

**Board of Aldermen Minutes**  
**City of Rutland**  
**Monday, May 19, 2025**

Members present: President Allaire, Aldermen Talbott, Gillam, McClure, Whitcomb, Clifford, Cupoli, Donahue, and Tadio. Also, present Mayor Doenges, Attorney LaChance, Treasurer Markowski, and City Clerk Kapusta. Alderwoman Davis was absent.

**7:00 PM BOARD OF ALDERMEN MEETING**

President Allaire called the meeting to order at 7:00 PM and started with the Pledge of Allegiance.

**ADDITIONS, DELETIONS OR OTHER MODIFICATIONS TO THE AGENDA**

President Allaire asked if there were any additions, deletions or other modifications to the agenda. President Allaire moved Alderman Donahue's Community & Economic Committee Report to after Consideration of Special Event Permit requests. Attorney LaChance removed the Mini-Training from the agenda. There were no other modifications to the agenda.

**AMENDMENT AND APPROVAL OF MINUTES OF PREVIOUS MEETING(S) (May 5, 2025)**

A motion was made and seconded (Talbott, McClure) approving the minutes of the May 5, 2025, meeting. President Allaire asked if there were any changes or corrections, there were none. Motion passed.

**PUBLIC COMMENT**

Kim Heck, Mountain View Lane read and spoke about some past articles from the Rutland Herald.

President Allaire called for a brief recess at 7:11 PM.

At 7:13 PM President Allaire called the meeting back to order.

Karen Ranz, who lives at Bardwell House, spoke about an increase in mice and rats around Bardwell House. The mice and rats are being fed by some local people in the area. A motion was made and seconded (Talbott, Gillam) to refer potential pests and wildlife to the Charter & Ordinance committee. Motion passed.

Lyle Jepson from CEDRR announced that Bring Back the Trades Expo will be held on May 20<sup>th</sup> at Vermont State University in Castleton from 9AM to 3PM.

**COMMUNICATIONS FROM THE MAYOR**

***Un-table Mayoral Nominations:*** A motion was made and seconded (Clifford, Talbott) to un-table the nomination. Motion passed. A motion was made and seconded (Clifford, Gillam) to circulate the ballot box. Motion passed.

***Temporary Food Truck Solution***

Mayor Doenges proposed the issuance of a temporary three-month Food Truck License at a cost of \$100. These temporary permits may be issued between May 20 and August 31, 2025, and each permit will be valid for a period of three months from the date of issue.

A motion was made and seconded (Tadio, Gillam) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, Gillam) to authorize the issuance of temporary Peddler's Permits for Food

Trucks only, at a cost of \$100 for a three-month period, with permits available for issuance between May 20 and August 31, 2025, as a temporary measure while the ordinance is under review. Motion passed.

President Allaire announced that Carrie Savage received 8 yes votes and 1 no vote for nomination to the Board of Aldermen. Mayor Doenges swore in Carrie Savage, and she took her seat.

#### **CONSIDERATAION OF SPECIAL EVENT PERMIT REQUESTS**

##### **Special Event Permit: Turning Point Center of Rutland, Overdose Awareness Vigil, August 31, 2025, from 1PM to 3PM in Main Street Park**

A motion was made and seconded (Tadio, McClure) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, McClure) to approve Turning Point Center of Rutland, Overdose Awareness Vigil, August 31, 2025, from 1PM to 3PM in Main Street Park. Motion passed.

##### **Special Event Permit: Turning Point Center of Rutland, Stomping Out Stigma, September 6, 2025, from 9AM to 4PM in Main Street Park**

A motion was made and seconded (Tadio, McClure) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, McClure) to approve Turning Point Center of Rutland, Stomping Out Stigma, September 6, 2025, from 9AM to 4PM in Main Street Park. Motion passed.

