
St. Albans City Council
Regular Meeting
Monday, February 12, 2024

6:30 Open Session
Zoom link: www.stalbansvt.com/council

AGENDA

1. Convene Open Session with Pledge of Allegiance 6:30
2. Public Comment on non-agenda items within Council purview (2 mins per speaker) 6:31
3. Recognition of Ward VI Alderman, Chad Spooner, Mayor Smith 6:35
4. Overview of City Budget and TIF Articles, D. Cloud 6:40
5. Update on School Budget 7:00
 - a. Bill Kimball, Maple Run
 - b. Representatives Mike McCarty and Casey Toof
6. Consider reappointment to Police Advisory Board (D&V) 7:30
 - a. Kris Lukens and Melinda White
7. Planning and Development Items, C. Sawyer 7:35
 - a. Second reading of zoning amendments concerning parking and performance bonds.
 - b. Consider adoption of zoning amendments (D&V)
 - c. Consider annual certification of highway mileage (D&V)
 - d. Presentation of TIF District Annual Report
8. Finance Items, S. Macy 8:00
 - a. Adopt Declaration of Intent for Bellevue Redevelopment project (D&V)
 - b. Adopt Declaration of Intent for Federal Street Connector project (D&V)
 - c. Adopt Declaration of Intent for Courthouse Brownfield project (D&V)
 - d. Approve State Revolving Loan for assessment of condition of old water tank (D&V)
9. Consider approval of warrants: 1/31/24 (D&V) 8:10
10. Consider approval of Minutes: Reg. Mtg. 1/8/24 & Special Mtg. 1/29/24 (D&V) 8:15
11. Other Business 8:25
12. Adjourn (D&V) 8:30

MEMORANDUM

To: St. Albans City Voters
From: Dominic Cloud, City Manager
Re: Town Meeting Day Votes
Date: February 9, 2024

On Town Meeting Day, voters will consider two articles that are critical to the vitality of the City. The first is the City Budget, which only requires a .6 percent tax increase, less than a quarter of the rate of inflation. Nonetheless, the budget makes the following investments:

- Four new police officers for the expansion into the Town of St. Albans
- Two new detectives to increase proactive investigations into drug crime
- A new position focused on economic development and neighborhood stability
- A new position to help manage the Welden theatre
- Increased enforcement of public safety issues in the parking facilities

While various news outlets of reported on the forecast of increasing school property taxes, this is not the case for the taxes that fund the City. City taxes are barely increasing while making substantial investments in police and economic vitality.

The second article is an \$11.4 million Tax Increment Finance bond. TIF bonds allow the City to issue bonds for public improvements and pay those off using the tax revenues from new development that results from the improvements. This is how the City has paid for the parking facilities, streetscape improvements, and brownfield cleanup in other projects.

The \$11.4 million is divided into three projects. The largest is \$10 million for the Bellevue Redevelopment project. The City's role is to acquire the land, remediate the brownfields, and construct the parking for mixed use commercial and residential buildings on the land in back of City Hall. The second is \$1.2 million to construct new sidewalks on Federal Street and complete the design and permitting for the Federal Street connector. The third project is \$200,000 for brownfield remediation at old courthouse on Kingman.

The TIF program is authorized by the State of Vermont and it has a limited window. After March of 2024, the City can no longer use TIF to complete these high priority public improvements.

The City has a strong track record of similar transformational projects. Previous successes include:

- Ace Hardware (2014)
- Parking garage / Hampton Inn / State Office Building (2015)
- Congress and Main (2017)
- Former Fonda Container (2021)

All told, we have completed \$21 million in public improvements and generated \$70 million in new taxable values – yet we have never raised taxes to do so.

TIF is the most powerful economic development tool in the State. Let's use it one last time to complete projects that cannot be completed without it.

MEMORANDUM

Date: February 9, 2024.

To: St. Albans City Council

From: Chip Sawyer, Director of Planning & Development.

Re: Second reading of proposed zoning amendments for parking and performance guarantees.

The City Planning Commission has approved zoning amendments to provide clarification for specific sections and ensure that the administration of our zoning rules is bolstered with clear regulatory intent and the elimination of potential confusion. This proposal is informed by complications and concerns that have arisen during administration of the rules, specific to the regulation of parking and to various requirements for different forms of performance guarantees.

The proposed amendment is attached in the following pages. This memo includes a summary of each amendment.

Amendment 1: Useful Definitions.

The first section of the proposal adds significantly useful definitions to Article 2. A substantial amount of the City's zoning administration is spent on parking issues, and yet there is no actual definition of parking and related terms in our regulations. The location of storage and trailers has also been an issue in the recent past. And a definition of Travel Trailer would benefit proposed improvements to the next amendment described below.

Amendment 2: Clarifying Existing Travel Trailer Rule.

The proposed text for Section 406.2 Travel Trailers would accomplish two goals:

1. Provide better specificity to assist in the administration of the City's existing rules for travel trailers parked in setbacks.
2. Remove a reference to other types of vehicles (pick up coaches and motor homes) which would only allow them to be parked on sales lots and not on other private property. This is overly restrictive and has never been the actual practice for City zoning, as far as we are aware.

Amendment 3: Improved Text Based on Past Challenges with Administering the Parking Rules.

The proposal for Section 515.1 would provide needed clarity to the rules that restrict parking in the front setback or in front of principal buildings. This is one of the City's most important lot design standards. In this proposal:

1. More specificity is given to the exceptions to the rule, and they are consolidated into

one paragraph.

2. Specific reference is given to lots without frontage

Amendment 4: Strike the Balance Between Allowing Driveways and Enforcing Parking Restrictions.

The proposal for Section 515.8 Driveways and Curb Cuts adds more wording to more clearly strike the balance between letting people park in their driveways while also preventing the design of driveways to allow for excessive parking in front setbacks or in front of Principal Buildings.

Amendments 5 through 9: Consolidate the Options for Performance Bonds and Create Better Linkage to Statute.

Under state law, a DRB is allowed to require that any proposed public improvements be completed before the permit is issued for the remainder of a development or subdivision. In lieu of that, the DRB may require a performance bond. The law does not stipulate that a DRB MUST require performance bonds; it is focused more on protecting the municipality's interests when necessary.

Our zoning currently contains multiple applications of performance guarantees, performance bonds and financial guarantees, which has been problematic for administration. The scope of our requirements has also been wider than necessary.

The proposal for these amendments is to create Section 525 Public Improvements and Performance Bonds. Any other section that mentions performance bonds, would all be amended to simply reference Section 525 and point everything to the same place.

This amendment would accomplish the following purposes:

1. Allow us to use performance bonds to protect the City's interests and obligations.
2. Afford the DRB the options enabled in state statute without REQUIRING that performance bonds be issued in all cases.

