



**Regular City Council Meeting - Monday, November 8, 2021, 6:00
pm **In-Person in Contois Auditorium, 2nd Floor, City Hall OR
REMOTELY via ZOOM**
11/8/2021**

BURLINGTON CITY COUNCIL

CONTOIS AUDITORIUM, 2ND FLOOR, CITY HALL

BURLINGTON, VERMONT

MINUTES OF MEETING

November 8, 2021

MEMBERS PRESENT: Karen Paul

Chip Mason

Max Tracy

Joan Shannon

Ali Dieng

Perri Freeman

Jack Hanson

Jane Stromberg

Sarah E Carpenter

Zoraya Hightower

Mark Barlow

Joe Magee

OTHERS PRESENT: Miro Weinberger

Katherine Schad

Dan Richardson

Jordan Redell

Lori Olberg

Meagan Tuttle

Scott Gustin



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Brian Pine

Kara Alnasrawi

Nic Longo

1. CALL TO ORDER and AGENDA

The meeting was called to order by City Council President Tracy at 6:13 PM. Motion to amend/adopt agenda

MOTION by Councilor Stromberg, SECOND by Councilor Magee, to amend and adopt the agenda as follows:

- **add to the consent agenda item 5.19 Communication: Neil Zakai, re: Safety in Burlington with the action to "waive the reading, accept the communication and place it on file";**
- **note revised version of agenda item 6.05 Resolution: The Fairness Of The Reappraisal Process And The Property Tax System (Revised)(Councilors Magee, Hanson, Hightower, Stromberg, Tracy)(per Councilor Magee).**

MOTION by Councilor Barlow, to remove item 5.15 from the Consent Agenda and move to the Deliberative as item 6.06.

VOTING: unanimous; motion carries.

2. WORK SESSION: SHORT TERM RENTALS

2.01 Work Session: Short Term Rentals; Presenters: Scott Gustin & Meagan Tuttle

Comprehensive Planner Tuttle presented an updated version of the short-term rental (STR) proposal, as referred by Ordinance Committee. She briefly outlined the policy goals that informed the Ordinance Committee, which included limiting the number of housing units that can be converted for STR, ensuring that conversions are contributing to the City's efforts to preserve and expand permanently affordable housing, while also preserving flexibility and ability to earn greater income for Burlington homeowners and recognizing that some supply of STRs benefits the Burlington economy.

Comprehensive Planner provided an update on the Short-Term Rental (STR) Proposal, noting that key changes include eliminating provisions to allow off-site hosting in most cases (while adding exemptions for seasonal homes and exemptions for off-site STR hosts when an affordable unit is created), reducing the number of bedrooms let as partial unit STRs from 5 to 3, eliminating bed & breakfast as a standalone use in the zoning ordinance, and strengthened the definition



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of an STR host. She noted that the proposal includes changes to two sections of the City's Code of Ordinances, which include modifications to the Zoning Ordinance, and modifications to the Minimum Housing Code.

She walked through the requirements for STRs when they are the host's primary residence or when they are not the host's primary residence. She noted that STRs were more limited for properties that are not the host's primary residence. She walked through the changes that occurred, which would allow hosts to short term rent if they don't live there only if the property is a seasonal home, or if another unit on the property or in the building meet the affordability standards. She spoke about the definition of "host", which is a person who operates a short-term rental, and is the primary contact for guests to make reservations and to contact during their stay. She noted that a host could be a property-owner or a tenant. She said that this definition tightens up and clarifies previous definitions of "host".

Comprehensive Planner Tuttle spoke about next steps and outlined a transition period to the new regulatory framework. She outlined a one-year grace period before active enforcement of current, unpermitted STRs. She noted that STRs that have obtained a Zoning Permit under current standards are considered non-conforming, allowed to operate until the host discontinues use. She said that the City will put out a user guide and FAQ for residents to help them understand how to apply for permits. She finally noted that the City will establish a contract with host compliance for monitoring/enforcement.

Councilor Mason asked for more detail about the debate relating to owner occupancy and how the current proposal was arrived at. He noted that the Joint Committee and the Ordinance Committee looked at many options for owner occupancy requirements, and that they then modified the definition of host. He expressed concern that this compromise would wipe out many of the STRs, since most of them are single-family homes, and that the "host" definition would not apply to a single-family home unless the host was renting out their own home. Comprehensive Planner Tuttle replied that there are 246 unique STRs in the City, a decrease from 360, and 80% of them are entire dwelling units being rented, and half of them are in single-family residences. She said that the overlap between the whole units and the single family properties isn't known, or how many are owner-occupied.

