



**CITY OF ESSEX JUNCTION CITY COUNCIL  
REGULAR MEETING AGENDA**

Online & 2 Lincoln St.  
Essex Junction, VT 05452  
Wednesday, November 9, 2022  
**6:45 PM**

E-mail: [admin@essexjunction.org](mailto:admin@essexjunction.org)

[www.essexjunction.org](http://www.essexjunction.org)

Phone: (802) 878-6944

This meeting will be in-person at 2 Lincoln Street and available remotely. Options to watch or join the meeting remotely:

- **WATCH:** the meeting will be live streamed on [Town Meeting TV](#)
- **JOIN ONLINE:** [Join Zoom Meeting](#)
- **JOIN CALLING:** (toll free audio only): (888) 788-0099 | Meeting ID: 944 6429 7825; Passcode: 635787

1. **CALL TO ORDER** [6:45 PM]
2. **AGENDA ADDITIONS/CHANGES**
3. **APPROVE AGENDA**
4. **PUBLIC TO BE HEARD**
  - a. Comments from Public on Items Not on Agenda
5. **BUSINESS ITEMS**
  - a. GBIC Presentation
  - b. Conversation with Fire Chief Chris Gaboriault
  - c. Discussion and consideration of miscellaneous Municipal Ordinance issues
  - d. \*Discussion and consideration of Tree Farm Management
  - e. \*\*Discussion and consideration of Contracts that are Exempt from Public Records Laws
  - f. \*\*\*Discussion and consideration of Contracts that are Exempt from Public Records Laws
  - g. Chittenden County Regional Planning Commission Presentation
6. **CONSENT ITEMS**
  - a. Approve Check Warrants #17326 (10/26/2022); #17327 (10/28/2022); and #17328 (11/04/2022)
  - b. Approve minutes: October 26, 2022
7. **READING FILE**
  - a. Board member comments
  - b. Pavement Analysis map and average rating
  - c. Pumpkin Palooza Update
  - d. Joint Housing Committee Minutes: October 19, 2022
  - e. Bike/Walk Advisory Committee Minutes: October 24, 2022
8. **EXECUTIVE SESSION**
  - a. \* An executive session may be needed to discuss negotiating or securing real estate purchase or lease options
  - b. \*\*An executive session may be needed to discuss contracts that are exempt from public records laws
  - c. \*\*\*An executive session may be needed to discuss contracts that are exempt from public records laws
  - d. An executive session may be needed to discuss personnel matters
9. **ADJOURN**

*Members of the public are encouraged to speak during the Public to Be Heard agenda item, during a Public Hearing, or, when recognized by the President, during consideration of a specific agenda item. The public will not be permitted to participate when a motion is being discussed except when specifically requested by the President. This agenda is available in alternative formats upon request. Meetings of the City Council, like all programs and activities of the City of Essex Junction, are accessible to people with disabilities. For information on accessibility or this agenda, call the City Manager's office at 802-878-6944 TTY: 7-1-1 or (800) 253-0191.*

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**CITY OF ESSEX JUNCTION  
CITY COUNCIL  
MINUTES OF MEETING  
November 9, 2022**

**COUNCILORS PRESENT:** Andrew Brown, President; Raj Chawla, Vice President; Dan Kerin; Amber Thibeault; George Tyler.

**ADMINISTRATION:** Regina Mahony, City Manager; Sam Anderson, Greater Burlington Industrial Corporation; Charlie Baker, Executive Director, Chittenden County Regional Planning Commission; Chris Gaboriault, Fire Chief; Wendy Hysko, Library Director; Brad Luck, Director of Recreation & Parks.

**OTHERS PRESENT:** Mark Bristlin, Danielle Brown, Bob Burrows, Kevin Collins, Annie Cooper, Elaine Haney, Tim Miller, Sharon Willie Padnos, Jason Struthers, Jess Wisloski.

1. **CALL TO ORDER**

Councilor Brown called the meeting to order at 6:47 P.M.

2. **AGENDA ADDITIONS/CHANGES**

None.

3. **APPROVE AGENDA**

None needed, as no agenda changes were proposed.

4. **PUBLIC TO BE HEARD**

a. Comments from public on items not on the agenda

Annie Cooper spoke about a discussion on Facebook in which an Essex Junction resident said they were charged a fee for a City Halloween event and that she was turned away from the event because she did not pay the fee. Ms. Cooper said that from her perspective, this raises an equity concern. She said that four weeks prior to that event, the City gave each resident \$15 in vouchers for the Junction Jam event. She suggested that the Halloween event be free so that each resident is able to attend. She asked whether it would be possible to develop a flow chart to show how the City government works, department by department, to educate residents. Councilor Brown replied that this is great feedback regarding how the Council can conduct broader education to the community on the role of the Council and staff. He said that there is also ample opportunity for the City Council to discuss equity issues in the future, acknowledging that they have not had discussions around equity for some time.