I look forward to the conversation on Monday evening.

1 **Proposed Amendments Concerning Parking Standards and**
2 **Performance Bonds.**

3
4 *For City Council second reading, February 12, 2024.*

5
6 **The St. Albans City Council hereby ordains** the following amendments to the **St. Albans City**
7 **Land Development Regulations.** Text to be added is underlined, and text to be removed is
8 ~~struck out~~.

9
10
11 **Amendment 1.** The following definitions shall be added to Section 202 Defined
12 Terms:

13
14 **PARKING**

15 The act of stopping and disengaging a motorized vehicle. Also, the act of leaving and/or storing
16 an item that is towed by a motorized vehicle, such as a trailer, whether or not currently hitched to
17 a vehicle. Exempt from this definition is any small child’s toy operated by a battery and not
18 meant for travel on highways.

19
20 **PUBLIC PARKING**

21 Off-street parking available to the public, on a fee basis or otherwise, that is available year-
22 round, 24 hours a day, not including parking that is intended specifically for visitors, residents or
23 employees of the subject property.

24
25 **STORAGE**

26 A space for, and/or the act of, keeping something in a place when not being used.

27
28 **TRAILER**

29 A vehicle that is not self-propelled and that is designed to be pulled by another motorized
30 vehicle.

31
32 **TRAVEL TRAILER**

33 A Trailer approved for highway use and equipped for use as a dwelling while travelling.

34
35
36 **Amendment 2.** Section 406.2 Travel Trailers shall be amended as follows:

37
38 **Section 406.2 Travel Trailers**

39
40 A Travel Trailer may be parked in the Rear or Side Setbacks, providing that the Travel Trailer is
41 not hitched to a vehicle, is parked behind the front face of the Principal Building and no closer
42 than six feet to any lot line, is registered and maintained for highway use, and is not allowed to
43 deteriorate in outward appearance over time. A Travel Trailer so parked shall not be hooked up
44 to any **water or sewer** utilities. A Travel Trailer so parked shall not be used as living quarters,
45 except temporarily for a period of two weeks or less per year when a visitor may utilize such for

1 sleeping purposes only.

2
3 It shall be unlawful for any person to park a camping trailer, travel trailer, pick-up coach, and/or
4 motor home on any public or private property, except in accordance with these regulations as
5 follows:

6
7 A. ~~In an approved travel trailer sales lot.~~

8
9 B. ~~A travel trailer may be parked on private property, in the rear or side yards, providing that the~~
10 ~~trailer is parked behind the front face of the principal building and no closer than six feet to any~~
11 ~~lot line A trailer so parked shall not be hooked up to any utilities or used as temporary living~~
12 ~~quarters and shall not except for a period of two weeks or less when a visitor may utilize such for~~
13 ~~sleeping purposes only.~~

14
15
16 **Amendment 3.** Section 515.1 General Requirements (within Section 515 Off-
17 Street Parking and Loading) shall be amended as follows:

18
19 **Section 515.1 General Requirements**

20
21 A. Parking of any nature, including riding lawn mowers and tractors, shall not be allowed in the
22 required front yard setback area in the R95, R75, BNT, B1 B2, RP or MI district, except on
23 permitted or legally nonconforming Driveways, parking lots, or Storage areas for parking
24 existing prior to the adoption of these regulations, or otherwise exempt by these regulations.

25
26 ***

27 D. The following standards shall apply to all parking, except for parking on conforming or
28 legally nonconforming driveways, Parking lots or storage areas, Parking located within the
29 Service-Industrial District, Parking located in the Medical Institution District MI and entirely
30 within 150 feet of the St. Albans City and Town political boundary, or Parking allowed under the
31 provisions of Section 516 G:

- 32
33 1. Parking shall not be allowed between the Principal Building and Frontage lot line.
34
35 2. Parking on Lots without Frontage shall not be allowed between the Principal Building
36 and the street that the Lot is connected to.
37
38 3. When Parking is provided on the side of the Principal Building, i.e. not between the
39 Principal Building and Frontage, the distance between the Parking area and the front
40 Setback must be ten feet further than the distance between the front-most portion of the
41 Principal Building and the front Setback.

42
43 ~~Parking shall be to the side and rear of the principal building or in the driveway with uses other~~
44 ~~than those in existence prior to adoption of these regulations, or those otherwise exempt by these~~
45 ~~regulations, however parking is allowed in front of the Principal Building in the Service-~~
46 ~~Industrial District. When parking is provided on the side for uses other than those in existence~~

1 ~~prior to adoption of these regulations or other circumstances exempt by these regulations, the~~
2 ~~distance between the parking area and the front setback must be ten feet further than the distance~~
3 ~~between the front most portion of the principal building and the front setback.~~

4
5 a. ~~Parking is allowed in front of principal buildings in the MI district as long as the~~
6 ~~entirety of that parking is within 150 feet of the St. Albans City and Town political~~
7 ~~boundary.~~

8
9 ***

10
11
12 **Amendment 4.** Section 515.8 Driveways and Curb Cuts shall be amended as
13 follows:

14
15 **Section 515.8 Driveways and Curb Cuts**

16
17 A. The construction, extension, or alteration of a driveway requires a permit.

18
19 B. The design of any new Driveway shall meet the following design standards, and the alteration
20 of any existing Driveway shall not create or increase any nonconformity with these standards:

21
22 1. Driveways connecting individual lots to the street network shall be clearly defined and
23 of the minimum width necessary to provide safe access.

24
25 2. All driveways shall:

26
27 a. be at least eighteen (18) feet long, as measured along the center-line of the
28 driveway, and not including any portion in the City right-of-way; or

29
30 b. otherwise be able to accommodate a parking space at least eighteen feet in
31 length outside the City right-of-way and outside any garage or other structure.

32
33 3. The access and curb cut portions of driveways located in residential districts shall be
34 no wider than twenty (20) feet. A shared curb cut for two driveways, side-by-side, shall
35 be no wider than twenty (20) feet.

36
37 4. Any portion of a Driveway located in an area where Parking is not allowed under to
38 the standards of Section 515 D shall only be wide enough to provide necessary access to
39 a conforming or legally nonconforming Parking area or garage. The Driveway shall not
40 be designed to provide or encourage Parking where it is otherwise not allowed. For
41 instance, a Driveway subject to this limitation shall be no wider than the garage door(s)
42 that it provides access to.