Councilor Mason asked how the City is intending to monitor the host component of the policy. Division Manager Gustin said that they are anticipating contracting with Granicus to provide monitoring and enforcement for these standards. He said that they have not yet contracted with them, but when registration is up and running, they'll have an idea of who is renting and who owns these residencies. Councilor Mason asked if registration will be required during the transition period. Division Manager Gustin said that owners will have a full year to register their STRs.

Councilor Carpenter strongly urged the City to encourage registration.

Councilor Shannon asked how enforcement happens and what the penalty is for non-compliance. Division Manager Gustin said that this would fall under the purview of the Permitting & Inspecting Department. He said that the City would be able to link their property information on file with information from their enforcement contractor. Councilor Shannon said she supports STRs in order to support the lowering of housing costs, but isn't as supportive of STRs that would take the property off the rental market. She cited concern that these regulations would continue to allow units to convert into STRs.



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Councilor Barlow asked whether the City anticipated the requirement that the host be compensated. Division Manager Gustin replied that the intent is for the host to conduct management activities as well as receive payment.

Councilor Hightower asked for more detail about the affordable housing definition, which includes an exemption for off-site hosting if the property-owner creates another affordable housing unit in the building. Comprehensive Planner Tuttle said that the unit itself does not need to be perpetually affordable (for 99 years), but that the rent meets the definition of an affordable unit, for the duration of the short-term rental period.

Councilor Hanson said that the affordability mechanism is a good one to use in terms of allowing off-site hosting. He asked about the standard of affordability and whether it could be modified to reflect affordability for the working resident. Comprehensive Planner Tuttle replied that there were concerns with having different components of the City's ordinance code having different definitions of affordability for different situations, and that the current definition is aligned with the City's definition of affordability.

Councilor Dieng asked about whether parking requirements exist for STRs and whether owners need to provide parking for tenants. Division Manager Gustin replied that no, there are no requirements that an owner provide to renters. Comprehensive Planner Tuttle replied that whatever requirements apply to the housing unit would apply to the STR. Councilor Dieng asked about enforcement, and Division Manager Gustin replied that enforcement would be similar to those on other Chapter 18 violations, such as ticketing.

Councilor Carpenter asked if a unit would register twice if they are both a short-term and long-term housing unit. Division Manager Gustin replied that yes, they would be registered as both for the year.

3. PUBLIC FORUM

3. 01 Verbal Comments

Forum opened at 7:28 PM.

COMMENTS:

Burlington residents – in person:

- Lee Morgan spoke in support and solidarity with the Sears Lane residents, both current and former.
- Matt Somerville spoke about short-term rentals, saying that they have allowed them to keep their life grounded in Burlington. He said that he has registered with the State as a short-term renter, and suggested that the City communicate with the State-registered renters in the City.
- Todd Lacroix spoke about the anniversary of Occupy Wall Street and expressed concern with the adequacy of the Burlington social safety net.
- Robert Bristow-Johnson spoke about single-member versus at-large districts, noting that single-member districts



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can increase diversity only when the under-represented groups are highly concentrated and comprise a substantial amount of the population. He cited concern that a number of middle-aged white men are trying to enact policies to cull 23 representatives from the State's representative body.

- Jadah Bearden expressed support for Sears Lane residents and encouraged City Councilors to visit the site and help with cleanup and other community improvement opportunities. They also spoke about their waste and recycling proposal.
- Christopher Aaron Felker spoke in favor of single-member voting districts, saying that running in multi-member districts is often less accessible and more costly.

Burlington residents – via Zoom:

- Abbey Jermyn spoke about the difference between sex work and sex trafficking, to ensure that people are aware that there are important differences. They said that sex work is the transaction of consensual sexual services between adults, and that sex trafficking involves some form of coercion, or sex services involving a minor.
- Amy Magyar spoke in support of the Mayor's appointment of Meagan Tuttle as the Director of City Planning for Burlington.
- Laurie Kotorman spoke about short term rentals, expressing deep concern with the housing crisis in Burlington. She said that she does not understand how disallowing off-site hosting will improve the problem.

