



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

Online & 105 Pearl St.  
Essex Junction, VT 05452  
**Saturday, January 25, 2025  
12:30PM**

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 the Champlain Valley Expo Blue Ribbon Pavilion 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** [12:30 PM]
2. **AGENDA ADDITIONS/CHANGES**
3. **APPROVE AGENDA**
4. **PUBLIC TO BE HEARD**
  - a. Comments from Public
5. **BUSINESS ITEMS** –
  - a. Discussion of the Proposed FY26 General Fund and Capital Budgets
6. **CONSENT ITEMS** - None
7. **COUNCIL MEMBER COMMENTS & CITY MANAGER REPORT**
8. **READING FILE** - None
9. **EXECUTIVE SESSION** - None
10. **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. Regarding zoom participants, if individuals interrupt, they will be muted; and if they interrupt a second time they will be removed. 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.*

**CITY OF ESSEX JUNCTION  
CITY COUNCIL MEETING MINUTES  
SPECIAL MEETING  
SATURDAY JANUARY 25, 2025**

**COUNCILORS PRESENT:** Raj Chawla, President; Amber Thibeault, Vice-President; Marcus Certa; Elaine Haney; Tim Miller, Clerk.

**ADMINISTRATION and STAFF:** Regina Mahony, City Manager; Steve Eustis, Moderator; Jess Morris, Finance Director; Chris Yuen, Community Development Director

**SPEAKERS:** Molly Beerman, George Dunbar, Cristin Gildea, Susan McCormick, Gabrielle Smith, John Terborgh

**1. CALL TO ORDER**

Mr. Chawla called the meeting of the City Council to order at 12:30 PM.

**2. AGENDA ADDITIONS/ CHANGES**

None.

**3. APPROVE AGENDA**

No changes, thus no approval required.

**4. PUBLIC TO BE HEARD**

**a. Comments for Public on Items not on Agenda**

This will be discussed after the budget presentation.

**5. BUSINESS ITEMS**

**a. Discussion of the Proposed FY26 General Fund and Capital Budgets**

Mr. Eustis introduced himself as moderator, and all Councilors and staff introduced themselves. Ms. Mahony said that this is not the final budget that will be voted on in April. It is an opportunity to include public input into the budget process. The proposed FY 26 budget is 3% higher than FY 25. This results in a 2.5% increase or \$69 change for the average taxpayer. Utility rates are expected to go up 14.7%. The City is establishing a stormwater utility, which will cost each property \$84.75. In full, City taxpayers will expect an 8.6% increase in taxes and utilities. Most of the revenue is from residential property taxes. Mr. Chawla said that employees will receive a 4% raise, and that health insurance costs are up 17.9%. He reviewed each of the City departments and noted any major changes. Essex Junction approved a special assessment request from Green Mountain Transit. EJRP has been working to separate enterprise and general fund budgeting. \$110,000 (or 1% of the tax increase) will be put into the fund balance for emergencies. The Local Options Tax brings in around \$900,000.

Mr. Chawla described the Capital Projects Summary, stating that sidewalk, roadway, and waterline improvements will be made on Susie Wilson Road this year. Ms. Mahony said that a Strategic Plan was developed for the City. She discussed how the plan connects to the work of staff over the next year. A bond vote for pump station improvements is likely to be on the ballot this spring. Ms. Mahony went over ballot deadlines and voting dates.

Mr. Eustis requested public input.

- Ms. Smith suggested showing changes based on a home worth more than \$285,000, considering home value changes. Mr. Chawla said that this is the medium assessed value, however this will change drastically when the reappraisal is complete.
- Ms. Beerman asked if the City has a say in developing the budget for Town services that we pay for. Ms. Mahony said that the Boards communicate during the budgetary process but that there is room for more communication.
- Ms. Gildea asked for clarification on “misc. revenue.” Ms. Morris said that it is everything that is not property tax revenue. The funds from CVE go into the Capital Reserve Fund.
- Mr. Dunbar asked for more details on the stormwater fund amount and several capital, LOT and general fund line items. He expressed concern about Essex Junction bonding again considering how much reserve funds are available. Ms. Mahony said that the pump stations will have cost sharing with the town. Answering a question from Mr. Dunbar, Ms. Morris said that the audit will be presented in March.
- Ms. Beerman asked what the funds for the Main Street Park will now be used for. Ms. Mahony said that they may possibly be used for the Amtrak project.
- Ms. McCormick asked for an update on the Amtrak project. Mr. Yuen said that the current plans are conceptual, and that additional design is necessary for funds to be obligated. The construction at the station currently is Amtrak’s ADA work, which is separate from this project.
- Mr. Terborgh asked about the CVE revenue. Ms. Morris said that this is included in capital due to an existing agreement.

Ms. Mahony encouraged all in attendance to use the QR code to take a poll question. Comment cards can also be filled out. Mr. Eustis requested a show of hands as to those who approve of adding a \$100,000 for fund balance into the budget. He also asked for a show of hands as to who would or would not support the budget as written today.

Mr. Chawla requested any additional public comment, of which there was none.

#### **6. CONSENT ITEMS**

None.

#### **7. COUNCIL MEMBER COMMENTS & CITY MANAGER REPORT**

None.

#### **8. READING FILE**

None.

#### **9. EXECUTIVE SESSION**

None.

#### **10. ADJOURN**

Motion by AMBER THIBEAULT, seconded by ELAINE HANEY, to adjourn. Motion passed 5-0 at 1:28 PM.

Respectfully Submitted,  
Darby Mayville  
Recording secretary