1 **Amendment 5.** Section 516 Landscaping, Buffering, Setbacks and Grading shall
2 be amended as follows:

3
4 **Section 516 Landscaping, Buffering, Setbacks and Grading**

5
6 ***

7 **B. Performance Bond**

8 See Section 525 for any application that may include public improvements.

9
10 ~~**B. Performance Bond**~~

11 ~~The applicant shall provide a suitable performance bond or other form of security to guarantee~~
12 ~~the performance and completion of all required landscaping, site restoration, screening, fencing,~~
13 ~~paving, striping and public improvements. In the case of landscaping, bonding shall be sufficient~~
14 ~~to guarantee all plantings for a period of two years.~~

15
16 ***

17
18
19 **Amendment 6.** Section 525 Public Improvements and Performance Bonds is
20 created as follows:

21
22 **Section 525 Public Improvements and Performance Bonds**

23
24 A. As a condition of approval of any development that includes new public infrastructure or
25 infrastructure that may eventually be taken over by the City, the Development Review
26 Board may require that no zoning permit, except for any permits that may be required for
27 infrastructure construction, may be issued or no plat may be recorded for an approved
28 development unless the streets and other required public improvements, such as street
29 lighting, curbs, gutters, street trees, water mains, sanitary sewers and storm drains, have
30 been satisfactorily installed in accordance with the approval decision and pertinent
31 bylaws.

32
33 B. In lieu of requiring the completion of the required public improvements, as described in
34 Item A. above, the Development Review Board may require that no permit be issued until
35 the property developer and/or owner presents to the Zoning Administrator a performance
36 bond issued either by a bonding or surety company approved by the City Manager or
37 issued by the property developer/owner with security acceptable to the City Manager in
38 an amount sufficient to cover the full cost of the public improvements and their
39 maintenance for a period of up to two years after completion as is estimated by the
40 Development Review Board or such municipal departments or officials as the panel may
41 designate. This bond or other security shall provide for, and secure to the public, the
42 completion of any improvements that may be required within the period fixed in the
43 subdivision bylaws for that completion and for the maintenance of those improvements
44 for a period of up to two years after completion.

45
46 C. A performance bond issued as described in Item B. above shall run for a term to be fixed

1 by the Development Review Board, but in no case for a longer term than three years.
2 However, with the consent of the developer/owner, the term of that bond may be
3 extended for an additional period not to exceed three years. If any required improvements
4 have not been installed or maintained as provided within the term of the performance
5 bond, the bond shall be forfeited to the City and upon receipt of the proceeds of the bond,
6 the City shall install or maintain such improvements as are covered by the performance
7 bond, assuming sufficient funds.
8
9

10 **Amendment 7.** Section 603.3 Application and Review Procedure (within Section
11 603 Site Plan Review) shall be amended as follows:

12
13 **Section 603.3 Application and Review Procedure**

14
15 ***

16 F. Performance Guarantee

17 See Section 525 for any proposed site plan that may include public improvements.

18
19 ~~If any aspect of the site plan requires public roads, public parking, water or sewer, landscaping,~~
20 ~~screening, fencing, or paving, the applicant shall be required by the Development Review Board~~
21 ~~to furnish the City a suitable financial guarantee covering these improvements. The financial~~
22 ~~guarantee shall be released by the City within fifteen days of acceptable completion of the~~
23 ~~required work.~~
24
25

26 **Amendment 8.** Section 807 Plat Recording Requirements shall be amended as
27 follows:

28
29 **Section 807 Plat Recording Requirements**

30
31 ***

32 B. Prior to plat recording:

33
34 1. Any plat from a final approval issued by the Development Review Board must be
35 signed by the Chair of the Development Review Board.

36
37 2. Any plat from an administrative approval issued by the Zoning Administrator must be
38 signed by the Zoning Administrator.

39
40 3. See Section 525 for any subdivision that may include public improvements.

41
42 ~~For any Subdivision which requires the construction of roads or other public~~
43 ~~improvements by the applicant, the subdivider shall file with the City Treasurer a~~
44 ~~financial guarantee to cover the full cost of the required improvements in an amount set~~
45 ~~by the Zoning Administrator, as instructed by the Development Review Board. Any such~~
46 ~~financial guarantee shall be satisfactory to the Zoning Administrator as to form,~~

1 sufficiency, manner of execution and surety. A period of one (1) year (or such other
2 period as the Development Review Board may determine appropriate, not to exceed three
3 (3) years) shall be set forth in the time within which required improvements must be
4 completed.
5
6

7 **Amendment 9.** Section 808 Required Standards shall be amended as follows:
8

9 **Section 808 Required Standards**

10
11 The following are required standards for Subdivisions in the City of St. Albans. The
12 Development Review Board may impose conditions to ensure these standards are met.
13

14 ***

15 C. See Section 525 for any subdivision that may include public improvements.
16

17 ~~All streets or other public places shown on such Plat shall be suitably graded and paved, and all
18 sidewalks, street lighting standards, curbs, gutters, and street trees, water mains, sanitary sewers
19 and storm drains, where required by the Development Review Board on the advice of the City
20 Manager, shall be installed in accordance with the standards, specifications and procedure set
21 forth in these regulations and other applicable City regulations and ordinances, and a
22 performance bond to ensure completion of such improvements shall be provided by the
23 subdivider.~~
24

25 ***
26
27

28 **Effective Date:**

29
30 These amendments shall take effect twenty-one (21) days after the date of adoption by the St.
31 Albans City Council.
32
33

34 **Approval and Adoption:**

35
36 Adopted this ____ day of _____, _____.
37

38 **City Council Signatures:**

39
40 _____
41 _____
42 _____
43 _____
44 _____
45 _____
46 _____

District 8
Certcode 0612-0

**CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2024**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2024 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of SAINT ALBANS CITY in FRANKLIN County on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305, added 1985, is as follows:

PART I - CHANGES TOTALS - Please fill in and calculate totals.

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	4.281	0	0	4.281	
Class 2	3.787	0	0	3.787	
Class 3	16.65	0	0	16.65	
State Highway	0.101	0	0	0.101	
Total	24.819	0	0	24.819	
* Class 1 Lane	0.249	0	0	0.249	
* Class 4	0.02	0	0	0.02	
* Legal Trail	0.00	0	0	0.00	

* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES IN MILEAGE: Place an X in the box and sign below.

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees: _____

Signature of T/C/V Clerk: _____ Date Filed: _____

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED: _____ **DATE:** _____
Representative, Agency of Transportation

MEMORANDUM

Date: February 9, 2024

To: St. Albans City Council

From: Chip Sawyer, Director of Planning & Development

Re: FY 2023 TIF district report to the State.

Every year the City provides a fiscal year report on our TIF district to the State of Vermont. Part of the certification process is a presentation of the report to the City Council. The report is attached in the following pages. City staff hereby certify that the information provided in the report represents true and accurate statements, to the best of our knowledge.