Non-Burlington residents – in person:

- Jeff Polubinski spoke about Item 6.06, saying that it could allow the City to terminate the leases of tenants. He asked the City Council to delay action until they have the opportunity to review all legal documents around the permitting.
- Jim Richards spoke on behalf of Aerodyme Corporation, which has been an airport tenant for 15 years. He expressed concern about licensing nearly all of the airport's available space to one private entity, noting that there may not be sufficient space for the general aviation community to remain. He said that this activity seems inconsistent with the Airport Master Plan.
- Joanne Brown said that she is interested in knowing whether the City contemplates hiring a police chief or hiring Jon Murad for the position.

Non-Burlington residents – via Zoom:

- Sandy Zelka spoke on behalf of Curtis Lumber about the railyard enterprise project.
- Christopher Weinberg spoke about the proposed license agreement with Beta Technologies and the airport, and said that the Acting Director of Aviation gave verbal assurances that all tenants who have current lease agreements will not be impacted by the agreement. He asked that City Council consider the lack of transparency and seek additional detail regarding the impact of this license agreement.
- Henri June Bynx spoke about sex trafficking and sex work, and provided clarity on the distinction between the two.
- Christine Rigo spoke about the impacts of decriminalizing sex work, saying that full decriminalization is the only way to increase health and safety and decrease trafficking.

Forum closed at 8:06 PM.





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4. CLIMATE EMERGENCY REPORTS

5.01 Climate Emergency Reports

Mayor Weinberger said that the Burlington Electric Department's Net Zero revenue bond, which will be before voters in a December 7 special election, will play an extremely important role in the City becoming net zero energy by 2030. He said that the bond is critical to freeing up resources to implement green stimulus initiatives, and is one of the most significant steps the City will take in the next decade to achieve its net zero energy goals.

5. CONSENT AGENDA

5.01 Motion to adopt the consent agenda (as amended) and take the actions indicated

5.02 Communication: C/T Office, re: Accountability List - waive the reading, accept the communication and place it on file

5.03 Communication: Kara Alnasrawi, Economic Recovery Director and Rebecca Reese, Early Learning Initiative Manager, re: Authorization to extend Let's Grow Kids contract to cover Early Learning Initiative Manager family leave, up to \$22,400 - authorize the Economic Recovery Manager to enter into a contract extension by executing a seventh amendment to the existing contract with Let's Grow Kids for professional consulting services for up to an additional \$22,400 for a total over the life of the contract of \$169,154, to cover the family leave of the Early Learning Initiative Manager, subject to conditions enumerated in the agreement to be reviewed and approved by the City Attorney's Office.

5.04 Communication: C/T Office, re: Openings Burlington City Commissions/Boards - waive the reading, accept the communication and place it on file.

5.05 Communication: C/T Office, re: Amended Regular Schedule of Meetings of the City Council through August 2022 - waive the reading, accept the communication, place it on file and approve the Regular Schedule of City Council Meeting as listed.

5.06 Communication: Mayor Miro Weinberger, re: Reappointment of Dawn Moskowitz to the Burlington Housing Authority Board - waive the reading, accept the communication and place it on file.

5.07 Communication: Steven A. Locke, Fire Chief, re: Progress Report on Hazard Mitigation Plan - waive the reading, accept the communication and place it on file.

5.08 Communication: Cindi Wight, Director of Parks, Recreation and Waterfront (BPRW) and Dan Cahill, BPRW Land Stewart, re: Kieslich Park - Use of Conservation Legacy Funds - approve the disbursement of up to \$250,000 of Conservation Legacy Funds for the planned improvements to Kieslich Park.

5.09 Communication: Rachel Jolly, Asst. Director Community Justice Center, CEDO, Brian Pine, Director Community & Economic Development Office, CEDO and Katie Kinstedt, Asst. Director Admin & Finance, CEDO, re: FY2021 Byrne JAG Grant Application Notification - waive the reading, accept the communication and place it on file.

5.10 Communication: Chapin Spencer, Director and Lee Perry, Division Director DPW Maintenance, re: Approval to enter into a contract with Cargill, Inc., for FY22 road salt procurement - authorize the Director of Public Works to enter into a contract with Cargill to supply the City of Burlington with rock salt for winter maintenance of roads and sidewalks for \$73.00/ton for Fiscal Year 2022, subject to review and approval of the City Attorney's Office.