Jessica Wisloski said that she is the resident in question in Ms. Cooper's comment. She spoke about how active she has been in the community over the past number of years and that she has been very supportive of various departments and programs. She expressed frustration about the lack of communication around fees for the Halloween event and questioned why the City is charging fees for community events.

5. **BUSINESS ITEMS**

a. GBIC Presentation

Sam Anderson spoke on behalf of the Greater Burlington Industrial Corporation (GBIC). She spoke about the support that GBIC provides to its membership around the Burlington area, noting that they have expanded their membership to other types of commercial businesses over the course of the Covid-19 pandemic. She said that GBIC is requesting an appropriation from the City of Essex Junction of \$7,500 for Fiscal Year 2024.

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53 She spoke briefly about GBIC’s history and mission, noting that it is one of 12 regional development  
54 corporations that exist around Vermont. She said that it was formed in 1954 and serves Chittenden  
55 County.

56  
57 b. Conversation with Fire Chief Chris Gaboriault

58 Chief Gaboriault provided an update on the Fire Department. He spoke about staffing, noting that the  
59 Department currently has 8 line officers, 24 firefighters/EMTs, 1 fire police position, 1 dispatcher, and  
60 the potential to add 2 more positions. He spoke about call volumes, which have remained consistent  
61 over the last several years. He said that they receive around 500-550 calls per year, which are split  
62 around 40%/60% between emergency medical services and fire. He said that in the last year, the  
63 department received an AEMT certification and license, which allows it to provide a higher level of  
64 intervention, and that they plan to go live with this on January 1, 2023. Councilor Brown asked if this  
65 AEMT license is complementary to Essex Rescue. Chief Gaboriault replied that they provide  
66 complementary services to each other, and one will respond to a call if the other is currently occupied,  
67 but he noted that the Fire Department does not have the staff or scope to run an ambulance. He said  
68 that the AEMT license ensures that they are able to perform a number of medical interventions until an  
69 ambulance is available. He spoke briefly about equipment upgrades at the Fire Department, including  
70 converting much of their equipment from gas-powered to battery-operated.

71  
72 c. Discussion and consideration of miscellaneous Municipal Ordinance issues

73 City Manager Mahony said that when the Trustees adopted a new public nuisance ordinance in  
74 September 2021, it made many parts of other current ordinances redundant. She said that the intent of  
75 this effort is to rescind a number of other ordinances. She said that the recommendation is to warn a  
76 public hearing around those changes for December 14, 2022. She noted that other miscellaneous  
77 ordinance issues have arisen over the last number of months, including issues around the smell from  
78 cannabis operations, ducks, and unregistered vehicles. She recommended that the City does not have  
79 the capacity to revise ordinances around those issues yet, but that staff would like to research them  
80 further to make ordinance changes in the future.

81  
82 **GEORGE TYLER made a motion, and RAJ CHAWLA seconded, that the City Council warn a**  
83 **public hearing on December 14th at 6:30 pm for the following changes to the Essex Junction**  
84 **Municipal Ordinances:**

- 85
- 86 • **Rescind Chapter 6: Regulation of Soliciting, Chapter 7: Noise Ordinance, Chapter 10:**  
87 **Regulations of Public Indecency, and Chapter 13: Regulations of Public Nuisance in their**  
88 **entirety;**
- 89 • **Amend Chapter 9: Enforcement by deleting reference to Chapters 6, 10, and 13; and**
- 90 • **Amend Chapter 16: Ordinance Prohibiting Graffiti, Defacement of Property and Placing**  
91 **Substances in Public Fountains by rescinding Sections 1601 and 1602.**
- 92

93 **The motion passed 5-0.**

94  
95 Councilor Chawla said that in terms of asking staff to prioritize additional items for ordinance updates,  
96 he would like the City Council to get together and determine what other outstanding items need to be  
97 worked on and prioritized by the Council and staff. Councilor Brown agreed, saying that having a  
98 strategic planning conversation will be valuable in future budgetary conversations.

99  
100 Jason Struthers noted that he did not request amending the chicken ordinance but sought an exemption  
101 for his ducks. He said that he hasn’t received any complaints regarding cannabis, noting that he has the  
102 City’s only craft cannabis commercial cultivation operation but hasn’t had any complaints related to  
103 cannabis and smell.

104 Sharon Wille Padnos said that she has spoken with Mr. Struthers about his ducks and the cannabis  
105 smells and that she is not the only complainant. She said that she is not able to use her patio and porch  
106 in the summer months due to the smell. She suggested that the Council conduct some canvassing of  
107 other residents in the neighborhood about these issues.  
108

109  
110 Steven Wille Padnos said that Mr. Struthers has been growing cannabis for several years and has had  
111 around 20-30 plants this past summer and has 14-15 ducks. He said that the duck and cannabis smells  
112 are overwhelming at some points in the year. He spoke about concerns with water runoff pooling around  
113 the yards.  
114

115 Councilor Brown said that given the staffing vacancy for a Community Development Director, he would  
116 not be in support of prioritizing these issues for ordinance modifications currently.  
117

118 d. \*Discussion and consideration of Tree Farm Management  
119 See item #8a.  
120