No action by the City Council is required.

Looking forward to any questions or comments on Monday evening.

**Tax Increment Financing District
Vermont Economic Progress Council
Vermont Department of Taxes**

VEPC Staff Contact Information:
Angie Farrington, (802) 461-6421, angela.farrington@vermont.gov

**Reports are due on or before January 1, 2024
Please submit reports to accd.vepctifannualreport@vermont.gov
Please submit GL22 TIF Proceeds Report with the District Annual Report**

I. District Information:

Municipality & District	St. Albans: City TIF District	Reporting Period:	July 1, 2022 - June 30, 2023
Name of Person Completing Report	Sarah Macy	Grand List Year:	2022
Title	Director of Finance and Administration		
Email Address	s.macy@stalbansvt.com		
Telephone	802-524-1500 x256		
Date Report Completed	January 11, 2024		

NOTE: All information reported on this form by the municipality must be for the Reporting Period and Grand List Year identified above.

II. TIF District Data:

Base Data (Original Taxable Value)				
Municipal	\$	123,677,500	OTV Total Acres	301.50
Homestead- Education	\$	14,781,838	OTV Total Parcels	488
Non Residential- Education	\$	108,267,612		
Total Education	\$	123,049,450		
Taxable Values as of April 1				
Municipal	\$	181,456,100		
Homestead- Education	\$	14,480,600		
Non Residential- Education	\$	166,086,268		
Total Education	\$	180,566,868		
Increase (Decrease) in Taxable Values (auto-calculated)				
Municipal	\$	57,778,600		
Homestead- Education	\$	(301,238)		
Non Residential- Education	\$	57,818,656		
Total Education	\$	57,517,418		
TIF Increment Revenue Retained for Reporting Year				
Municipal	\$	599,569		
Homestead- Education	\$	(3,717)		
Non Residential- Education	\$	753,753		
Total Education	\$	750,036		
Total TIF Revenue	\$	1,349,604		
Parcel Information				
			Current Acres	301.55
			Current Parcels	493
Tax Rates Applied to the April 1 Grand List				
		Municipal (General Fund)	\$	0.9834
		Homestead	\$	1.6452
		Non Residential	\$	1.7382
List Special Municipal Tax Rates				
1	Library	\$	0.0512	
2	Veteran Exemptions	\$	0.0031	
3		\$	-	
4		\$	-	
5		\$	-	
6		\$	-	
	Total Special Municipal Tax Rates	\$	0.0543	
	Total Municipal (General Fund) & Special Rates	\$	1.0377	
Other TIF Fund Income				
Source	Education	Municipal	Total	
1 Interest Earnings	\$ -	\$ -	\$ -	
2 General Fund Contribution	\$ -	\$ -	\$ -	
3	\$ -	\$ -	\$ -	
4	\$ -	\$ -	\$ -	
5	\$ -	\$ -	\$ -	
Total:	\$ -	\$ -	\$ -	

Changes to Individual Parcels		
	SPAN Number	Describe Change
1	549-173-10884	Completion of new gas station/convenience store at 138 Lake St. raised value from \$439,700 to \$1,541,400.
2	549-173-11476	Final completion of apartments at 10 Maiden Lane raised year-to-year value from \$2.7 mil. to \$3.4 mil.
3	549-173-01557	Renovations at 150 So. Main St. raised value from \$1.3 mil. to \$2.1 mil.
4	549-173-01358	Expansion at DFA Creamery raised value from \$11 mil. to \$14 mil.
5	549-173-01068	Grievance settlement for 65-75 Lo. Welden St. resulted in value decrease from \$14.4 mil. to \$6.6 mil.
6	549-173-00654	Updates to 22 Stebbins St. raised value from \$79,500 to \$92,400.

Additional Information

Original Acres in the latest revised (certified) OTV is 301.5, and NEMRC shows original base acres of 301.47, which is likely a rounding issue. Not sure how the number of "304.45" ended up as OTV Total Acres in this report. We noted that in last year's report template as well. Possibly not caught in earlier reports too. The new acreage for this report of 301.55 is a 0.56 increase from last year's annual report and likely stems from minute changes in parcel records as property surveys are updated and recorded. Two new parcels added were inactive parcels created to prepare the grand list for upcoming subdivisions at the Fonda site and the Handy lot on Lake St.

III. Votes and Financing:

Public Vote Information. Check the appropriate box. Make sure to provide the date if information has been submitted to VEPC.

- No public votes or debt obligations occurred during this reporting period.
- Yes there were public votes and/or debt obligations during this reporting period.
 - Vote and debt obligation documents were submitted to VEPC. (Enter date submitted) 3/2/22; and 4/19/23
 - Vote and debt obligation documents are uploaded with this report.

Debt Instruments										
Infrastructure and Debt	Term in Years	Period (ie. 1/1/2016-12/31/2026)	Interest Rate	Principal	Interest	Total	Total Payment for Reporting Period	Remaining Principal Balance	Date Approved by Voters	
Existing Debt:										
1	Vermont Municipal Bond Bank - TIF Bond January 2014	20	1/7/2014 - 11/15/2033	3.985%	\$ 14,500,000	\$ 6,622,513	\$ 21,122,513	\$1,048,771.05	\$9,085,000.00	11/6/12; 3/5/13; 9/10/13
2	Vermont Municipal Bond Bank - 2016 Series 1 Bond - Summer 2016	17	11/1/2016 - 11/1/2033	2.800%	\$ 1,500,000	\$ 382,267	\$ 1,882,267	\$116,234.34	\$970,588.19	3/3/2015
3	Vermont Municipal Bond Bank - 2019 Series 1 Bond - Winter 2019	20	11/1/2019 - 11/1/2038	3.28%	\$ 2,500,000	\$ 854,902	\$ 3,354,902	\$189,100.63	\$2,000,000.00	3/6/2018
4	Vermont Municipal Bond Bank - 2020 Series 2 Bond - Summer 2020	20	11/01/2020 - 11/01/2040	1.98%	\$ 1,000,000	\$ 212,694	\$ 1,212,694	\$65,653.00	\$900,000.00	3/3/2020
5	Vermont Municipal Bond Bank - 2021 Series 3 and 4 Bonds - Summer 2021	20	11/1/2022 - 11/01/2041	2.21%	\$ 1,000,000	\$ 242,887	\$ 1,242,887	\$ 68,298	\$ 900,000	3/2/2021
New Debt:										
Example:	Main Street Lights - General Obligation Bond	11	1/1/2016-12/31/2025	5.60%	\$ 3,250,000	\$ 500,000	\$ 3,750,000	\$ 340,909	\$ 2,950,000	
6	VMBB - 2022 Series 2 Bonds	24	11/1/22-11/1/46	3.72%	\$ 500,000	\$ 229,006	\$ 729,006	\$ 34,619	\$ 480,000	3/1/2022
7		0			\$ -	\$ -	\$ -	\$ -	\$ -	
				Total	\$ 21,000,000	\$ 8,544,269	\$ 29,544,269	\$ 1,522,676	\$ 14,335,588	

Debt Ceiling Approved by VEPC	\$ 33,717,896
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Annual Debt Service	
Principal Paid	\$ 988,235
Interest Paid	\$ 534,441
Fees/Other Costs Paid	\$ -
Total Paid	\$ 1,522,676

Refinancing. Was any portion of TIF District debt refinanced during this reporting period?
<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes, please provide details.

