



# **Regular City Council Meeting - Monday, September 12, 6:00 pm, Contois Auditorium OR REMOTELY via ZOOM 9/12/2022**

**BURLINGTON CITY COUNCIL**

**CITY HALL, CONTOIS AUDITORIUM \*OR\***

**REMOTE MEETING WITH CALL-IN**

**BURLINGTON, VERMONT**

**MINUTES OF MEETING**

**September 12, 2022**

**MEMBERS PRESENT:** Karen Paul

Joan Shannon

Jack Hanson (via Zoom)

Perri Freeman (via Zoom)

Ali Dieng

Sarah E Carpenter

Zoraya Hightower

Mark Barlow

Joe Magee

Gene Bergman

Ben Traverse

Ali House (via Zoom)

**OTHERS PRESENT:** Miro Weinberger

Katherine Schad

Stephen Ellis

Jordan Redell

Lori Olberg

Erin Stoetzner



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Scott Barker

Kim Sturtevant

Tom Flanagan

Clare Wool

Joe Weith

Jesse Beck

Megan Tuttle

Nancy Stetson

Nic Longo

Jeff Glassberg

Shelby Losier

Jeremy Farkas

## **1. CALL TO ORDER and AGENDA**

1.01 Motion to amend/adopt agenda

**The meeting was called to order by City Council President Paul at 6:25 PM**

**MOTION by Councilor Hightower, SECOND by Councilor Shannon, to adopt the agenda.**

**VOTING: unanimous; motion carries.**

## **2. COMMUNICATIONS RE: BFFA CONTRACT\*\*expected executive session\*\* 6:00 pm – 7:00 pm**

2.01 Communication: John Maitland, Jared Pellerin, Kerin Durfee, Derek Libby, re: BFFA Contract \*\*expected executive session\*\*

Mayor Weinberger said that this is the final union contract that the City is currently negotiating.



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**MOTION by Councilor Shannon, SECOND by Councilor Magee, that the Council find that premature general public knowledge of information concerning negotiations of labor relations agreements with employees would clearly place the City at a substantial disadvantage with such negotiations.**

**VOTING: unanimous; motion carries.**

**MOTION by Councilor Shannon, SECOND by Councilor Magee, that based upon that finding, the Council go into executive session to receive confidential updates on labor relations agreements with employees, 1 VSA §313(a)(1) (B), to include the Mayor's Staff, Attorney John Maitland, HR Director Kerin Durfee, CAO Katherine Schad, City Attorney Jared Pellerin, and Acting Fire Chief Libby.**

**VOTING: unanimous; motion carries.**

### **3. WORK SESSION ON BOARD DOCS 7:00 pm – 7:30 pm**

3.01 Work Session On Board Docs 7:00 pm - 7:30 pm

City Council President Paul began by noting that this work session would be used to discuss alternatives to BoardDocs.

Chief Innovation Officer (CIO) Barker began his presentation by outlining why they are discussing the replacement of BoardDocs. He noted that BoardDocs does not have responsive design (e.g., cannot be accessed on phones and tablets), lacks accessibility, could benefit from increased efficiency, modern search architecture, and community visibility.

He noted that the City fielded an RFP in late June/early July asking interested parties to submit proposals for a BoardDocs replacement. He noted that there were two respondents, one of which is a web development company and would create a custom website, and the other of which is Granicus, which develops solutions for municipal governments.

He said that at this juncture there are four viable options. One option is to continue using BoardDocs and potentially investigate upgrading the software. A second is to re-open the RFP process to pull more candidates' systems into the mix. A third is to consider Granicus, while also reaching out to CivicPlus, OpenGov, and BoardDocs, to ask each to submit a proposal. A fourth option is to pursue Granicus. He said that staff would recommend potentially selecting Granicus, but acknowledged that if they stayed with BoardDocs they would need to conduct process re-engineering to ensure that the system can better meet needs.

Councilor Barlow suggesting that the City collaborate with the School District, as they use BoardDocs as well. He asked if Granicus is customizable and configurable in a flexible way. CIO Barker replied that it has flexibility in design. He said that it is not an inexpensive solution, and would be around \$100,000 for the first year and \$50-60,000 per year moving forward



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(and noted that BoardDocs costs around \$10,000 per year).