##### **Special Event Permit: American Foundation for Suicide Prevention, Rutland Area Out of the Darkness Walk, September 13, 2025, from 9AM to 12PM in Main Street Park**

A motion was made and seconded (Talbott, Savage) to suspend the rules. Motion passed. A motion was made and seconded (Talbott, Savage) to approve American Foundation for Suicide Prevention, Rutland Area Out of the Darkness Walk, September 13, 2025, From 9AM to 12PM in Main Street Park. Motion passed.

##### **Special Event Permit: Chaffee Art Center, Art in the Park Summer Festival, August 9-10, 2025, from 10AM to 4PM each day in Main Street Park; Chaffee Art Center, Art in the Park Fall Festival, October 11-12, 2025, from 10AM to 4PM each day in Main Street Park**

A motion was made and seconded (Tadio, McClure) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, Talbott) to approve Chaffee Art Center, Art in the Park Summer Festival, August 9-10, 2025, and Art in the Park Fall Festival, October 11-12, 2025, from 10AM to 4PM for each Festival in Main Street Park. Motion passed.

##### **Special Event Permit: 2025 Juneteenth Strut, June 21, 2025, from 11AM to 12PM**

A motion was made and seconded (Talbott, McClure) to suspend the rules. Motion passed. A motion was made and seconded (Talbott, McClure) to approve 2025 Juneteenth Strut, June 21, 2025, from 11AM to 2PM. Motion passed.

##### **Alderman Donahue: Community & Economic Development Committee Meeting of May 12, 2025**

Alderman Donahue read the report from the Community & Economic Development Committee of May 12, 2025. The two items being considered were:

1. The Rutland City TIF District First Phase Filing submission to VEPC of the Downtown Hotel and Living Project targeting VEPC's July meeting.
2. The Development Agreement between the City of Rutland and Center and Wales, LLC regarding the Hotel and Living Project.

For item #1 Stephanie Clarke from White & Burke gave a detailed presentation including the Tax Increment Financing cash flow details, development details and supporting infrastructure including streetscape construction, the utility upgrades, the water and sewer system upgrades and other details.

For item #2 Elisabeth Kulas reviewed the 15-page Development Agreement line by line focusing on the Developer Commitments and the City Commitments.

The intent is to be on VEPC's July Board agenda with the aim of having a special election on the TIF debt in the fall. Following a successful bond vote, the City would commence construction of the infrastructure in Spring of 2026 with the development of the hotel project set to open its doors in the Fall of 2027.

A motion was made and seconded (Donahue, Savage) to approve the Development Agreement and authorize the Mayor to sign, approve the Phase Filing Financial Workbook, approve signing and dating the VEPC letter to apply authorizing the Mayor and Aldermanic Board President to sign. Motion passed.

### **REPORTS AND LETTERS FROM DEPARTMENT HEADS AND OFFICIALS**

#### ***Barbara Spaulding, RRA: Set Final Public Hearing – Rutland Housing Initiative I***

Barbara Spaulding, RRA introduced the request. The City received a VCDP grant award of \$650,900 for the rehabilitation of 120 Maple Street into five (5) housing units. The former 3-unit building has been vacant since 2015. Hale Resources from Bennington has completed the renovation. The grant ends on June 30 and as part of the close out procedure, a final public hearing must be held. The RRA requests that the Board of Aldermen set the hearing prior to the Monday, June 16<sup>th</sup> meeting.

A motion was made and seconded (Gillam, Donahue) to Set the Final Public Hearing for Rutland Housing Initiative I to be held on Monday, June 16<sup>th</sup>. Motion passed.

#### ***Treasurer Markowski: Rick Brigham from Sullivan Powers & Company – presentation of the FY24 Audit***

Treasurer Markowski introduced Rick Brigham from Sullivan Powers & Company. Mr. Brigham gave an overview of the FY24 Final Audit.

#### ***Planning Director Bove: Authorize the Mayor to sign Grant Agreement for Municipal Planning Grant & refer match request to Finance Committee***

A motion was made and seconded (Tadio, McClure) to suspend the rules. Motion passed. A motion was made and seconded (Gillam, McClure) to refer the match request to the Finance committee. Motion passed. A motion was made and seconded (Tadio, McClure) to authorize the Mayor to sign the Grant Agreement for Municipal Planning. Motion passed.