Direct Payments: Enter the total amount of any TIF direct payments made during this period.	\$ -	Date Approved by Voters:	
--	------	---------------------------------	--

Additional Information

IV. Improvements and Funding:

Improvement Expenditures			
Name of Improvement	Of the Total Expenditure listed:		Total Improvement Expenditure for this report period
	The amount paid with TIF Revenues	The amount paid with Non-TIF Revenues	
1	Taylor Park Master Plan Implementation		
	Implementation was delayed to focus on other projects. VEPC approved the removal of this project as part of the City's Substantial Change request in 2023.	\$ -	\$ -
2	Structured Parking		
	Project completed in FY2016	\$ -	\$ -
3	Core Brownfield Clean-up: Site 1: Ace Hardware; Site 2: State Office Building; Site 3: Main & Congress; Site 4: 100-120 Federal Street; Site 5: Main Street; Site 6: Old Courthouse, Federal Street		
	Work on Site 3 (Congress & Main project) was completed in FY2021, but some FY2023 close-out costs were paid out of City reserves. Work on Site 4 (Federal Street Site) continued with the analysis of remediation alternatives. Work on Site 5 (Main Street) included environmental assessment and initial planning for redevelopment concepts, funded with City reserves for eventual reallocation to TIF funds, assuming passage of the March 2024 bond vote. Activity on Site 6 Courthouse included environmental remediation work, funded with City reserves for eventual reallocation to TIF funds, assuming passage of the March 2024 bond vote. Work on Site 1 (Ace Hardware) and Site 2 (parking garage, 43 Lake Street, 27 Federal Street) was completed in previous fiscal years.	\$ 21,320	\$ 305,812
4	Federal St. Multi-Modal Connector		
	In FY2023, planning/design activities continued on a North Federal Street sidewalk phase slated for construction in CY 2025 or 2026. The City also received a RAISE grant to help finish the rest of the Connector project, but there was no significant work on that phase. Neither of these phases yet have voter approval for TIF financing. That will be proposed in March 2024. The Catherine-Market-Lake-Federal Street intersection phase of this project was completed in FY2018.	\$ -	\$ 9,912
5	Streetscape Phase 2 - Side Streets and down Lake St.; Kingman Street		
	Construction of the Kingman Street phase of this project was completed in FY2022, but project/financial close-out continued into FY2023. Lake St. portion of work was completed in previous fiscal year.	\$ -	\$ 90,150
6	Fonda Brownfield Clean-up		
	FY2023 included environmental remediation activities and the removal of the concrete slab in preparation for redevelopment of the site. The rear portion of the site was transferred to a private developer for construction of the American Railway Dispatch Center.	\$ 240,227	\$ 233,344
7	Streetscape Phase 3 - Gateways, Wayfinding		
	No activity in FY2023. Last activity on Main Street streetscape/wayfinding was in FY2018.	\$ -	\$ -
Total		\$ 261,547	\$ 639,218
			Check \$ 900,765

Sources of Non-TIF Revenues	Total Amount Secured for Each Source	Total Amount Spent to Date	Total Amount Spent this Period	Closed
1	US DOT TIGER (2011)	\$ 1,291,623	\$ 1,212,877	x
2	Downtown Transportation Fund Grant (2011)	\$ 75,000	\$ 75,000	x
3	Transportation Enhancements Grant (2011)	\$ 300,000	\$ 300,000	x
4	Transportation Enhancements Grant (2012)	\$ 300,000	\$ 299,999	x
5	Downtown Transportation Fund Grant (2012 - expend FY17/18)	\$ 100,000	\$ 76,643	x
6	Downtown Transportation Fund Grant (2013 - expend FY18)	\$ 100,000	\$ 100,000	x
7	Downtown Transportation Fund Grant (2014)	\$ 100,000	\$ 100,000	x
8	Transportation Alternatives Grant Program (2014)	\$ 300,000	\$ 300,000	x
9	Efficiency Vermont Credit (2015)	\$ 17,050	\$ 6,400	x
10	Housing & Community Development Grant (2015)	\$ 125,000	\$ 125,000	x
11	Downtown Transportation Fund Grant (2015)	\$ 100,000	\$ -	x
12	US DOT Transportation Alternatives Grant (2016)	\$ 300,000	\$ 296,000	x
13	VT Downtown Transportation Fund (2016)	\$ 100,000	\$ -	x
14	NRPC Brownfield Grant (2016)	\$ 97,130	\$ 97,882	x
15	VT ACCD Brownfield Grant (2016)	\$ 200,000	\$ 200,000	x
16	US DOT Transportation Community System Preservation Grant (2016)	\$ 300,000	\$ 271,731	x
17	US DOT Federal Street Multimodal Corridor Appropriation (2005)	\$ 2,213,904	\$ 1,667,031	x
18	Wal-Mart Act 250 Permit Condition	\$ 44,250	\$ 44,250	x
19	Vtrans Stormwater Mitigation Grant (2011)	\$ 75,000	\$ 75,000	x
20	USDA Green Streets Grant	\$ 75,000	\$ 75,000	x
21	US DOT Transportation Community System Preservation Grant (2009)	\$ 355,680	\$ 355,680	x
22	City Reserve Funds	\$ 4,429,563	\$ 4,429,563	\$ 541,797 <input type="checkbox"/>
23	VT Sales Tax Reallocation Grant 2016	\$ 103,492	\$ 103,492	x
24	City Funds (not reserves)	\$ 3,245,907	\$ 3,245,907	x
25	Vtrans / US DOT Bicycle and Pedestrian Program Grant 2019 (Federal St.)	\$ 771,760	\$ 75,832	\$ 7,271 <input type="checkbox"/>
26	Vtrans / US DOT Transportation Alternatives Grant 2015 (Kingman St)	\$ 300,000	\$ 316,732	\$ 31,613 <input type="checkbox"/>
27	Downtown Transportation Fund 2019 (Kingman St.)	\$ 100,000	\$ 100,000	\$ 50,000 <input checked="" type="checkbox"/>
28	NRPC Brownfield RLF Grant - Congress & Main	\$ 100,000	\$ 100,000	x
29	NRPC Brownfield RLF Loan - Congress & Main	\$ 298,000	\$ 298,000	x
30	VT ACCD Brownfield Grant - Congress & Main	\$ 50,000	\$ 50,000	x
31	VT ACCD Brownfield Loan - Congress & Main	\$ 393,503	\$ 393,503	x
32	VHCB Site Preparation Grant - Congress & Main	\$ 150,000	\$ 150,000	x
33	Sales Tax Reallocation Grant - Congress & Main - 2018	\$ 150,000	\$ 150,000	x
34	Sales Tax Reallocation Grant - Congress & Main - 2020	\$ 133,215	\$ 133,215	x
35	Northern Borders Regional Commission Grant - Fonda Lot	\$ 443,956	\$ -	\$ - <input type="checkbox"/>
36	VCDP Congress & Main Brownfields Grant	\$ 150,000	\$ 150,000	x
37	Clean Water SRF - Kingman Street	\$ 371,000	\$ 259,906	\$ 8,537 <input type="checkbox"/>
38	Drinking Water SRF - Kingman	\$ 507,500	\$ 282,932	<input type="checkbox"/>
39	HUD EDI Community Project Funding - Fonda	\$ 2,000,000	\$ -	\$ - <input type="checkbox"/>
40	US DOT RAISE Program - Federal St. Connector	\$ 7,724,624	\$ -	\$ - <input type="checkbox"/>
41				<input type="checkbox"/>
42				<input type="checkbox"/>
Total	\$ 27,992,157	\$ 15,917,575	\$ 639,218	

