



**Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR
REMOTELY via ZOOM**

**When: Oct 30, 2024 05:30 PM Eastern Time (US and Canada)
Topic: Charter Change Meeting**

Please click the link below to join the webinar:

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1. Agenda

1.1. Motion to amend/adopt agenda

2. Adopt Draft Minutes

Subject	2.1. Adopt Draft Minutes from October 1
Meeting	October 30, 2024 - Charter Change Committee Meeting - Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR REMOTELY via ZOOM
Category	2. Adopt Draft Minutes
Department	Council and Board

Type

Recommended Action

3. Public Forum

Subject **3.1. Verbal Comments**

Meeting October 30, 2024 - Charter Change Committee Meeting - Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR REMOTELY via ZOOM

Category 3. Public Forum

Department Council and Board

Type

4. Voter Approval of Local Redistricting

Subject **4.1. Voter Approval of Local Redistricting**

Meeting October 30, 2024 - Charter Change Committee Meeting - Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR REMOTELY via ZOOM

Category 4. Voter Approval of Local Redistricting

Department Council and Board

Type

Recommended Action

5. Residential Rental Notice Requirements

Subject **5.1. Residential Rental Notice Requirements**

Meeting October 30, 2024 - Charter Change Committee Meeting - Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR REMOTELY via ZOOM

Category 5. Residential Rental Notice Requirements

Department Council and Board

Type

Recommended Action

6. Councilor Compensation

Subject **6.1. Councilor Compensation**

Meeting October 30, 2024 - Charter Change Committee Meeting - Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR REMOTELY via ZOOM

Category 6. Councilor Compensation

Department Council and Board

Type

Recommended Action

7. Any Other Committee Business

Subject	7.1. Any Other Committee Business
Meeting	October 30, 2024 - Charter Change Committee Meeting - Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR REMOTELY via ZOOM
Category	7. Any Other Committee Business
Department	Council and Board
Type	
Recommended Action	

8. Adjournment

Subject	8.1. Motion to adjourn
Meeting	October 30, 2024 - Charter Change Committee Meeting - Wednesday, October 30, 2024, 5:30 PM, 645 Pine Front Conference Room OR REMOTELY via ZOOM
Category	8. Adjournment
Department	Council and Board
Type	
Recommended Action	

Charter Change Committee
Tuesday, October 1, 2024
Queen City Room in City Hall and Remote
DRAFT MINUTES

Members Present: Councilor Bergman (Chair), Councilor Carpenter, Councilor Doherty

Staff Present: Jessica Brown (City Attorney)

Public Present: Evan Litwin (City Councilor), Melo Grant (City Councilor)

Meeting called to order at 5:39 PM.

1. Agenda

1.01 Motion to amend/adopt agenda

Motion to Adopt Agenda as is.

Motion by Councilor Doherty, Seconded by Councilor Carpenter

Final Resolution: Motion Passes

Yes: Unanimous

2. Adopt Draft Minutes from 8/14

2.01 Adopt Draft Minutes from 8/14

Motion to Adopt Draft Minutes from August 14.

Motion by Councilor Doherty, Seconded by Councilor Carpenter

Final Resolution: Motion Passes

Yes: Unanimous

3. Public Forum

No members of the public wanted to speak for this item.

4. Voter Approval of Local Redistricting

Councilor Carpenter stated that the effort to change the redistricting process to require only a local vote by residents was started while City Attorney Dan Richardson was with the City, but it was not put on the ballot at that time because the City was in the midst of redistricting and it would have been confusing.

Councilor Bergman said he would like to bring the current version back to the City Council for just for information to make the change public as soon as possible and then discuss the time schedule after that.

Motion to refer the current draft charter change language about local redistricting back to the City Council for discussion.

*Motion by Councilor Carpenter, Seconded by Councilor Doherty.
Final Resolution: Motion Passes
Yes: Unanimous*

*Motion to send the current draft charter change to the City's NPAs with a communication stating that the Committee wants to get the language on the March ballot.
Motion by Councilor Carpenter, Seconded by Councilor Doherty.
Final Resolution: Motion Passes
Yes: Unanimous*

5. Residential Rental Notice Requirements

Evan Litwin shared his draft language for this charter change. The draft is available on the agenda packet.

Councilor Carpenter said that this change may not provide a huge additional protection because savvy landlords will put such increases in the lease itself.

Councilor Bergman said the Committee should work closely with CDNR in moving this language forward.

Evan Litwin (City Counselor) said he would finalize the language with CDNR before sending the language to the full Council for their awareness and input.

Councilor Bergman said the Charter Change Committee does not have any further work to do on this until it has gone through CDNR and potentially been referred to the Committee.