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5.11 Communication: Megan Moir and Steve Roy, DPW-Water Resources, re: Work Assignment Agreement #7 with Utility Services Co., Inc. for Design of Redstone Tank Structural Fortifications - authorize the Director of the Department of Public Works to execute a work assignment agreement with Utility Services Co., Inc. in an amount not to exceed \$9,000 for the design of Redstone Water Storage Tank structural fortifications for cell antenna corral, subject to the final review and approval of the City Attorney's Office.

5.12 Communication: Corey Mims, P.E., Senior Public Works Engineer and Norman Baldwin, P.E., Assistant Director/City Engineer, re: Railyard Enterprise Project - Award of Design Engineering Contract to Stantec Consulting Services, Inc. - Phase A - NEPA Process and Selection of a Preferred Alternative - 1. "To authorize the Director of the Department of Public Works to execute a contract with Stantec Consulting Services, Inc. for engineering design services for Phase A of the Railyard Enterprise project in an amount up to \$1,251,000, with an additional 20% contingency, totaling up to \$1,501,200, subject to the review and approval by the City Attorney's Office;" and 2. "To approve the revised Railyard Enterprise Project Budget authorizing expense up to \$1,551,200, in conformance with the attached 'Revised Railyard Enterprise Project Budget FY22' document.

5.13 Communication: Burlington International Airport, Nicolas Longo, Acting Director of Aviation, re: Property Lease, Junior League of Champlain Valley, 3060 Williston Road, Suite 4 - approve a property lease agreement for Suite 4 at 3060 Williston Road in South Burlington with the Junior League of Champlain Valley, on the terms provided in and substantially in conformance with the attached lease, and to authorize the Mayor of Burlington to execute the lease, subject to final review and approval by the City Attorney's Office.

5.14 Communication: Mayor Miro Weinberger, Katherine Schad, Chief Administrative Officer and Kerin Durfee, Director of Human Resources, re: Market Factor Adjustment to Planning Director Compensation - approve the reclassification of the Planning Director, a Regular, Full-Time, Exempt, Non-Union, Market Factor to a new compensation range of \$99,000 - \$118,600

5.15 Communication: Burlington International Airport, Nicolas Longo, Acting Director of Aviation, re: Request to Execute a License Agreement with Beta Technologies Inc. (BETA) to Initiate Earthwork to Create a Developable Area at the Burlington International Airport **now Deliberative Item 6.06 **

5.16 FIO Document – for information only.

5.17 Resolution: Reclassification Of Distribution Superintendent And Reorganization At McNeil - Burlington Electric Department (Board of Finance) - waive the reading and adopt the resolution.

5.18 Resolution: Application For FY22 Bylaw Modernization Grant For Zoning Amendments (Councilors Carpenter, Tracy) - waive the reading and adopt the resolution.

5.19 Communication: Neil Zakai, re: Safety in Burlington – waive the reading, accept the communication and place it on file.

MOTION by Councilor Stromberg, SECOND by Councilor Magee, to amend/adopt the consent agenda and take the actions as indicated for items 5.01-5.14 and 5.16-5.19.

VOTING: unanimous; motion carries.

6. DELIBERATIVE AGENDA



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6.01 Communication: Mayor Miro Weinberger, re: Appointment of Planning Director

Mayor Weinberger spoke about Ms. Tuttle's qualifications, noting that she has served as Burlington's Principal Planner for six years and has brought a significant amount of experience to this role. He noted that she has also spearheaded the City's COVID-19 response team.

Ms. Tuttle expressed gratitude for the opportunity to serve the City in this capacity.

MOTION by Councilor Mason, SECOND by Councilor Shannon, to confirm the Mayor's appointment.

VOTING: unanimous; motion carries.

6.02 Special Event Outdoor Entertainment Permit Application (November 26 - December 21): BCA & Economic Recovery, Along Park Lane and on the BCA Patio in City Hall Park, Thursdays & Fridays: 2 pm - 6 pm; Saturdays & Sundays: 11 am - 5 pm

MOTION by Councilor Mason, SECOND by Councilor Hanson, to approve the special event outdoor entertainment permit application for BCA & Economic Recovery (November 26 - December 21), Along Park Lane and on the BCA Patio in City Hall Park, Thursdays & Fridays: 2 pm - 6 pm; Saturdays & Sundays: 11 am - 5 pm.