Grant Applications				
Grant Type & Project	Granting Entity	Application Date	Application Amount	Application Status
None in FY2023				

Related Costs					
	List and describe the related cost(s)	Vendor	The amount paid with Education Revenue	The amount paid with Municipal Revenue	Total Cost for this report period
1	Professional Services	White + Burke	\$ -	\$ 13,602	\$ 13,602
2	Audit AUP	Marcum LLP	\$ -	\$ 3,500	\$ 3,500
3			\$ -		\$ -
4			\$ -		\$ -
5			\$ -	\$ -	\$ -
Total			\$ -	\$ 17,102	\$ 17,102
				Check	\$ 17,102
				Check	\$ -

V. Performance Indicators:

Standard

Real Property Development		
1	Mylan Technologies - Expansion - 110 Lake St. Previously completed. Parcel # 26049110, SPAN # 549-173-00839.	\$ 23,249,400
2	St. Albans Cooperative Creamery - New Store - 132-136 Federal Previously completed. Parcel # 22033136, SPAN # 549-173-10711.	\$ 2,456,300
3	St. Albans Cooperative Creamery - Factory Expansion - 142 Federal Previously completed, and additional expansion finished in late FY2021. Parcel # 22033142, SPAN # 549-173-01358. Total property value was increased to \$11,000,200 on the April 1, 2021, grand list and then increased to \$14,112,600 on the April 1, 2022 grand list.	\$ 14,112,600
4	Davis Redevelopment - Ralston Building - 54 No. Main City purchased the property in FY2023 to enable further renovation. No other changes to parcel in FY2023. Parcel stil taxable, due to current rental status. Parcel # 23063054, SPAN # 549-173-00842.	\$ 254,100
5	Davis Redevelopment - Electric Youth Bldg. - 18-20 No. Main No activity this year. Parcel # 23063018, SPAN # 549-173-00623.	\$ 299,900
6	Davis Redevelopment - Dressing Room Bldg. - 34 No. Main Further renovations and transition to condos in FY2023. Total increment from OTV should now be \$208,800. Parcel # 23063034, SPAN # 549-173-01195.	\$ 427,200
7	St. Albans House - 60 Lake St. Previously Completed. Parcel # 26049060, SPAN # 549-173-01359.	\$ 744,400
8	Fonda Redevelopment Housing - 15-21 Lo. Newton FY2023 included environmental remediation activities and the removal of the concrete slab in preparation for redevelopment of the site. The rear portion of the site was transferred to a private developer in late April 2022 for construction of the American Railway Dispatch Center. Because of the timing of the sale, the grand list for this annual report will still show the property as City-owned and non-taxable. Parcel # 22054015; SPAN # 549-173-10848.	\$ -
9	Core Commercial Development Previously completed. Parcels 23033027, 23049015, 23049043; SPANs 549-173-10563, 549-173-10192, 549-173-00852.	\$ 19,237,800
10	Davis Redevelopment - Purchase of 4th Building City purchased the property in FY2023 to enable further renovation. No other changes to parcel in FY2023. Parcel stil taxable, due to current rental status.. Parcel # 23063056, SPAN # 549-173-10687.	\$ 171,200
11	Sale of Tax Exempt Property - 20 Houghton Street, former State Office Building Previously completed. Parcel # 26042020 ; SPAN # 549-173-01381.	\$ 7,722,400
Main & Congress		

12	Project fully completed in FY 2022. Parcel #s 11022008, 11022012, 11022020, 14056010 and 14063089 and SPANs 549-173-10800, 549-173-10801, 549-173-11475, 549-173-11476 and 549-173-00362.	\$ 8,918,600
Public Safety Building		
13	Renovations completed in FY 2022. The April 2022 grand list contains the new renovated value. Parcel # 26079150; SPAN 549-173-01557.	\$ 2,128,800
Core Brownfield Site 4 (100-120 Federal Street)		
14	The City purchased the site in FY2022 to prepare for the redevelopment. Site value updated to include current non-taxable status. Work in FY 2023 included environmental assessments in preparation for remediation and site preparation activities in CY 2024 or 2025. Parcel # 23033112, 22033118 and 22033120; SPAN 549-173-10528, 549-173-10510 and 549-173-10513.	\$ -
Core Brownfield Site 5 (Main Street)		
15	City purchased properties in FY 2023 to prepare for redevelopment. Work included environmental assessment and initial planning for redevelopment concepts. The list of involved parcels has been expanded, as follows: Parcel #s 22044025, 22044028, 23063086, 23063100, 23063104 and SPANs 549-173-00957, 549-173-10494, 549-173-00087, 549-173-10502, 549-173-00088. Most parcels are currently non-taxable, but two are taxable, based on rental status.	\$ 1,021,900
Old Courthouse		
16	City sold property to developer in FY2022. Bulk of environmental remediation and site preparation occurred in FY2023. Redevelopment should be complete in FY2024. Parcel # 23048035; SPAN 549-173-01692. No change from OTV yet.	\$ 81,500
Total		\$ 80,826,100

Employment Opportunities
No substantial new employers to the TIF district in FY 2023.