6. Any Other Committee Business

The next meeting is set for October 30th at 5:30, location pending.

7. Adjournment

8.01 Adjournment

*Motion to adjourn.
Motion by Councilor Bergman, without objection.*

The meeting was adjourned at 6:34 PM.

Resolution Relating to

RESOLUTION _____

MARCH 4, 2025 ANNUAL CITY MEETING
PROPOSED CHARTER CHANGE REGARDING
REDISTRICTING BY CITY COUNCIL

Sponsor(s): _____
Introduced: _____
Referred to: _____

Action: _____
Date: _____
Signed by Mayor: _____

CITY OF BURLINGTON

In the year Two Thousand Twenty-Four.....

Resolved by the City Council of the City of Burlington, as follows:

1 That WHEREAS, the City of Burlington’s charter currently describes City Districts and Wards in
2 explicit enumerated and geographical terms in Article 2 (City Election Areas Defined), Section 2 (Election
3 Boundaries);

4 WHEREAS, as the charter is currently written, to alter the number or geography of City Districts and
5 Wards a charter change must be enacted, a process consisting, among other procedural steps, of the review,
6 possible further amendment, and confirmation by the Vermont State Legislature;

7 WHEREAS, this process involving by the Vermont State Legislature has the practical effect of slowing
8 the City’s redistricting process at the local level;

9 WHEREAS, it is the goal of the City to accelerate any redistricting processes, while maintaining fair,
10 equitable, and reasonable processes for redistricting;

11 WHEREAS, the City aims to achieve this goal by removing the descriptions of the number and
12 geography of City Districts and Wards in Article 2 (City Election Areas Defined), Section 2 (Election
13 Boundaries) and replacing this with a procedure equipping the City to unilaterally preform redistricting without
14 needing further charter changes and involvement by the Vermont State Legislature;

15 WHEREAS, the charters of other Vermont municipalities, including Montpelier, are written as to not
16 require a charter change to effectuate an alteration to the number or geography of city districts and wards;

17 WHEREAS, the Charter Change Committee held meetings on _____ received public
18 comment, considered the referred proposed charter language, and amended this language; and

19 WHEREAS, on _____, the Committee voted to refer the charter change language back to the Council
20 to be placed on the March 4, 2025 ballot;

21 NOW, THEREFORE, BE IT RESOLVED that the City Council approves the amendments to the city
22 charter recommended by the Charter Change Committee and requests the Mayor to place the following question
23 on the ballot of the Annual City Meeting to be held on March 4, 2025 and the City Clerk to set public hearings
24 on this question in accordance with Charter §303 and 17 V.S.A. §2645:
25

26 “Shall the Charter of the City of Burlington, Acts of 1949, No. 298 as amended be further amended to
27 amend Section 2 to Article 2 as follows:

28
29 **ARTICLE 2. CITY ELECTION AREAS DEFINED**

30 **§2. Election boundaries.**

31 ~~(a) City Districts Described. For the annual meeting of 2015 and all City elections thereafter, the City of~~
32 ~~Burlington is divided into four electoral districts, constituted as follows:~~