Councilor Shannon asked if the BoardDocs system has been static through the years or if it has been upgraded and that upgrade could be tapped. She also asked why BoardDocs does not work for commissions. CIO Barker replied that one of the main differences in pricing is that the City has chosen to use one piece of BoardDocs and the price tag for Granicus was for the suite of its systems. He said that BoardDocs periodically releases new software versions, though they did not respond to the RFP.

Councilor Hanson agreed that the RFP should be re-opened and that the City should keep looking. He said that whatever is selected will be used for many years down the road and will be used both by the City as well as the public.

Councilor Traverse also agreed that opening the RFP process again would be a good option to pursue. He asked whether there is the opportunity to use a testing platform for other potential vendors, if there are other respondents to the RFP once it's reissued. He said that a testing platform for Councilors and City staff would be helpful in making an informed decision and selection.

Councilor Dieng said that the option around updating BoardDocs should also be on the table, since it may yield improvements and would leverage existing software.

### 4. PUBLIC FORUM

#### 4.01 Verbal Comments

Forum opened at 7:28 PM.

#### COMMENTS:

##### *Burlington residents (in person):*

- Sharon McCarthy said that the City is suffering from decisions made in the last two years, saying that the City is overrun with drugs, crime, and shooting. She said that defunding the police and decreasing the police force was a large error in judgment. She expressed concern about sanitation and noise. She said that the homeless need to be supported, but not by turning a blind eye.
- Pike Porter spoke about the Beta Technology lease, saying that it has not yet been reviewed by the Airport Commission. He said that they should have some role in encumbering airport land for the next 40 or so years. He expressed concern that housing may be decreased if the Airport encroaches upon surrounding neighborhoods if they need to build a new maintenance facility in the future (and can't do so on the land that would be leased to Beta).
- Todd LaCroix spoke about gun fatalities among children and its psychological impact and the connection between this and the over-policing of society. He expressed concern about the treatment by the police of the citizens of Burlington.
- Robert Bristow Johnson spoke about redistricting and one of them maps that is being looked at tonight. He said



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that it should be thought of as a five ward plus two half-wards configuration.

Forum closed at 7:38 PM.

### **5. CLIMATE EMERGENCY REPORTS**

#### **5.01 Climate Emergency Reports**

Mayor Weinberger provided two updates, one around the purchase of an electric sweeper for the Airport and the beginning of the use of electric equipment for City maintenance, and the second around the Burlington Electric Department's leveraging of a new tariff that would allow low and moderate income users to receive different electric rates as well as electrical upgrades at a subsidized cost.

### **6. CONSENT AGENDA**

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

6.02 Communication: CT Office, re: Accountability List - waive the reading, accept the communication and place it on file.

6.03 Communication: Public Safety Committee, re: Mission Statement - adopt the mission statement for the Public Safety Committee and place it on the city website.

6.04 Communication: Human Resources Committee, re: Mission Statement - moves to adopt the mission statement for the Human Resources Committee and place it on the city website.

6.05 Reclassification of two (2) positions in the Assessor's Office - HR/City Assessor's Office - approve the: · Reclassification of the Assistant Residential Appraiser, a Limited Service, Full-Time, Non-Exempt, Non-Union, Grade 13, position to Assistant Residential Appraiser, a Regular, Full-time, Non-Exempt, AFSCME, Grade 16, position in the Assessor's Office; and · Reclassification of the Deputy Assessor, a Regular, Full-Time, Exempt, Non-Union, Grade 18, position to Deputy Assessor, a Regular, Full-time, Exempt, Non-Union, Grade 21, position in the Assessor's Office, retroactive to July 1, 2022.

6.06 Authorization to execute contract for the operation of the Community Resource Center September 2022 - August 2023 – CEDO - approve and authorize the Director of the Community and Economic Development Office to execute a contract with Champlain Valley Office of Economic Opportunity for up to a maximum limiting amount of \$329,123 dollars, for the operation of the Community Resource Center for the period 09/01/2022 –08/31/2023, including retroactive approval for the period from September 1st 2022 – September 12th, 2022 and subject to the final review and approval by the Office of the City Attorney.