#### ***Chief Kilcullen: VMERS-D Motion on May 5, 2025, Board of Aldermen Meeting***

Chief Kilcullen explained after the May 5<sup>th</sup> Board of Aldermen meeting; he communicated the Board's action of the approved Motion that was passed to appropriate VMERs personnel. The original approved motion was, "Motion that all sworn officers, including the Sergeants, Commanders, and Police Chief, that are not otherwise covered by the Collective Bargaining Agreement, be permitted to enroll in VMERS Part D, and that all new hires from outside the department into these positions shall be required to enroll in VMERS Part D as a condition of employment". VMERs require additional language not in the approved motion. VMERs has provided the following language for the Board to consider and adopt for non-union sworn officers to enroll in VMERs D.

A motion was made and seconded (McClure, Talbott) to suspend the rules. Motion passed. A motion was made and seconded (McClure, Donahue) that all sworn officers, including the Sergeants, Commanders, and Police Chief, that are not otherwise covered by the Collective Bargaining Agreement, have the option to enroll in VMERs Part D July 1, 2025. Sworn officers, including Sergeants, Commanders, and Police Chief, that are not otherwise covered by the Collective Bargaining Agreement who do not elect to join at

the first offering can join by notifying VMERs by December 31 to join the following July 1<sup>st</sup>. All new eligible hires after the date of this vote shall be required to enroll in VMERs D as of July 1, 2025, as a condition of employment. Motion passed.

***Assistant Engineer Gillen: Connor Park CSO Storage, Engineering Services Agreement & CWSRF Loan Amendment***

Assistant Engineer Gillen explained during the design phase, Public Works and Aldrich & Elliott have determined that it would be beneficial to further investigate the subsurface conditions at Connor Park. In an effort to reduce the potential costly change orders during construction, resulting from potentially unknown subsurface conditions, it's prudent to spend a relatively small amount of funding on additional geotechnical/subsurface investigation. This effort primarily consists of collecting additional boring samples and installing monitoring wells to evaluate groundwater levels. The amendment increases total engineering costs by \$24,000.

A motion was made and seconded (Tadio, Donahue) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, McClure) to authorize the Commissioner of Public Works to sign the following documents related to the Connor Park CSO Storage project: 1) Engineering Services Agreement Amendment #2 with Aldrich & Elliott, substantially in the form presented, pending the City Attorney's review, and 2) Clean Water State Revolving Fund Stepp II Loan Amendment. Motion passed.

***Treasurer Markowski: Presentation of the Financial reports for the City & RRA, April 30, 2025***

Treasurer Markowski presented the financial reports for the City & RRA for the period ending April 30, 2025.

***Treasurer Markowski: Update on status of current borrowing & bond compliance documents for Board review and signature***

Treasurer Markowski introduced the request. In connection with the preparation of bond applications to the Vermont Municipal Bond Bank for the Summer Pool Bond there are a few documents that require review and signature. There were two bond projects that are complete and require a Certificate of Project Completion; 1) Streets and Sidewalks Bond 2023 Series 2, this included \$3,000,000 of paving and sidewalk projects throughout the City, 2) Structures and Culverts Bond 2021 Series 2021-1, this included \$1,500,000 of culvert replacement projects.

A motion was made and seconded (Tadio, Savage) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, McClure) to approve the Certificate of Project Completion for the Street/Sidewalk 2023 Bond Series 2 and Structure 2021 Bond Series 1 and circulate the certificates for signature. Motion passed.

***Attorney LaChance: Responses to Legal Services RFP – Motion to refer discussion of the RFP responses to the Finance Committee***

A motion was made and seconded (Talbot, Clifford) to refer the responses of the RFPs for Legal Services to the Finance Committee. Motion passed.

***Attorney LaChance: Amended City Solar Estoppel Agreement – Motion to approve and authorize the Mayor to sign the amended City Solar Estoppel Agreement***

A motion was made and seconded (Tadio, McClure) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, McClure) to approve and authorize the Mayor to sign the amended City Solar Estoppel Agreement. Motion passed.

