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# CITY OF WINOOSKI

## CITY COUNCIL

COUNCILOR ERIK HEIKEL  
COUNCILOR JODI HARRINGTON  
COUNCILOR SALLY TIPSON

### AGENDA

Monday, February 8, 2010 at 6:00 p.m.  
Claire Burke Chamber

- I. Call to Order and Pledge of Allegiance**
- II. Important Announcements and Good News**
- III. Public Comment Period – Non agenda items (3 minute limit please)**
  
- IV. Consent Agenda** Action Required:
  - a. Minutes of January 25, 2010 meeting Motion
  - b. Account Payable Warrant as closed February 8, 2010
  
- V. Discussion Agenda** Discussion
  - a. Chittenden County Metropolitan Planning Organization (CCMPO) Report – Michelle Boomhower
  - b. CCV Parking Agreement – Steve Palmer
  - c. Zoning Amendments “Flood Plains Ordinance” – Jim Trzepacz
  
- VI. Action Agenda** I move to approve
  - a. Public Hearing for Accessibility Modification for grant funding through Vermont Community Development Program (VCDP) – J Ladd
  - b. Spinner Place Refinancing Approval Document – City Manager
  - c. Exit 15- Steve Palmer
    - 1. Review & approval of “Temporary Rights”
    - 2. Review & approval of “Finance and Maintenance Agreement”
    - 3. Waiver of Noise Ordinance
  - d. Public Hearing concerning the 2010-2011 General Fund Budget- City Manager
  
- VII. City Manager Update**
  
- VIII. Executive Session**  
If Posted
- IX. Adjourn**

## MINUTES:

The meeting started with the Pledge of Allegiance.

### Members Present:

Mayor Michael O'Brien

Council Members: Michael Mahoney, Jodi Harrington, Erik Heikel was absent.

### Officers Present:

Katherine Decarreau, City Manager; Carol J. Barrett, Asst. City Clerk; Steven Palmer, City Engineer; Rick Gaulin, Parking Garage Director; James Trzepacz, City Assessor; William O'Brien, City Attorney; J. Ladd, Comm. Dev. Director.

### Others Present:

David Bowers, John Little, Sarah Robinson, Ann Elston, Eileen Andreoli, Michele Boomhower, CCMPO.

I. The meeting started with the Pledge of Allegiance.

II. Important Announcements and Good news.

III. Public Comment

IV. Consent Agenda

**MOTION** by Councilor Harrington seconded by Councilor Tipson to approve the consent agenda as presented. Voted and Passed. 3-0.

V. Discussion Agenda

a. Michelle Boomhower, CCMPO gave a report on the Final Recommendation and Activities of the Blue Ribbon Commission on Innovative Finance Recommendations. See attached Resolution marked Va. Mayor O'Brien said they would look it over and make a decision at the following meeting.

b. CCV Parking Agreement

Mr. Palmer said he has been working toward a parking agreement with Elmer Kimball from CCV. See attached marked Vb. Discussion ensued concerning the parking issue. Mr. Palmer said TAB is taking the lead on this issue. Mr. Palmer said CCV will provide bus passes. Class times are 3 hours and downtown parking is 2 hours.

c. Zoning Amendments

Mr. Trzepacz said we need to hold a Public Hearing tonight concerning amendments to the Winooski Zoning Ordinance and Official Zoning Map. This amendment is to put permanent zoning in place. See attached marked Vc.

VI. Action Agenda

a. Public Hearing for Accessibility Modification for grant funding through Vt. Community Development Program.

Public Hearing started at 7:30 p.m.

Mr. Ladd introduced the proposed use of Vt. Community Development Program Accessibility Modification Grant Funds for Winooski Public Buildings. Mr. Ladd said the grant application is due at the end of March. We should hear from VCDP in June and the work should be done by the end of July. See attached Proposed Use of Vt. Community Development Program Accessibility Modification Grant Funds for Winooski Public Buildings marked VIa.

b. Spinner Place Refinancing Approval Document.

Attorney Kate Kronk said they have been under negotiations concerning the proposed changes to Ground Lease with UVM and Remarketing of Bond Financing Transaction by HallKeen and CHF. See attached marked VIb. Discussion ensued concerning the Approval. The following Resolution was read by the City Manager;

**Resolved**, that the documents listed on Exhibit A hereto, copies of which are attached as Exhibit B hereto and incorporated herein by reference (the “Bond Documents”), are hereby approved substantially in the form presented to the Winooski City Council, and that Michael O’Brien Mayor, acting alone, is hereby authorized to execute and deliver the Bond Documents, and such other documents and instruments as may be reasonably necessary or appropriate in connection therewith, in the name and on behalf of the City of Winooski with such changes, additions, deletions and modifications thereto as he shall approve, such approval to be conclusively evidenced by his execution thereof, and to take such further actions as he deems appropriate in order to close the transactions contemplated by the Bond Documents.

**Further Resolved**, that all prior actions taken by the City of Winooski in negotiating and entering into and otherwise completing the Bond Documents, are hereby ratified and affirmed effective as of February 8, 2010.

**MOTION** by Councilor Harrington seconded by Councilor Mahoney to adopt the above resolution as presented and also authorizes the Mayor to sign the documents. Voted and passed 3-0.

The Mayor would like to recognize Kate Kronk, Katherine Decarreau, Gerry Myers, Steve Palmer, and Steve Biddle for working on our behalf and the interest of the City.

c. Exit 15

Mr. Palmer said we are here tonight for the:

1. Review and Approval of Temporary Rights
2. Review and Approval of Finance Maintenance Agreement
3. Wavier of Noise Ordinance

**MOTION** by Councilor Mahoney seconded by Councilor Harrington to authorize the Mayor to sign the temporary easements and the grant of temporary rights as presented. Voted and passed 3-0. See attached Grant of Temporary Rights marked VI c1.

**MOTION** by Councilor Harrington seconded by Councilor Tipson to approve the Finance and Maintenance Agreement and to authorize the Mayor to sign the agreement. Voted and passed 3-0. See attached Finance-Maintenance Agreement marked VI c2.

**MOTION** by Councilor Harrington seconded by Councilor Mahoney to approve the Resolution concerning the Noise Ordinance Waiver – Exit 15 Construction as presented. Voted and passed 3-0. See attached marked VI c3.

d. Public Hearing concerning 2010-2011 General Fund Budget.

Public Hearing started at 7:50 p.m. concerning FY10-FY011 General Fund Budget. The City Manager said this is the very beginning of a 3 year process. See attached letter and graph marked VID.

VII. City Manager Update

Mrs. Anne Elston would like to see the City Manager update at the beginning of the meeting.

**MOTION** by Councilor Tipson seconded by Councilor Harrington to adjourn City Council meeting at 8:25 p.m. Voted and passed 3-0.

ATTEST: \_\_\_\_\_  
City Clerk