6.07 Authorization to Update Contracts for the Elmwood Emergency Shelter Community – CEDO - approve the authorization of the Director of the Community and Economic Development Office to execute the following contracts for the development of the Elmwood Emergency Shelter Community, pursuant to previously earmarked ARPA funds and subject to the final review and approval by the Office of the City Attorney: A.) Modular Bathhouse and Community Center contract with KBS Builders with a maximum limiting amount of \$388,048. B.) 2nd product and services contract with Pallet with a maximum limiting amount of \$43,010; and C.) Construction Management Contract with 2nd Gen Builders, LLC for up to a maximum limiting amount of \$469,739.



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6.08 Burlington Greenway Rehabilitation-Realignment Project: Budget Amendment – BPRW - approve and authorize the Chief Administrative Officer, or their designee, to affect the necessary budget amendment and transfer of \$282,833 in funds from the Bike Path – Contingency (GL 831-23-700 9500\_800) to the Bike Path Realignment Project- Construction (also GL 831-23-700 9500\_800).

6.09 Communication: Jueswi Person Specul, re: Missive - waive the reading and place the communication on file.

6.10 Communication: Keith Pillsbury, Ward 8 Ward Clerk, re: Resignation - waive the reading, accept the communication and place it on file.

6.11 Communication: R. Marcus West, re: Complaint Of Violation of Title 18 V.S.A. 4222, Burlington City Council, August 15, 2022 - waive the reading and place the communication on file.

6.12 Communication: Brad Wiltfong, re: Bike Lanes on South Prospect Rd - waive the reading and place the communication on file.

6.13 Communication: Darrel depot, re: Burlington - waive the reading and place the communication on file.

6.14 Weatherization Repayment Assistance Program (WRAP) Tariff – BED - approve BED's filing the necessary tariff documents with the Public Utility Commission for BED to participate in the VHFA WRAP Tariff Program.

6.15 Request to execute a Contract for the replacement of the Parking Garage Fire Alarm System and Lighting and Controls System Replacement Project with MEI System Integrators (MEI) – Airport - 1. "To authorize the Acting Director of Aviation execute a contract with MEI System Integrators in a cumulative amount of up to \$2,250,000.00, with a 15% contingency, totaling up to \$2,587,500.00, as allowed by the grant, for the replacement of the parking garage fire alarm system and lighting and controls system replacement project, subject to review and approval of the City Attorney's Office"; and 2. "To approve a budget neutral amendment to the Fiscal Year 2023 Burlington International Airport budget by adjusting the accounts as described in the affiliated memorandum."

6.16 Request for approval and authorization to purchase an Electric Compact Sweeper from MS Airport Maintenance Products and to Approve a Budget Neutral Amendment – Airport - 1. "To authorize the Acting Director of Aviation purchase an Electric Compact Sweeper from MB Airport Maintenance Products, subject to review and approval of the City Attorney's Office;" and 2. "To approve a budget neutral amendment to the Fiscal Year 2023 Burlington International Airport budget by adjusting the accounts as described in the affiliated memorandum."

6.17 BED Position Changes - BED/HR - approve: (1) Change the Director of Finance to a Controller, a Regular, Full-time, Exempt, Non-Union, Grade M22 position; (2) Amend the Manager of Strategy & Innovation, a Regular, Full-time, Exempt, Non-Union, Grade M17 position to the updated CFO and Manager of Strategy and Innovation position.

6.18 Communication: R. Marcus West, re: Marijuana Intoxication, Public Highways, State of Vermont - waive the reading and place the communication on file.

6.19 FIO Documents – for information only.

6.20 Resolution: Ratification and Approval of the Art in Public Places Guidelines and Policies as Recommended by the Burlington City Arts Board of Advisors Pursuant to Burlington City Ordinance Chapter 21, Article 10, Percent for Public Art (Parks, Arts and Culture Committee) - waive the reading and adopt the resolution.

6.21 Resolution: Appointment Of Dr. Christopher Tyler Vogt D.O. To The City of Burlington Board of Medical Examiners (Councilor Paul) - waive the reading and adopt the resolution.

6.22 Resolution: Acceptance Of Donation of 11.18 Acres Of Forested And Meadow Land In Burlington's New North End



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(Board of Finance) - waive the reading and adopt the resolution.