### ***Attorney LaChance: Executive Session***

Attorney LaChance read the motions for the executive session. Motion to find that premature general public knowledge regarding pending litigation, to which the City is a party, would clearly place the City at a substantial disadvantage because the discussion will divulge the City's strategy in such pending litigation and will include confidential attorney-client communications made for the purpose of providing professional legal services to the City. So moved by Alderwoman Savage and seconded by Alderwoman McClure. Motion passed.

Motion to enter into executive session with the inclusion of the Mayor, Clerk, Treasurer, and City Attorney, to discuss pending litigation, as allowed under Title 1, Section 313(a)(1)(E) and Title 1, Section 313(a)(1)(F). So moved by Alderwoman Savage and seconded by Alderwoman McClure. Motion passed.

At 8:16 PM the Board went into an executive session.

At 8:21 PM a motion was made and seconded (Savage, Donahue) to come out of executive session. Motion passed.

### **REPORTS OF STANDING COMMITTEES**

#### ***Alderman Whitcomb: Finance Committee Meeting of May 13, 2025***

Alderman Whitcomb read the Finance Committee report from the May 13, 2025, meeting. The topics of discussion were: 1) Opioid Settlement funds allocation request – Police Department, Outreach Care Team initiative, Situation table initiative 2) City debt schedule, current borrowing needs, bond compliance matters. At the beginning of the meeting, Chief Kilcullen proposed adding an item to the agenda: the allocation of funds from the Opioid Settlement Fund to support the treatment court. The committee voted to include the item.

Commander Prouty discussed the Outreach Care Team initiative and the vehicle the Police Department would like to procure with the necessary modifications to provide appropriate service. The quoted cost is \$122,888.

A motion was made and seconded (Whitcomb, McClure) to disburse \$122,888 from the Opioid Settlement Fund for the Outreach Care Team's command post vehicle and \$4,250 from the Opioid Settlement Fund for the command post vehicle radio system all of which support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose. Motion passed.

Commander Prouty discussed the situation table initiative. The current area the situation table is in is not adequate to continue providing the service and significant renovation is required. The committee discussed the situation table and is supportive of the initiative but has requested the issue remain in committee until receipts for the full scope of work have been completed.

A motion was made and seconded (Whitcomb, Tadio) to authorize \$1,000 be utilized from the Opioid Settlement Fund to support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions. Motion passed.

Next the item addressed by the committee included City debt schedule, current borrowing needs, and bond compliance matters, which were reviewed by Treasurer Markowski. No action was taken.

### **REPORTS OF SELECT COMMITTEES**

There were no Reports of Select Committees.

### **REPORTS OF REPRESENTATIVES**

There were no Reports of Representatives.

### **PETITIONS, LETTERS, MISCELLANEOUS COMMUNICATION**

There were no Petitions, Letters, or Miscellaneous Communication.

### **BOARD OF CONTROL COMMISSIONERS**

There were no items for the Board of Control Commissioners.

### **BOARD OF CANNABIS COMMISSIONERS**

There were no items for the Board of Cannabis Commissioners.

### **UNFINISHED BUSINESS**

There was no Unfinished Business.

### **MISCELLANEOUS MOTIONS, RESOLUTIONS, NEW BUSINESS**

Aldерwoman McClure had questions about parking complaints in the downtown district and Mayor Doenges suggested reaching out to the DPW Office with any parking issues.

Alderman Donahue stated that the Rutland Band will be at the Godnick Adult Center in the Gazebo, on June 15<sup>th</sup> to kick off the summer concert series.

President Allaire would like to refer to the Charter & Ordinance committee moving the date for collection for water/sewer payments. So moved by Alderman Clifford and seconded by Alderwoman Tadio. Motion passed.

At 8:34 PM a motion was made and seconded (Talbott, McClure) to adjourn. Motion passed.

Respectively submitted by,

Tracy L. Kapusta  
City Clerk