilor Goodrich. Motion passed 3-1 with Deputy Mayor Oakleaf opposing.

D. Discussion: Commission Working Session - External Appointments - Mayor Thomas Renner

Minutes: The Mayor presented a memo regarding external appointments and wanted to discuss with Council about reporting mechanisms and responsibilities for individuals who serve on committees and boards on behalf of Winooski. The Mayor would like a streamlined reporting process as well as ways to report information from these meetings and asked for feedback as to best ways to give this information to the Mayor and/or the City Council. Some of the meetings mentioned were the Airport Commission, Chittenden County Regional Planning Commission, Chittenden Solid Waste District, Green Mountain Transit, and the Winooski Valley Parks District.

Discussion ensued about the various appointments, reporting requirements, and timing. Conversation about quarterly check-ins on behalf of those members as well as their capacity ensued amongst Council, and they wanted to be conscientious about the significant lift this may have for those individuals.

Codifying this process is important to the Mayor and will continue this discussion about an implementation timeline at another meeting.



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XI. Proposed Executive Session

- A. Executive Session Pursuant to 1 V.S.A. §313 (3), for the evaluation of a public officer or employee, to check in with the City Manager. No decisions will be made during this executive session.

Motion: Motion to enter Executive Session at 9:15 PM, inviting City Manager Wang made by Councilor Turkos and seconded by Deputy Mayor Oakleaf. Motion passed 4-0.

Motion to exit Executive Session at 10:44 PM made by Deputy Mayor Oakleaf and seconded by Councilor Turkos. Motion passed 4-0.

XII. Adjourn

Minutes: Meeting adjourned at 10:44 PM.

Attest: _____
Adam Hoffnung-Warantz, Assistant City Clerk