**MOTION by Councilor Magee, SECOND by Councilor Dieng, to adopt the consent agenda and take the actions as indicated for items 6.01-6.22.**

**VOTING: unanimous; motion carries.**

### **7. DELIBERATIVE AGENDA**

7.01 Public Hearings: Regarding ZA-22-07: Minimum and Maximum Parking Requirements & TDM (Rescheduled); ZA-22-08: Short-term Rentals

City Council President Paul opened the public hearing.

There was no public comment.

City Council President Paul closed the public hearing.

Councilor Shannon asked whether amendments raised now would require warning a future public hearing. Acting City Attorney Sturtevant replied that with zoning ordinances, it depends on the changes. She said that statute 24 VSA 44-42B says that municipalities can make minor changes but cannot do so less than 14 days prior to the public hearing, and that they must warn a public hearing for substantive amendments.

7.02 Ordinance: CDO-PARKING Minimum and Maximum Parking Requirements And Transportation Demand Management ZA#22-07 (4th reading) (10 mins.)

**MOTION by Councilor Traverse SECOND by Councilor Hightower, to postpone this item until October 17, 2022.**

### **DISCUSSION:**

- **Councilor Traverse said that this ordinance has had a substantial amount of public input, and that they have recently received public feedback from the affordable housing community and their operations. He said that the intent behind this postponement is meet with the affordable housing community and hear their feedback prior to issuing a final vote.**
- **Councilor Hanson said that postponing this item gives the City the opportunity to strengthen the policy prior to approval. He said that the City needs to change how it addresses transportation and needs to move more nimble in terms of policy change.**
- **Councilor House spoke in favor of the postponement, though acknowledged that the City needs to move rapidly to address the climate crisis.**



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**VOTING: unanimous; motion carries.**

7.03 Ordinance: COMPREHENSIVE DEVELOPMENT ORDINANCE - Short-Term Rentals ZA#22-08 (3rd reading) (10 mins.)

**MOTION by Councilor Traverse, SECOND by Councilor Hightower, to waive the third reading and adopt the ordinance as amended by the Planning Commission.**

### **DISCUSSION:**

- **Director Tuttle is complementary to the changes adopted earlier this year to update the short-term rental framework in Burlington. She said that this adopts the zoning changes of that framework. She said that this provides a definition for short-term rentals in zoning ordinance, clarifies definitions for other lodging types, and states that short-term rentals are allowed in residential districts. She said that the only change from the Planning Commission was a technical correction to Article 14, which is the use table that applies to the districts in the Downtown Core.**
- **Councilor Bergman said he would support this but would like the administration to report to the Council the number of units and location of those units that have been registered as short-term rentals. He said he would also like information on the tax revenues that are raised as a result of this.**
- **Councilor Shannon said that this aligns with what was adopted in Chapter 18. She said she disagrees with the Council's actions to take these regulations largely out of zoning, and that they have effectively made it easier to establish short-term rentals. She said that removing it from ordinance takes it out of the public process around zoning. She said that she does not support this policy.**
- **Councilor Traverse said that the Council has had many opportunities to debate the issue of short-term rentals. He said that he would also be in favor of receiving a report of statistics from the administration. He said that he does not agree that this makes it easier to operate a short-term rental. He said he will support this.**

**VOTING: 9-3 (Councilors House, Hanson, and Shannon dissenting); motion carries.**

7.04 Presentation: Response to Resolution: Creation of Additional 7-Ward Redistricting Map; Nancy Stetson, Senior Policy and Data Analyst, Meagan Tuttle, Director, Department of Planning (20 mins.)

Senior Analyst Stetson began by noting that this is the result of a Council request from August 15, to produce a seven ward map with five two-member districts and two single-member districts and keeping the Old North End (ONE) and New North End (NNE) distinct. She presented the draft 7 Ward 12 Councilor map, which has an overall plan deviation of 9.2% (just under the 10% threshold). She also spoke about addressing the student population and dividing them across wards. She said that the City only has data on where on-campus students live, and showed the percentage of the population of on campus students that are in the current 8 Ward configuration and how they would be distributed in a 7 Ward 12 Councilor map and an Option 2 8 Ward map. She noted that in terms of timeline, the City Council needs to approve the map for public hearings and consideration for the March ballot, which means that they will need to make a decision at their October 17th meeting and refer the map(s) to the Charter Change Committee.



