

**Board of Aldermen Minutes**  
**City of Rutland**  
**Monday, June 1, 2026**

Members present: President Allaire, Aldermen Cupoli, Adams, Clifford, Franzoni, Talbott, and Tadio. Alderwoman McClure attended via phone. Also, present Mayor Donahue and City Clerk Kapusta. Absent: Aldermen Gillam and Beauchamp.

**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 and welcomed everyone to the meeting.

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

President Allaire asked if there were any additions, deletions or other modifications to the agenda. There were no additions, deletions, or other modifications to the agenda.

**AMENDMENT AND APPROVAL OF MINUTES OF PREVIOUS MEETING(S) (May 18, 2026)**

A motion was made and seconded (Talbott, Clifford) approving the minutes of the previous meeting. President Allaire asked if there were any changes. There were no changes or modifications. Motion passed.

**PUBLIC COMMENT**

Mark Stockton from Stockton Security informed the public that his business has been hired by the owners of the plaza and will be ticketing and placing parking boots on repeat offenders who park for more than 3 hours in the plaza. Tickets are issued by Stockton Security and are considered civil violations.

Nicole Conway from Rutland asked the Board to lift her no trespass order from Rutland Recreation and the City's parks. She wants to be able to enjoy the summer and walk her dog in the parks.

**COMMUNICATIONS FROM THE MAYOR**

Mayor Donahue asked the Board un-table the nomination of Susan Starr-Adams for Rutland City Planning Commission. A motion was made and seconded (Tadio, Davis) to un-table the nomination of Susan Starr-Adams for Rutland City Planning Commission. Motion passed. A motion was made and seconded (Tadio, Davis) to circulate the ballot box. Motion passed.

Votes were given to Attorney Gustafson to tally.

Mayor Donahue asked the Board to table the nomination of Jeffrey P. Guevin, Esq. for a three-year term on the Rutland City Planning Commission. A motion was made and seconded (Davis, Adams) to table the nomination of Jeffrey P. Guevin, Esq. for a three-year term on the Rutland City Planning Commission. Motion passed.

Mayor Donahue asked the Board to table the nomination of Roy Thomas for a three-year term on the Rutland City Planning Commission. A motion was made and seconded (Talbott, Clifford) to table the nomination of Roy Thomas for a three-year term on the Rutland City Planning Commission. Motion passed.

President Allaire announced that Susan Starr-Adams was confirmed by a vote of nine (9) Yes votes and zero (0) No votes.

Mayor Donahue took a moment to congratulate Mark Breznick, City Employee and Lab Director of the Wastewater Treatment Facility. Mark was presented with the Andrew Fish Laboratory excellence award by Green Mountain Water Environment Association. Mark has been with the City for 17 years and in the field of Wastewater for 34 years.

### **CONSIDERATION OF SPECIAL EVENT PERMIT REQUESTS**

There were no Special Event Permit Requests.

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

#### ***Superintendent Cioffi: Permission to utilize the Giorgetti Trust Fund to cover expenses required for the Phase 1 expense as part of the work for the accessible trail***

Superintendent Cioffi presented the request asking for permission to pay \$7,410.00 out of the Giorgetti Trust Fund to cover expenses for the Archaeological Phase 1 Survey work required as part of the accessible trail planned for Pine Hill Trails within Giorgetti Park.

A motion was made and seconded (Tadio, Talbott) to suspend the rules. Motion passed. A motion was made and seconded (Tadio, Talbott) to pay \$7,410.00 out of the Giorgetti Trust Fund to cover expenses for the Archaeological Phase 1 Survey required as part of the accessible trail planned for Pine Hill Trails within Giorgetti Park. Motion passed.

#### ***Commissioner Protivansky: MSK Engineering; Update on the Water Service Line Inventory***

Commissioner Protivansky introduced MSK Engineering who gave an update on the Water Service Line Inventory project.

#### ***Planning Director Bove: City of Rutland Tier 1A Resolution***

Planning Director Bove introduced the request. The City of Rutland is able to apply for the Tier 1A exemption area designation after the Rutland Regional Plan has been approved by the State of Vermont Land Use Review Board (LURB). The plan was submitted the week of May 19<sup>th</sup> and the LURB has sixty days to hold a hearing on the plan and must approve or deny within fifteen days of the hearing. Planning and Zoning staff are expecting to submit the Tier 1A application in July. If approved by the LURB, any project, regardless of size, proposed within the Tier 1A area will be exempt from all Act 250 permitting.

A motion was made and seconded (Talbott, Franzoni) to suspend the rules. Motion passed. A motion was made and seconded (Talbott, Davis) to adopt the City of Rutland Tier 1A resolution and authorize the Board President to sign. Motion passed.

#### ***Planning Director Bove: City Owned Property Committee Recommendations for 36 Pine Street, 56 Cleveland Avenue, and 296 West Street***

Planning Director Bove introduced the request. The City Owned Property Committee met on May 22, 2026, to review applications for 36 Pine Street, 56 Cleveland Avenue, and 296 West Street, which were submitted on May 15, 2026, and opened at the Board of Finance meeting. All proposals are planning housing unit rehabilitation. The Committee recommends sale to the following:

- 36 Pine Street – Anthony D’Amato: \$26,500 (highest bid)
- 56 Cleveland Avenue – Michael Heatley: \$45,000 (not the highest bid)
- 296 West Street – Cal DeRosia: \$53,000 (highest bid)

A motion was made and seconded (Davis, Franzoni) to suspend the rules. Motion passed. A motion was made and seconded (Davis, Talbott) to award the sale of 36 Pine Street to Anthony D’Amato for \$26,500. Motion passed. A motion was made and seconded (Davis, Franzoni) to award the sale of 296 West Street to Cal DeRosia for \$53,000. Motion passed.

A motion was made and seconded (Davis, Cupoli) to award the sale of 56 Cleveland Avenue to Michael Heatley for \$45,000. President Allaire asked if there was anyone outside the rail who wanted to speak. Frank Urso, who is representing Diane Bigelow, the high bidder for 56 Cleveland Avenue, spoke. Tenants from 56 Cleveland Avenue also spoke as well as Diane Bigelow. There was debate among Board members.

President Allaire stated that the motion is still on the floor and called for a vote on the motion. Motion passed.

#### **REPORTS OF STANDING COMMITTEES**

There were no Reports of Standing Committees.

#### **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**

Alderman Clifford will try to schedule another Intermunicipal Committee meeting within the next week.

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

Aldерwoman Davis made a motion to refer to the Finance Committee, the discussion of short-term borrowing, including grant anticipation note to cover cash needs for the \$7.4M CSO grant project. Seconded by Aldерwoman Tadio. Motion passed.

Aldерwoman Davis made a motion to refer to the Finance Committee the proposed transfer of funds from Fund #200 to Local Option Tax Fund #300 Capital Reserve Fund. Seconded by Alderman Talbott. Motion passed.

Aldерwoman Davis made a motion to refer to the Finance Committee the review of general fund restricted balances and proposed use of available funds formerly known as ARPA. Seconded by Alderman Talbott. Motion passed.

Alderman Adams spoke about Relay for Life that is occurring at the Vermont State Fairgrounds the weekend of June 6<sup>th</sup>.

At 7:50 PM a motion was made and seconded (Talbott, Clifford) to adjourn. Motion passed.

Respectively submitted by,  
Tracy L. Kapusta  
City Clerk