121 e. \*\*Discussion and consideration of Contracts that are Exempt from Public Records Laws  
122 See item #8a.  
123

124 f. \*\*\*Discussion and consideration of Contracts that are Exempt from Public Records Laws  
125 See item #8a.  
126

127 g. Chittenden County Regional Planning Commission Presentation  
128 Charlie Baker, Executive Director of the Chittenden County Regional Planning Commission (CCRPC),  
129 spoke briefly about the CCRPC's annual report. He spoke about some of the projects the CCRPC has  
130 engaged in with the Junction over the last year (including the amendment of the Junction's bylaws),  
131 what projects are being worked on during the current year, and the activities that the CCRPC has  
132 conducted with other communities in the region.  
133

134 Councilor Brown thanked Mr. Baker for the collaborative relationship between the Junction and CCRPC.  
135 He said that it may be beneficial to engage with CCRPC on the topic of equity in the near future and  
136 leverage any work that has already been done by CCRPC in this area.  
137

138 6. **CONSENT AGENDA**

- 139 a. Check warrants: #17326 (10/26/2022); #17327 (10/28/2022); #17328 (11/04/2022)  
140 b. Approve Minutes: October 26, 2022  
141

142 **RAJ CHAWLA made a motion, seconded by GEORGE TYLER, to approve the consent agenda.**  
143 **The motion passed 5-0.**  
144

145 7. **READING FILE**

- 146 a. Board Member comments: Councilor Brown thanked everyone who volunteered at the polls  
147 yesterday. Councilor Tyler thanked staff for the pavement analysis map and would like to discuss it  
148 further in the context of the budget.  
149 b. Pavement Analysis map and average rating  
150 c. Pumpkin Palooza Update  
151 d. Joint Housing Committee Minutes: October 19, 2022  
152 e. Bike/Walk Advisory Committee Minutes: October 24, 2022  
153

154 8. **EXECUTIVE SESSION:**

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155 a. \*An executive session may be needed to discuss negotiating or securing real estate purchase or  
156 lease options  
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158 **ANDREW BROWN** made a motion, and **RAJ CHAWLA** seconded, that premature general public  
159 knowledge regarding contracts associated with the Tree Farm Recreation Facility would clearly  
160 place the City at a substantial disadvantage because the Council risks disclosing its negotiation  
161 strategy if it discusses the contract terms in public. He further moved that the City Council go  
162 into executive session to discuss contracts under the provisions of Title 1, Section 313(a)(1) of  
163 the Vermont Statutes and to negotiate or secure real estate purchase or lease options under Title  
164 1, Section 313(a)(2) of the Vermont Statutes, and include Regina Mahony, Brad Luck, and Harlan  
165 Smith. He further moved that the City Council make the specific finding that general public  
166 knowledge of contracts would place the City at a substantial disadvantage. He further moved  
167 that the City Council enter into executive session to discuss contracts, pursuant to 1 V.S.A. §  
168 313(a)(1)(A), to include the City Council, City Manager, and Water Quality Superintendent. He  
169 further moved that the City Council make the specific finding that general public knowledge of  
170 contracts would place the City at a substantial disadvantage. He further moved that the City  
171 Council enter into executive session to discuss contracts, pursuant to 1 V.S.A. § 313(a)(1)(A), to  
172 include the City Council and City Manager. He further moved that the City Council enter into  
173 executive session to discuss personnel issues pursuant to 1 V.S.A § 313 to include the City  
174 Council and City Manager. The motion passed 5-0.  
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176 **DAN KERIN** made a motion, and **GEORGE TYLER** seconded to exit executive session. The  
177 motion passed 5-0 at 9:11 P.M.  
178

179 **ANDREW BROWN** made a motion, and **GEORGE TYLER** seconded, that the City Council  
180 authorize the Municipal Manager to sign the agreement for the sale of wastewater treatment  
181 capacity between the City of Essex Junction and the Town of Williston, and it is further  
182 recommended that the revenue generated from the sale of this capacity go to the sanitation  
183 capital fund. The motion passed 5-0.  
184

185 **ANDREW BROWN** made a motion, and **RAJ CHAWLA** seconded, that the City Council approve  
186 the Tree Farm Recreation Facility Lease and Management Agreement between the Town of  
187 Essex, City of Essex Junction, and Tree Farm Management Group and authorize the City  
188 Manager to execute these agreements in their final form. The motion passed 5-0.  
189

190 b. \*\*An executive session may be needed to discuss contracts that are exempt from public records  
191 laws  
192 See above.  
193

194 c. \*\*\*An executive session may be needed to discuss contracts that are exempt from public records  
195 laws  
196 See above.  
197

198 d. An executive session may be needed to discuss personnel matters  
199 See above.  
200

201 9. **ADJOURN**  
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203 **RAJ CHAWLA** made a motion, seconded by **DAN KERIN**, to adjourn the meeting. The motion  
204 passed 5-0 at 9:13 P.M.  
205

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206 Respectfully Submitted,  
207 Amy Coonradt