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**MOTION by Councilor Barlow, SECOND by Councilor Hightower, that the Council approve a work session during September, to include Nancy Stetson, Councilors Magee, Hightower, Traverse, and Barlow, to review the maps that have been presented to the Council thus far.**

### **DISCUSSION:**

- Councilor Hightower asked how Councilors feel about having elections every other year for all wards. She expressed support for moving the discussion to a working group.
- Councilor Dieng asked how the working group members were selected. Councilor Barlow replied that the working group members have political and geographic diversity within the City. He said that they felt that a more streamlined group could try to forge a consensus position that the Council could support. He noted that they have met to discuss several times, and that this map came out of one of those discussions. Councilor Dieng said that he would not support the motion, as it should be up to the City Council President's discretion to appoint working groups.
- Councilor House noted that a number of constituents have concerns about having only one representative (such as in Ward 3), whereas other wards would have two representatives.
- Councilor Carpenter said that she lives in a legislative district that only has one State representative, who serves both the ONE and the NNE, and that single-representative districts can work in some cases.
- Councilor Hanson said that his preference is for smaller, single-member wards, even if there are more of them. He said that from a compromise perspective, the map that was presented today represents the best path forward to satisfy the different concerns and desires from Councilors.
- Councilor Shannon said that this map would create a downtown district that many people have wanted, but that the lines are drawn such that they split Main Street between Wards 3 and 5. She asked whether Main Street (both sides) could be included in the downtown ward.
- Councilor Traverse noted that one of the top concerns during the redistricting process is the existing makeup of Ward 8. He said that there is a general consensus about more evenly distributing the student population across wards, and that it seems that all of the options address the problem by moving it from one ward to another. He acknowledged that it is difficult to evenly distribute students, especially as a number of them live in a very concentrated area. He asked whether census blocks that contain student dormitories can be broken. Senior Analyst Stetson said that it would be possible to split some of the University of Vermont blocks.
- Councilor Hanson said that one of the concerns around Ward 8 is that it gerrymanders on campus and off campus housing. He said that the overall mix of the new proposed option is much more balanced the current state.
- Councilor House said that it would be good to conduct outreach to the student population and engage them in this discussion.
- City Council President Paul asked whether this small working group would fall under the requirements of Open Meeting Law. Acting City Attorney Sturtevant replied that an informal working session, they do not need to warn it as a public meeting and hold a public hearing. She said that she would follow up with further legal review.
- Councilor Bergman said that this working group should be subject to Open Meeting Law, and that it is not politically prudent to hold a redistricting session in private.

**VOTING: 11-1 (Councilor Dieng dissenting); motion carries.**



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7.05 School Presentation: Burlington High School/Burlington Technical Center Project, Update on Funding and Progress Report: Tom Flanagan, Superintendent, Nathan Lavery, Senior Director - Finance, Clare Wool, Chairperson, Burlington Board of School Commissioners (15 mins.)

Superintendent Flanagan began by noting that the MOU between the School District and the City was approved by the School Board and signed by Chair Wool last week. He said that one of the stipulations of the MOU is to provide periodic updates to the City Council. He also note that they are actively seeking private funding and have received \$50,000 in additional fundraising so far. He said that they are also pursuing multiple existing appropriations and grants at the State and federal level for Fiscal Year 2023, and that they are beginning to gain traction with some of those options. He said that additionally, they are preparing for the Fiscal Year 2024 legislative session. He noted that the financial statistics and information have not changed since the previous presentation to City Council in August.

Mr. Beck said that they are transitioning from schematic design to design development. He said that in terms of sustainability features for the project, they are on a path to a high LEED rating and a path to net zero in terms of energy systems. He said that they have begun to work with BED and Vermont Gas around incentives for net zero. He said that the cost estimate for the bid for construction management was under what was initially estimated. He noted that they have begun to go to Neighborhood Public Assemblies (NPAs) and other public sessions with design renderings.

Mr. Weith said that the environmental consultants have been working with the EPA and the State's DEC, so that communication with regulators continues to be strong. He said that the team is currently in the process of creating a building materials corrective action plan, and anticipate having that submitted and approved by DEC in mid-November. He said that they are also preparing an abatement and demolition project, to be awarded in late November. He said that in terms of permitting, they have presented their site plan application to the City's DRB several weeks ago. He noted that the cost of permitting fees is around \$100,000.

Superintendent Flanagan said that they would like to discuss the potential to waive the permitting fees cited above.