33 ~~(1) East District. The East District shall include all that part of said City lying easterly and~~
34 ~~northerly of the following described boundaries: Beginning at the common boundary between the~~
35 ~~Cities of Burlington and Winooski in the Winooski River beneath the Central Vermont Railway~~
36 ~~bridge downstream of the Lower Winooski Falls and Salmon Hole; thence westerly in the~~
37 ~~centerline of said railroad tracks, crossing Intervale Road, to a point where the centerline of Hyde~~
38 ~~Street extended northeasterly intersects said railroad track centerline (approximately -73.2045~~
39 ~~longitude, 44.4912 latitude); thence southerly along the extension of the centerline of Hyde Street,~~
40 ~~continuing on the centerline of Hyde Street to the intersection of the centerline of North Willard~~
41 ~~Street; thence southerly along the centerline of North Willard Street to the intersection of the~~
42 ~~centerline of Pearl Street; thence westerly along the centerline of Pearl Street to the intersection of~~
43 ~~the centerline of South Winooski Avenue; thence southerly along the centerline of South Winooski~~
44 ~~Avenue to the intersection of the centerline of Main Street; thence easterly along the centerline of~~
45 ~~Main Street to the intersection of the western property line of 525 Main Street extended, containing~~
46 ~~the Main Street Water Reservoir (approximately -73.1992 longitude, 44.4763 latitude); thence~~
47 ~~southerly along the western property boundary of 525 Main Street to its southwestern corner~~
48 ~~approximately -73.1991 longitude, 44.4746 latitude); thence easterly along the southern property~~
49 ~~boundary of 525 Main Street to its southeastern corner (approximately -73.1984 longitude, 44.4746~~
50 ~~latitude); thence southwesterly along the western property boundaries of 49, 55, and 59 University~~
51 ~~Terrace to the southwestern corner of 59 University Terrace (approximately -73.1987 longitude,~~
52 ~~44.4742 latitude); thence southeasterly along the southern property boundaries of 59 University~~
53 ~~Terrace and 60 University Terrace, extended to the centerline of University Heights Road~~
54 ~~(approximately -73.1964 longitude, 44.4732 latitude); thence southerly along the centerline of~~
55 ~~University Heights Road 1,314 feet to its intersection with the extended centerline of the walkway~~
56 ~~servicing the University of Vermont Southwick Hall and the Music Building from the Redstone~~
57 ~~Campus loop road (approximately -73.1968 longitude, 44.4698 latitude); thence westerly along the~~
58 ~~extended walkway and walkway centerline, with the Music Building to the north and Southwick~~
59 ~~Hall to the south, 367 feet to its intersection with the centerline of the Redstone Campus loop road~~
60 ~~(approximately -73.1982 longitude, 44.4698 latitude); thence northerly and then westerly along the~~
61 ~~centerline of the Redstone Campus loop road to its intersection with the centerline of South~~
62 ~~Prospect Street; thence southerly along the centerline of South Prospect Street to its intersection~~
63 ~~with the centerline of the Davis Road; thence northeasterly along the centerline of Davis Road to~~
64 ~~its intersection with University Heights Road, continuing easterly along the centerline of Davis~~
65 ~~Road to its intersection with the common boundary between the Cities of Burlington and South~~
66 ~~Burlington.~~

~~(2) — Central District. The Central District shall include all that part of the City bounded as follows: On the east, beginning at the common boundary between the City of Burlington and Town of Colchester in the Winooski River at the intersection of the centerline of Institute Road extended northeasterly (approximately 73.2139 longitude, 44.5077 latitude); thence southerly along the common boundary between the City of Burlington and Town of Colchester in the Winooski River to a point beneath the Central Vermont Railway bridge downstream of the Lower Winooski Falls and Salmon Hole; thence southerly along the East District western boundary to its intersection with the centerline of Main Street; continuing southerly along the centerline of South Winooski Avenue to its intersection with the centerline of King Street; on the south along the centerline of King Street extended westerly to Lake Champlain; on the west by Lake Champlain; on the north, beginning at the intersection of the common property boundary between 87 North Avenue and 9 Lakeview Terrace extended westerly to Lake Champlain (approximately 73.2252 longitude, 44.4832 latitude); thence northeasterly along the extended property boundary between 87 North Avenue and 9 Lakeview Terrace to its intersection with the centerline of the Central Vermont Railway railroad track (approximately 73.2239 longitude, 44.4837 latitude); thence northerly and easterly along the centerline of the Central Vermont Railway railroad track, crossing North Avenue and the Burlington Beltline, to its intersection with the centerline of Spring Street extended northwesterly (approximately 73.2183 longitude, 44.4912 latitude); thence northwesterly along the extension of the centerline of Spring Street to its intersection with the centerline of Institute Road extended northeasterly (approximately 73.2281 longitude, 44.4995 latitude); thence northeasterly along the extension of the centerline of Institute Road extended to its intersection with the common boundary between the City of Burlington and Town of Colchester in the Winooski River (approximately 73.2139 longitude, 44.5077 latitude).~~

~~(3) — South District. The South District shall include all that part of the City south of the southern boundaries of the East and Central Districts.~~

~~(4) — North District. The North District shall include all that part of the City north of the northern boundary of the Central District.~~

~~(b) — Wards Described. Each of the City of Burlington’s four electoral districts set forth in subsection (a) of this section hereby comprises two wards, each of which is constituted as follows:~~

~~(1) — East District — Ward 1 and Ward 8.~~

~~(A) — The East District is divided into two wards by the following boundary: Beginning at the center of the intersection of Pearl Street and South Willard Street; thence southerly along the centerline of South Willard Street to the intersection of the centerline of College Street; thence easterly along the centerline of College Street extended to the intersection of the centerline of University Place; thence southerly along the centerline of University Place to the intersection of the centerline of Main Street; thence easterly along the centerline of Main Street to the common boundary between the Cities of Burlington and South Burlington.~~

~~(B) — Ward 1 lies to the north and east of the boundary described in subdivision (A) of this subdivision (1), and Ward 8 lies to the south and west.~~

~~(2) — Central District — Ward 2 and Ward 3.~~

107 (A) The Central District is divided into two wards by the following boundary: Beginning at the
108 centerline of the Central Vermont Railway railroad track at the intersection of the centerline of
109 Spring Street extended northwesterly (approximately -73.2183 longitude, 44.4912 latitude); thence
110 southerly along the centerline of Spring Street extended northwesterly, continuing along the
111 centerline of Spring Street to its intersection with the centerline of Elmwood Avenue; thence
112 southerly along the centerline of Elmwood Avenue to its intersection with the centerline of Pearl
113 Street; thence easterly along the centerline of Pearl Street to the intersection of the centerlines of
114 North and South Winooski Avenue.