Additional Information

Mandated

Jobs at June 30, 2022						
NAICS Code	Increase or (Decrease)	Previous Location (if known)	NAICS Code	Increase or (Decrease)	Previous Location (if known)	
1	11	0	11	53	(1)	
2	21	This category is not reported on the QCEW report for St.	12	54	7	
3	22	0	13	55		This category is not reported on the QCEW report for St.
4	23	1	14	56	1	
5	31-33	1	15	61	1	
6	42	2	16	62	0	
7	44-45	(2)	17	71	(1)	
8	48-49	0	18	72	0	
9	51	3	19	81	2	
10	52	3	20	92	0	
Total Jobs Increase (Decrease)					17	

Identify Source/Method for Obtaining Jobs Information
Vermont Covered Employment & Wages report at http://www.vtlmi.info/indnaics.htm . The CY 2nd quarter data was used, and CY 2023 2nd quarter was compared to CY 2022 2nd quarter. The TIF District contains most major employers in the City, except for Northwestern Medical Center and the public schools, so the numbers for Code 62 Health care and social assistance in private ownership are omitted, and the numbers for 61 Educations Services in Local Government are omitted. Please note that some categories were suppressed for confidentiality or simply not included in the QCEW Report for St. Albans and only included in the combined supersector numbers.

Vermont Firms					
Name of Vermont Firm	Total amount of work performed	Name of Vermont Firm	Total amount of work performed		
1	Apex Engineering	\$ 930	11	SD Ireland	\$ 77,066
2	Calkings Excavating	\$ 21,561	12	Vermont Gas Systems	\$ 21,428
3	Court House LLC	\$ 61,298	13	VHB	\$ 169,060
4	Cross Consulting Engineers	\$ 36,584	14	White + Burke	\$ 15,068
5	Green Dolphin LLC	\$ 19,281	15		\$ -
6	LE Environmental	\$ 25,990	16		\$ -

7	Lyssa Papazian	\$	2,658
8	Paul Frank & Collins	\$	15,909
9	Primmer Piper Eggleston & Cramer PC	\$	4,993
10	Ryan J's Landscaping Inc	\$	11,550

17		\$	-
18		\$	-
19		\$	-
20		\$	-
Total Amount of Work Performed		\$	483,376

Additional Information

TIF District Specific

Transportation Enhancements

No new streetscape/transportation construction in FY2023. Planning and design work continued on the Federal Street North Sidewalk project. This phase of the Federal Street Multimodal Connector project will fulfill a portion of the project described in Attachment 8L of the City's original TIF District application.

Brownfield

Work on Core Brownfield Site 4 (Federal Street Site) continued with the analysis of remediation alternatives. Work on Site 5 (Main Street) included environmental assessment and initial planning for redevelopment concepts. Activity on Site 6 Courthouse included environmental remediation work. Work at the Fonda site included environmental remediation activities and the removal of the concrete slab in preparation for redevelopment of the site. The rear portion of the Fonda site was transferred to a private developer for construction of the American Railway Dispatch Center. All of these brownfield projects aim to meet TIF District application expectations by remediating environmental contamination and facilitating redevelopment, which are the two primary purposes of the City's brownfield activities.

Housing Changes (optional)

	Affordable Housing	Market Rate Housing	Total
New			0
Eliminated			0
Net Total	0	0	0

Unforeseen Events: Please describe any unforeseen events (such as flooding) that have impacted the TIF District, its improvement projects, or private developments. Also detail how the municipality is working through those challenges.

Following the U.S. CIS abandonment of their location in St. Albans in FY2022, which amounted to a loss of jobs, the property owners grieved their property value (located within the TIF District). The City settled with them to lower the value of 65-75 Lo. Welden St. from \$14.4 mil. to \$6.6 mil. Much of this lost of increment in the district has been offset by new increment from other properties. The City was able to account for the changes and projections to increment in the Substantial Change application in late 2023.

Current TIF District Activity: Please include details regarding FY24 activities (This can include updates regarding specific projects, potential substantial change requests, etc.)

In FY2024, remediation activities are substantially complete on the Old Courthouse (Core Brownfield site 6), and the renovation project should be complete in CY 2024. The new railroad dispatching center was constructed in the rear portion of the Fonda site and is in full operation. Cathedral Square plans to break ground on senior housing in the southeast portion of the Fonda site in CY 2024, and the City has a concept for a housing development on the remainder of the site. The City received a large federal grant toward the Federal Street Multimodal Connector, so efforts have begun to plan for the construction of the entire project. The brownfield ECAA was completed for 100-120 Federal St., and the City anticipates having an approved corrective action plan in CY 2024. Environmental assessment and concept planning continued a housing development for Core Brownfield Site 5 (Main St.), and the City will market to development partners after the bond vote in March 2024. As for private projects, construction has broken ground on the Butterfield multi-family housing project at 175 Lake St. Completion expected in FY 2025.

DECLARATION OF OFFICIAL INTENT
OF THE CITY OF ST. ALBANS
TO REIMBURSE CERTAIN EXPENDITURES
FROM PROCEEDS OF INDEBTEDNESS

WHEREAS, the City of St. Albans, Vermont (the “Issuer”) intends to participate in the construction of a Mixed Use Commercial and Workforce Housing Project on Main Street near City Hall. The Issuer intends to acquire the land, remediate brownfields, and construct parking infrastructure to serve the redevelopment (the “Project”), with funding for these improvements to be considered by the Issuer at an annual or special meeting to be called and held for that purpose; and

WHEREAS, the Issuer expects to pay certain capital expenditures (the “Reimbursement Expenditures”) in connection with the Project prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis;

WHEREAS, the Issuer reasonably expects that for that part of the Project consisting of design, engineering, permitting, financing, legal, acquisition and construction costs, debt obligations in an amount not expected to exceed Ten Million Dollars (\$10,000,000) will be issued and that certain of the proceeds of such debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, the Issuer declares its reasonable official intent to reimburse prior expenditures for the above-described part of the Project with proceeds of a subsequent borrowing:

NOW THEREFORE, the Issuer declares:

Section 1. The Issuer finds and determines that the foregoing recitals are true and correct, and that all of the capital expenditures covered by this Resolution were or will be made not earlier than 60 days prior to the date of this Resolution.

Section 2. This declaration is made solely for the purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This declaration does not bind the Issuer to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 3. The Issuer hereby declares its official intent to use proceeds of indebtedness to reimburse itself for Reimbursement Expenditures, within 18 months of either the date of the first expenditure of funds by Issuer for such Project or the date that such Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of Issuer funds for such Project), and to allocate an amount not to exceed Ten Million Dollars (\$10,000,000) of the proceeds thereof to

reimburse itself for its expenditures in connection with the Project.