Councilor Traverse noted that ballots are being mailed to voters two weeks from today. He said he appreciates the School District's efforts to be engaged with the public.

Councilor Barlow asked if there are community engagement opportunities that Councilors could participate in. Chair Wool spoke about upcoming public engagement opportunities and welcomed Councilor support and attendance.

Councilor House spoke about schools and education as a mitigating factor for negative social and health outcomes and stressed the importance of this undertaking.



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### **7.06 Security Camera System Update and Expansion – IT**

**MOTION by Councilor Traverse, SECOND by Councilor Carpenter, to approve and authorize the Chief Innovation Officer to execute a contract Royal Group in an amount not to exceed \$425,000, to purchase the FLIR security camera system and all necessary server equipment from Royal Group, subject to final review and approval by the City Attorney's Office.**

#### **DISCUSSION:**

- CIO Barker began by noting that the current security camera system and software/servers are at the end of their useful life and need to be replaced. He said that there is also funding to buy 100 additional cameras, both as immediate replacements and stockpiling them for future use. He noted that the information that flows through this camera system goes solely to dispatch at the Burlington Police Department.
- Councilor Magee expressed concerns around the scope and scale of the security camera system updates, especially the initial purchase of 100 cameras, and the concerns about the potential capacity of this system to hold up to 600 cameras if at full capacity. Councilor Hightower agreed.
- Councilor Barlow confirmed that the cameras are not monitored real time but viewed after the fact. He asked about the retention policy on the footage. CIO Barker replied that police dispatch retains it for 90 days. He noted that the cost of this request could increase by around 15% prior to the next Council meeting, and said that recognizing that, he is supportive of the request.
- Councilor Bergman said that he shares Councilor Hightower and Councilor Magee's concerns, but recognizes that the cost increase is significant and that it would be prudent to move forward now. He said that he would like there to be a public presentation made to address some of the privacy concerns raised by this authorization.
- Councilor Shannon said that many cities around the country have live cameras that are public. She said she is not concerned with the number of cameras that would be installed, saying that the City is trying to provide some accountability and public safety. She said that these are tools that can give victims' families closure in the event of gun fatalities, by helping to solve those crimes.
- Councilor House said that she does not support moving forward with this without understanding how and where these cameras would be used. She asked that the Administration come forward with a plan detailing how they plan to deploy these.
- Councilor Magee said that he would like to see some of the funding from this contract go toward more proactive security measures and prevention, rather than reactive solutions to crime.
- Mayor Weinberger thanked CIO Barker for identifying IT infrastructure that needs upgrading or strengthened security, and also acknowledged Councilor Bergman's request for a public presentation and discussion. He also noted the utility of security cameras in public safety, both to help solve crimes and to serve as deterrents for crimes in parking garages (for example).
- CIO Barker said that there is nothing in this proposal that discusses security camera expansion, rather it increases the stock of the supply of security cameras.

**VOTING (by roll call): Councilor Barlow – aye, Councilor Bergman – aye, Councilor Carpenter – aye, Councilor Dieng – aye, Councilor Freeman – nay, Councilor Hanson – aye, Councilor Hightower – nay, Councilor House – nay, Councilor Magee – nay, Councilor Shannon – aye, Councilor Traverse – aye, City Council President Paul – aye (8**



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**ayes, 4 nays); motion carries.**

7.07 Resolution: Ranked Choice Voting In Mayoral Elections (Councilors Hanson, Bergman, Shannon, Hightower, Magee) (15 mins.)

**MOTION by Councilor Hanson, SECOND by Councilor Magee, to waive the reading and refer the resolution to the Charter Change Committee with a request that the Committee returns the resolution to the full Council by the October 24, 2022 meeting.**

### **DISCUSSION:**

- Councilor Hanson said that voters should be given the opportunity to expand the ranked choice voting system, should they wish to do so. He said that the goal is to get this on the March 2023 ballot, after the Charter Change Committee has a chance to review it.
- Councilor Shannon expressed support for ranked-choice voting.
- Councilor Barlow noted that the intent was to apply ranked-choice voting to the City Council and then determine whether to expand to other offices and bodies, but that that measured application is not happening here. He said he would not support this resolution because it is being rolled out to multiple local offices and bodies.
- Councilor Hightower asked why this would only be applied to the Mayor and City Councilors, and not the School Commission. Councilor Hanson replied that he would like to include all local government under a ranked-choice voting system. He said that this resolution is based on what would obtain the most support from other Councilors.