115 (B) Ward 2 lies to the east of the boundary described in subdivision (A) of this subdivision (2);
116 and Ward 3 lies to the west.

117 (3) South District – Ward 5 and Ward 6.

118 (A) The South District is divided into two wards by the following boundary: Beginning at the
119 intersection of the centerlines of King Street and Saint Paul Street; thence southerly along the
120 centerline of Saint Paul Street to its intersection with the centerline of Shelburne Street; thence
121 southerly along the centerline of Shelburne Street to its intersection with the centerline of Flynn
122 Avenue; thence easterly along the centerline of Flynn Avenue extended easterly to the common
123 boundary between the Cities of Burlington and South Burlington.

124 (B) Ward 5 lies to the west of the boundary described in subdivision (A) of this subdivision (3);
125 and Ward 6 lies to the east.

126 (4) North District – Ward 4 and Ward 7.

127 (A) The North District is divided into two wards by the following boundary: Beginning at the
128 intersection of the centerlines of North Avenue and the Central Vermont Railway railroad track;
129 thence northerly along the centerline of North Avenue to its intersection with the centerline of
130 Fairfield Drive; thence westerly along the centerline of Fairfield Drive to its intersection with the
131 western property boundary of 39 Westward Drive extended southerly; thence northerly along the
132 western property boundaries of 39 and 40 Westward Drive, continuing northerly along the western
133 property boundaries of properties fronting the west side of Hardy Avenue to the southern boundary
134 of 35 Derway Drive; thence westerly along the southern boundary of 35 Derway Drive, extended
135 to its intersection with the centerline of Derway Drive (approximately -73.2690 longitude, 44.5249
136 latitude); thence northeasterly along the centerline of Derway Drive to its intersection with the
137 centerline of Claire Pointe Drive; thence northerly along the centerline of Claire Pointe Drive
138 approximately 44 feet to its intersection with the southern property boundary of the Claire Pointe
139 condominium development; thence westerly along the southern property boundary of the Claire
140 Pointe condominium development to the Waterfront Bike Path right-of-way approximately 537
141 feet (approximately -73.2707 longitude, 44.5253 latitude), and then extended to Lake Champlain.

142 (B) Ward 4 lies to the west of the boundary described in subdivision (A) of this subdivision (4);
143 and Ward 7 lies to the east.

144 (5) Ward map reference. Reference is also made to a map entitled "Ward Redistricting, 8 Wards—4
145 Districts, 12 Councilors, Referred to City Council by CC Committee (v.3), Map Date: December 2,

146 ~~2013" located in the Burlington Chief Administrative Officer's office in further aid of the description of~~
147 ~~the wards set forth in this subsection.~~

148 There shall be election areas for the City, which shall be defined and filed with the City Clerk. The City Council
149 may make changes from time to time to the boundaries of the election areas in order to provide an equal division
150 of population among them in accordance with data produced by the U.S. Census Bureau. Election areas changes
151 shall not be made more frequently than once in five years. Such changes shall be approved by the voters at an
152 annual or special meeting of the City and shall become effective immediately upon approval unless a later date
153 is established therein.

154
155 * Material underlined added.
156 ** Material stricken out deleted.

157
158 KS/Resolutions 2024/March 4, 2025, Annual City Meeting Proposed Charter Change Regarding Redistricting by City Council
159
160 September 30, 2024

Resolution Relating to

RESOLUTION _____

MARCH 4, 2025 ANNUAL CITY MEETING – CHARTER
CHANGE RE: CITY COUNCIL AUTHORITY TO
REGULATE RENTAL NOTIFICATIONS AND
NOTIFICATION PERIODS

Sponsor(s):
Introduced: CDNR, Charter Change
Referred to: _____
Action: _____
Date: _____
Signed by Mayor: _____

CITY OF BURLINGTON

In the year Two Thousand Twenty-Four.....
Resolved by the City Council of the City of Burlington, as follows:

