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CITY OF WINOOSKI

CITY COUNCIL

COUNCILOR ERIK HEIKEL
COUNCILOR JODI HARRINGTON
COUNCILOR SALLY TIPSON

Agenda
Monday, October 19, 2009 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:

Minutes of September 28, 2009
Accounts Payable Warrant as Closed October 17, 2009

Motion: I move that we accept
the items on the consent agenda
As presented/amended.

V. Action Agenda:

- a. CCRPC Appointment – E Meenan
- b. Community Development Strategy
 - ◆ Community Center financial status – J Ladd
 - ◆ HK021 purchase – J ladd
 - ◆ Community Development Funds – J. Ladd
- c. Community Center Funds – City Manager

I move to approve

VI. Discussion Agenda:

- a. West Allen Consultant
- b. Quarterly 1 Reports – City Manager

Discussion

VII. City Manager Update

VIII. Executive Session if posted

IX. Adjourn

MINUTES:

MEMBERS PRESENT:

Mayor Michael O'Brien

Council Members: Michael Mahoney, Erik Heikel, Jodi Harrington, Sally Tipson.

OFFICERS PRESENT:

Katherine Decarreau, City Manager; Carol Barrett, Asst. City Clerk; Steven Palmer, City Engineer; J. Ladd, Community Dev. Director; James Trzepacz, City Assessor/Zoning Admr.

OTHERS PRESENT:

Evan Meenan, David Bowers.

Meeting called to order by the Mayor at 6:00 p.m.

Meeting started with the Pledge of Allegiance.

- III. The City Manager said we are in the process of mailing out bids for Health Insurance Coverage. She also said that we are working out the parking ticket that was issued for parking in an area to unload boxes.
Councilor Tipson said that we would be having the festival of pumpkins to be held on October 30 and 31 in Smith Park. Anyone interested in carving pumpkins, we will be carving them on Tuesday and Wednesday at the Senior Center. The Winooski Community Partnership is also promoting to the businesses to personalize scarecrows. They are charging \$25.00 per scarecrow.
- IV. Consent Agenda: **MOTION** by Councilor Harrington seconded by Councilor Heikel to approve the Consent Agenda as presented. Voted and passed 4-0.
- V. a. CCRPC Appointment – E Meenan
Mayor O'Brien said that Evan Meenan and Michael Mahoney are interested in being on CCRPC Board. Mr. O'Brien stated that it should be a council member as the Representative. Mr. Mahoney said that Mr. Meenan came to us and was interested on being on the Board. Mr. Mahoney feels that he should be the Representative and that he would be the alternate. Mr. O'Brien said that the City only gets one vote. **MOTION** by Councilor Heikel seconded by Councilor Harrington to appoint Evan Meenan as Representative and Michael Mahoney as alternate to the CCRPC board. Voted and passed 3-0-1. Mr. Mahoney abstained.
- b. Community Development Strategy. Mr. Ladd gave a presentation on the Community Center Financial Status. See Timeline for Redevelopment marked V.b. Mr. Ladd said they conducted a property inspection today with Vt. Property Inspectors. He said the current tenant is very elderly and he spoke with her daughter and she expects within 2 years her living situation will change. Mr. Ladd said that now is the opportune time to purchase it. Current rent will make up the taxes and \$150.00 maintenance fund and some money for repayment. Community Development monies would be used towards this purchase. If the Council decides to sell the property then we would recoup the money. My expectations by 2012 we should have a very clear vision of what

were going to do with the expansion of the Community Center. It will either involve or not involve 21 Hickok St. The City is authorized to purchase property with out the consent of the voters, but to sell it we would need voter approval. At some point we should put this on the ballot. The City Manager said that this would be in an account within the CD Funds. Mayor O'Brien asked what plans you were thinking about. We could increase the property. Dr. Goering is trying to sell her property (trailer), that is a very small foot print and Euro Market we can go up 2 or 3 stories. We don't need more green space.

Community Financial Status. See attached marked V.b.1. There was discussion concerning the Community Financial Status. Mr. Ladd said that there will never be a burden on the taxpayers. Mr. Ladd said that he will have a schedule of the bond payments and he has great confidence in the capacity of the donors. Mayor O'Brien would like to see all that proforma. The City Manager said they will have for the November 2, 2009 meeting.

Community Development Funds. See attached marked V.b.2. Mr. Ladd said he is proposing to take \$80,000.00 from that fund to purchase 21 Hickok St. Mayor O'Brien asked Mr. Trzepacz if there is conditional use approval for this property. Mr. Trzepacz said yes. Mayor O'Brien said that this is a great deal from an investment point, but doe we use the money this way. Councilor Mahoney looks at this as an insurance policy. We have a chance to acquire a property at half of the assessment. This investment would be recouped. Mayor O'Brien asked if we had approached WHA about this property. Mr. Ladd said he had a conversation about this property. The issue of control there is primary in my mind. WHA is an instrument of the City and is very independent. You could explore that. **MOTION** by Councilor Heikel seconded by Councilor Mahoney to approve the Resolution to purchase 21 Hickok St. Mr. Heikel made a comment that he agrees with Jodi about strategy. We need to develop some strategies and once those strategies are developed and projects like this will either sink or swim very quickly. However I do feel we have an absence of these funds. I hope we can take some time to develop these strategies. Voted and passed 3-1-0 Councilor Harrington voted no. See attached Resolution.

VI. Discussion Agenda

a. West Allen Consultant

Mr. Palmer said in late September they issued a Request for Proposal for professional engineering and land surveying services for the planning, permitting and design of new utilities, curbs, sidewalks and pavement on West Canal Street from Mayo to West Allen Street. A mandatory pre-bid meeting was held on October 2nd and proposals were due October 9th. We have five engineering firms submit form proposals on this project. See attached marked VI.a. Mr. Palmer said that CEA is the preferred consultant. I personally have had a good working relationship with them when we did the downtown project. He said the engineering study will mostly be about storm water. Councilor Harrington said she agrees with the project and this was a great presentation.

b. Quarterly 1 Reports. The City Manager gave a presentation on City funds. She said they have been working today to complete the cleanup of funds. She also said she is very confident with the quality of production coming from the finance committee. See attached First Quarter Budget Performance.

VII. City Manager Update.

The City Manager would like to congratulate us for the level of conversations we are having.

VIII. Executive Session – None

MOTION by Councilor Tipson seconded by Councilor Heikel to adjourn City Council meeting at 8:15 p.m. Voted and Passed 4-0.

ATTEST: _____
Asst. City Clerk