**VOTING: 10-2 (Councilors Barlow and Carpenter dissenting).**

7.08 Police Commission: Presentation of Annual Report, Jabulani Gamache, Commission Co-chair (20 mins.)

**MOTION by Councilor Dieng, SECOND by Councilor Magee, to postpone this item until September 19, 2022.**

**VOTING: unanimous; motion carries.**

7.09 Request to Execute a Ground Lease Agreement with Beta Technologies, Inc. (BETA) in the so-called West Valley at the Burlington International Airport, Nic Longo, Acting Director of Aviation and Shelby Losier, Director of Ground Transportation (10 mins.)



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**MOTION by Councilor Shannon, SECOND by Councilor Dieng, to authorize the leasing of certain identified space at the Burlington International Airport to Beta Technologies, Inc., and to authorize the Mayor of Burlington to execute the ground lease agreement, subject to final review and approval by the City Attorney's Office.**

### **DISCUSSION:**

- Interim Aviation Director Longo said that this is for a smaller site at the Airport where Beta Technologies is seeking to build a 25,000 square foot hangar. He said that this is a 30-year initial lease with two optional 10 year lease extensions, if Beta Technologies meets milestones of development (including another 60,000 square foot space). He said that there is no rent credit for this lease agreement.
- Mr. Glassberg said that this opportunity takes an undeveloped, non-income-producing site and leverages it to permit the investment of capital by others at the Airport, will generate income for the Airport, and will support the growth of Beta Technologies. He said that there are no discounts or rent credits associated with this, nor investments or capital required by the City or the Airport. He said that it should generate about \$60,000 per year to the Airport, which will grow based on CPI under the terms of the lease. He said that an adjacent site will hold the future Technical Center.

**VOTING: 10-0-2 (Councilor Traverse recused, Councilor House absent); motion carries.**

## **8. COMMITTEE REPORTS**

### **8.01 Verbal Reports**

Councilor Barlow said that the Tax Abatement Committee is having an organizational meeting on September 20th at 5:00 in the Green Mountain Conference Room at which it will discuss its mission statement and reviewing webpage content for tax abatement.

Councilor Hightower said that Community Development and Neighborhood Revitalization Committee is working towards a resolution to bring a home share program in front of the Council, which is meant to encourage people to exchange affordable housing for a house share. She said that they have reviewed a proposal and may potentially be reviewing a resolution at their next meeting, which is tomorrow.

Councilor Bergman said that the Charter Change Committee will meet tomorrow night and will continue its discussion of the legal resident voting in local elections resolution, as well as another item on the siting of polling places and increasing flexibility.

## **9. CITY COUNCIL – GENERAL AFFAIRS**

### **9.01 Verbal Reports**

Councilor Magee noted the passing of Tony Reddington, a great public and civic advocate.



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### **10. CITY COUNCIL PRESIDENT – COUNCIL UPDATES**

#### 10.01 Verbal Reports

City Council President Paul said that at their first meeting in October (on the 17th), they will have a field trip hosted by the Burlington Conservation Board, who would like to show their nature-based climate action projects launched in the City. These initiatives include tree planting, heat mitigation, stormwater and flood resistance, and ecologically-sound food production. She said that they will go to the Intervale and Champlain Elementary School, and that should commence at 5:00 PM.

### **11. MAYOR – GENERAL AFFAIRS**

#### 11.01 Verbal Reports

Mayor Weinberger said that this Saturday is the Net Zero Energy Festival at the Burlington Electric Department. He said that there are opportunities for Burlingtonians to test drive electric vehicles and test drive e-bikes, as well as see demonstrations around solar options and heat pumps. He said that there will be many opportunities in this area in the months and years ahead, citing the Inflation Reduction Act, which reinforces many of Burlington's priorities.

### **12. ADJOURNMENT**

#### 12.01 Motion to Adjourn

**MOTION by Councilor Magee, SECOND by Councilor Carpenter, to adjourn the meeting.**

**VOTING: unanimous; motion carries.**

The City Council meeting adjourned without objection at 10:09 PM.

*RScty: AACoonradt*