- 1 That WHEREAS, the City has a significant population of renters, and ensuring fair, transparent, and
- 2 equitable housing practices is essential to promoting stability and wellbeing within the community; and
- 3 WHEREAS, the City Charter prescribes limited authority for the City Council to regulate rental
- 4 notifications and notification periods to increase rent or to terminate a tenancy; and
- 5 WHEREAS, specifically, Section 48(64)(A) requires landlords to provide 90 days’ notice to terminate
- 6 a tenancy without cause if the tenancy has been less than two years and 120 days if the tenancy has been
- 7 longer, Section 48(64)(B) requires tenants to provide two rental periods’ notice to terminate a tenancy unless
- 8 inconsistent with a lease provision, and Section 48(65) requires 90 days’ notice of a rental increase; and
- 9 WHEREAS, these notice periods are in addition or in excess of those required by general state law,
- 10 including 9 V.S.A. §§ 4456(d) and 4467(c), and facilitate the City in addressing the unique needs of its rental
- 11 market; and
- 12 WHEREAS, the notice periods prescribed by the City Charter are inadequate to allow the City to
- 13 respond to specific and changing rental housing market conditions; and
- 14 WHEREAS, granting the City greater flexibility to enact rental notice regulations will allow the City
- 15 Council to enhance tenant stability, to foster more transparent landlord-tenant relations, and to mitigate
- 16 negative impacts from sudden evictions or lease terminations, particularly for vulnerable populations; and
- 17 WHEREAS, at its October 24, 2024 meeting, the Community Development and Neighborhood
- 18 Revitalization Committee (“CDNR”) of the City Council referred a motion to the City Council proposing a
- 19 Charter Change amendment that would grant the City Council greater control to regulate rental notifications
- 20 and notification periods; and
- 21 WHEREAS, on [date] the City Council referred CDNR’s recommendation to the Charter Change
- 22 Committee; and
- 23 WHEREAS, the Charter Change Committee considered CDNR’s proposal at its meeting(s) on [date/s],
- 24 and referred the proposal back to the City Council with a positive recommendation; and

25 NOW, THEREFORE, BE IT RESOLVED that the City Council approves the amendments to the City
26 Charter recommended by CDNR and the Charter Change Committee and requests that the Mayor warn the
27 following question and place it on the ballot for the Annual City Meeting to be held on March 4, 2025, and
28 that the City Clerk set public hearings on this question in accordance with Section 303 of the City Charter and
29 17 V.S.A. § 2645:

30
31 *“Shall the Charter of the City of Burlington, Acts of 1948, No. 298, as amended, be further amended as*
32 *follows?:*

33 § 48. Enumerated:

34 The City Council shall have power:

35 (1) to (63), as written.

36 (64) (A) ~~Where there is no written rental agreement and notwithstanding 9 V.S.A. § 4467(c), to~~
37 ~~prohibit, by ordinance, a landlord from terminating a tenancy of rental housing within the City for no cause~~
38 ~~unless the landlord provides to the tenant written notice of at least 90 days when the tenancy has been less than~~
39 ~~two years and of at least 120 days when the tenancy has been two years or more. Notwithstanding 9 V.S.A.~~
40 ~~§ 4467 or any other law, to establish, by ordinance, requirements that residential landlords provide tenants~~
41 ~~notice prior to termination of residential tenancies, including requirements for the contents and timing of such~~
42 ~~notices. Such requirements may include special notice requirements for vulnerable populations, including~~
43 ~~elderly tenants, tenants with disabilities, and low-income tenants.~~

44 (B) ~~Unless inconsistent with a written rental agreement or otherwise provided by law, and~~
45 ~~notwithstanding the provisions of 9 V.S.A. § 4456(d), to require, by ordinance, tenants who wish to terminate~~
46 ~~a residential tenancy to give actual notice to the landlord at least two rental periods prior to the termination~~
47 ~~date specified in the notice. Notwithstanding 9 V.S.A. § 4456(d) or any other law, to establish, by ordinance,~~
48 ~~requirements that residential tenants provide landlords notice prior to termination of tenancies, including~~
49 ~~requirements for the contents and timing of such notices.~~

50 (65) ~~Notwithstanding any other law, to prohibit increases in rent or other changes in lease terms for~~
51 ~~rental housing within the City without advance written notice. The timing, contents, and manner of giving~~
52 ~~such notice shall be established by ordinance of at least 90 days. Such ordinance may include special notice~~
53 ~~requirements for vulnerable populations, including elderly tenants, tenants with disabilities, and low-income~~
54 ~~tenants.~~

55

56 *Material underlined added.

57 ** Material stricken deleted.

58

59

60 er/ Resolutions 2024/*Charger Change re Rental Notifications*

61 *Date*