VOTING: unanimous; motion carries.

6.03 Communication: Burlington International Airport, Nicolas Longo, Acting Director of Aviation, re: Request to Execute a Contract with Vanasse Hangen Brustlin, Inc. (VHB) for Services to Develop a Long-Term Sustainability Implementation Plan for BTV

MOTION by Councilor Paul, SECOND by Councilor Dieng, to authorize the Acting Director of Aviation to approve a contract between the Burlington International Airport and Vanasse Hangen Brustlin, Inc. (VHB) develop a long-term sustainability implementation plan for the Burlington International Airport in an amount up to \$178,200, subject to final review and approval of the City Attorney's Office.

DISCUSSION:

- **Councilor Hanson asked if there are specific goals around sustainability metrics. Acting Director Longo replied that the goals are not included, but that they would work with the City to define those sustainability goals and targets. Councilor Hanson asked if aircraft emissions would be included in this plan and Acting**



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Director Longo replied in the affirmative.

VOTING: unanimous; motion carries.

6.04 Communication: Brian Pine, CEDO Director, re: ARPA Homeless Outreach Plan

MOTION by Councilor Carpenter, SECOND by Councilor Shannon, to waive the reading, accept the communication and place it on file.

DISCUSSION:

- Director Pine said that CEDO and the Church Street Marketplace are working together to identify priorities for the use of ARPA funds. He noted a focus on houselessness and spoke about the ARPA homeless outreach plan that they are working to implement. Executive Director Alnasrawi provided an update on the survey that was fielded regarding the use of ARPA funds, noting that there have been around 3,500 responses so far. She said that they are working to solicit input from the City's houseless community to include in the Town Hall that will occur on the topic in January.
- Councilor Magee expressed concern that the emergency assistance funding for the houseless will be running out at the end of November, and asked how the City can continue to support those individuals once the funding expires. Director Pine said that the State of Vermont has recently released criteria for their current emergency housing policy related to adverse weather conditions. He noted that once the temperature falls to a certain degree, the houseless are eligible for vouchers for a warm bed (though that does not guarantee that one is already available). He noted that residents who have been relocated are eligible for this. He said he did not know if ARPA funds could immediately be used for this. Executive Director Alnasrawi said that it is eligible for ARPA funds.
- Councilor Hightower asked about stakeholder engagement with the houseless and those who have lived experience. Director Pine spoke about COTS and Anew Place, which will be actively seeking survey input from individuals who are houseless. Councilor Hightower asked about the City's policy on self-management and the use of ARPA funds. Director Pine said that the self-management concept has come up before, and acknowledged that it has worked in other communities. He said that it is still on the table, though the City has not developed a full policy around self-management yet.
- Councilor Hanson expressed concern that the administration is not outreaching to or collaborating with the residents of Sears Lane and other encampments to ensure that they have a place to stay when the funding runs out. Director Pine said that the City is working with the State's Department of Children and Families and the Champlain Valley Office of Economic Opportunity to engage with every resident of Sears Lane who is willing.

VOTING: unanimous; motion carries.

6.05 Resolution: The Fairness Of The Reappraisal Process And The Property Tax System (Councilors Magee, Hanson, Hightower, Stromberg, Tracy)



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MOTION by Councilor Magee, SECOND by Councilor Stromberg, to waive the reading and adopt the resolution.

DISCUSSION:

- Councilor Magee noted confusion among constituents as a result of the latest Citywide appraisal. He said that the resolution seeks to establish a public process to gather public feedback on the recently-conducted reappraisal, acknowledge the inequity that exists in the City's property tax system and begin changing the tax policy to relieve the burden on low-and-middle-income residents and residents with a fixed income.
- Councilor Barlow noted that though there is general consensus on the need to improve the reappraisal process, there is less consensus on how to tackle the affordability of taxes. He said that he would have preferred separate resolutions on reappraisal improvements and taxation.
- Councilor Shannon provided feedback on the resolution and suggested holding public hearings without a specific date and allowing the body's last meeting to go into June. Councilor Magee said it is important to set guardrails to ensure that the public hearing process happens relatively soon after the tax appeal process finishes. He said he would be open to pushing the deadline for the final report to the end of June.

MOTION to amend by Councilor Shannon, SECOND by Councilor Carpenter to modify Line 83 to read "testimony before February 28, 2022;" and Line 85 to replace "April" with "June".

VOTING: unanimous; motion carries.

DISCUSSION ON RESOLUTION AS AMENDED:

- Councilor Dieng asked about the composition of the ad hoc committee, and whether there are people in the community that have the expertise and are willing to participate. Councilor Magee replied that he has spoken to numerous members of the community who have expressed an interest in a committee to improve the reappraisal and appeal process.

VOTING: unanimous; motion carries.

6.06 Communication: Burlington International Airport, Nicolas Longo, Acting Director of Aviation, re: Request to Execute a License Agreement with Beta Technologies Inc. (BETA) to Initiate Earthwork to Create a Developable Area at the Burlington International Airport

Councilor Mason recused himself from this item.

MOTION by Councilor Barlow, SECOND by Councilor Hanson, to authorize the Acting Director of Aviation to execute a license agreement between Burlington International Airport and Beta Technologies, Inc. to Initiate and





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perform earthworks to create a developable area at the Burlington International Airport, subject to final review and approval of the City Attorney's Office.

DISCUSSION:

- **Acting Director Longo said that the Airport is excited to continue discussions with Beta Technologies. He noted that this item is a license agreement for use of some of the Airport to conduct earthwork. He expressed support for Beta Technologies and the general aviation community. He said this license does not impact any of the existing tenants' airfields. He said it does impact some industrial use facilities, which creates the possibility of developing an aeronautical facility. He said that this is the initial step in a larger process and that Airport staff will be coming back to City Council for approval of a larger lease.**
- **Councilor Carpenter asked what is creating the confusion on this issue. Acting Director Longo said that one piece of confusion was Attachment A, which defines and encompasses a large amount of City and Airport property.**
- **Councilor Barlow encouraged Airport staff to involve the other stakeholders in general aviation so that there is less confusion around the actions that will need to occur. Acting Director Longo agreed, saying that Airport staff will include stakeholders moving forward.**

VOTING: unanimous; motion carries.

7. COMMITTEE REPORTS

7.01 Verbal Reports

Councilor Carpenter said that the HR Committee met last week and discussed the numerous open positions and how the City can make sure it is ensuring that positions are filled and have a sufficient workforce.

Councilor Paul said that the Public Safety Committee will meet on December 23 from 5:00-6:00 to hold an organizational meeting to plan around how to approach the CNA report and how to engage stakeholders to advance its recommendations.

Councilor Hanson said that the Transportation, Energy, and Utilities Committee will meet on November 23.

Councilor Dieng said that the Racial Equity, Inclusion, and Belonging Committee will meet on November 16 to hear an update from the Racial Equity, Inclusion, and Belonging Department and reflection and next steps about the resolution calling for peace and justice between Israel and Palestine.

8. CITY COUNCIL – GENERAL AFFAIRS

8.01 Verbal Reports



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Councilor Paul provided an update on CommStat, saying that a meeting was held in October, with an informative presentation from Dr. Park, an internist at Brown University. She noted that Dr. Park has done extensive work on overdose prevention sites and sees them as part of the continuum of care, and that she is also lead author in a three-city study that found evidence for overdose prevention sites. She also noted that Rhode Island became the first state to authorize safe injection sites statewide.

Councilor Mason noted several statewide championships won by Burlington High School sports teams.

9. CITY COUNCIL PRESIDENT – COUNCIL UPDATES

9.01 Verbal Reports

None at this time.

10. MAYOR – GENERAL AFFAIRS

11.01 Verbal Reports

Mayor Weinberger noted the Burlington Half-Marathon and the reopening of the Flynn Theater. He also noted the opening of a disc golf course at Schifilitti Park in the New North End. He additionally noted a groundbreaking for a new housing development on Pine Street at Bank Street, which would comprise 49 units. He also noted that he will be presenting at the Neighborhood Public Assemblies (NPAs) about the December 7 Special Election.

11. ADJOURNMENT

11.01 Motion to Adjourn

MOTION by Councilor Dieng, SECOND by Councilor Magee, to adjourn the meeting.

VOTING: unanimous; motion carries.

The City Council meeting adjourned at 9:39 PM.

RScty: AACoonrad



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