Section 4. The Issuer's debt obligations for the aforementioned purpose will not be "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986.

Section 5. All prior actions of the officials and agents of Issuer that are in conformity with the purpose and intent of this Resolution and in furtherance of the Project shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 6. All other resolutions of the legislative body of the Issuer, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

Section 7. It is hereby found that all discussions and deliberations of the legislative body of the Issuer leading to the adoption of this Resolution occurred at one or more meetings of the legislative body conducted pursuant to public notice and open to public attendance.

Section 8. This declaration shall take effect from and after its adoption.

The undersigned, City Clerk of the Issuer, hereby certifies that the foregoing is a full, true and correct copy of the declaration of the legislative body of said Issuer duly made at a meeting thereof held on the date, specified below, and that said declaration has not been amended, modified or revoked.

City Clerk

_____, 2024

DECLARATION OF OFFICIAL INTENT
OF THE CITY OF ST. ALBANS
TO REIMBURSE CERTAIN EXPENDITURES
FROM PROCEEDS OF INDEBTEDNESS

WHEREAS, the City of St. Albans, Vermont (the “Issuer”) intends to construct certain improvements including sidewalks and a pedestrian path connecting the Fonda Redevelopment and the Missisquoi Valley Rail Trail to the downtown and to conduct the engineering and design services for full corridor (the “Project”), with funding for these improvements to be considered by the Issuer at an annual or special meeting to be called and held for that purpose; and

WHEREAS, the Issuer expects to pay certain capital expenditures (the “Reimbursement Expenditures”) in connection with the Project prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis;

WHEREAS, the Issuer reasonably expects that for that part of the Project consisting of design, engineering, permitting, financing, legal, acquisition and construction costs, debt obligations in an amount not expected to exceed One Million Two Hundred Thousand Dollars (\$1,200,000) will be issued and that certain of the proceeds of such debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, the Issuer declares its reasonable official intent to reimburse prior expenditures for the above-described part of the Project with proceeds of a subsequent borrowing:

NOW THEREFORE, the Issuer declares:

Section 1. The Issuer finds and determines that the foregoing recitals are true and correct, and that all of the capital expenditures covered by this Resolution were or will be made not earlier than 60 days prior to the date of this Resolution.

Section 2. This declaration is made solely for the purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This declaration does not bind the Issuer to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 3. The Issuer hereby declares its official intent to use proceeds of indebtedness to reimburse itself for Reimbursement Expenditures, within 18 months of either the date of the first expenditure of funds by Issuer for such Project or the date that such Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of Issuer funds for such Project), and to allocate

an amount not to exceed One Million Two Hundred Thousand Dollars (\$1,200,000) of the proceeds thereof to reimburse itself for its expenditures in connection with the Project.

Section 4. The Issuer's debt obligations for the aforementioned purpose will not be "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986.

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City Clerk

_____, 2024

DECLARATION OF OFFICIAL INTENT
OF THE CITY OF ST. ALBANS
TO REIMBURSE CERTAIN EXPENDITURES
FROM PROCEEDS OF INDEBTEDNESS

WHEREAS, the City of St. Albans, Vermont (the “Issuer”) intends to participate in the remediation of a brownfield that is a portion of a project to construct the Courthouse Apartments at the corner of Kingman and Federal Street (the “Project”), with funding for these improvements to be considered by the Issuer at an annual or special meeting to be called and held for that purpose; and

WHEREAS, the Issuer expects to pay certain capital expenditures (the “Reimbursement Expenditures”) in connection with the Project prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis;

WHEREAS, the Issuer reasonably expects that for that part of the Project consisting of design, engineering, permitting, financing, legal, acquisition and construction costs, debt obligations in an amount not expected to exceed Two Hundred Thousand Dollars (\$200,000) will be issued and that certain of the proceeds of such debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, the Issuer declares its reasonable official intent to reimburse prior expenditures for the above-described part of the Project with proceeds of a subsequent borrowing:

NOW THEREFORE, the Issuer declares:

Section 1. The Issuer finds and determines that the foregoing recitals are true and correct, and that all of the capital expenditures covered by this Resolution were or will be made not earlier than 60 days prior to the date of this Resolution.

Section 2. This declaration is made solely for the purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This declaration does not bind the Issuer to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 3. The Issuer hereby declares its official intent to use proceeds of indebtedness to reimburse itself for Reimbursement Expenditures, within 18 months of either the date of the first expenditure of funds by Issuer for such Project or the date that such Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of Issuer funds for such Project), and to allocate an amount not to exceed Two Hundred Thousand Dollars (\$200,000) of the proceeds thereof to reimburse itself for its expenditures in connection with the Project.

Section 4. The Issuer’s debt obligations for the aforementioned purpose will not be “private activity bonds” within the meaning of Section 141 of the Internal Revenue Code of 1986.

Section 5. All prior actions of the officials and agents of Issuer that are in conformity with the purpose and intent of this Resolution and in furtherance of the Project shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 6. All other resolutions of the legislative body of the Issuer, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

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City Clerk

_____, 2024

Water Infrastructure

FINANCING PROGRAMS



VERMONT WATER & WASTEWATER REVOLVING LOAN FUNDS

State Revolving Loan Programs

FUNDING APPLICATION

IMPORTANT: Please select the Type of Entity and Loan Type(s) before completing the application. This information is used to set up the rest of the form. **This form MUST be completed electronically, handwritten applications will not be accepted.**

Select the Type of Entity this application is for:

- Municipality, Fire District, or other similar entity
- Homeowners Association, LLC, Proprietorship, 501(c)3 Non-Profit, or other similar entity

LOAN TYPE

This section may be completed by engineer or applicant

A draft [Engineering Services Agreement \(ESA\)](#) must be submitted via [ANR Online](#). Do not submit a draft ESA with this loan application.

This loan will be used for (select all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Step I Drinking Water Loan (Feasibility & Planning) | <input type="checkbox"/> Step I Clean Water Loan (Feasibility & Planning) |
| <input type="checkbox"/> Step II Drinking Water Loan (Final Design) | <input type="checkbox"/> Step II Clean Water Loan (Final Design) |
| <input type="checkbox"/> Step III Drinking Water Loan (Construction) | <input type="checkbox"/> Step III Clean Water Loan (Construction) |
| <input type="checkbox"/> Drinking Water Loan Amendment | <input type="checkbox"/> Clean Water Loan Amendment |
| <input type="checkbox"/> Municipal Source Water Protection Loan | <input type="checkbox"/> CWSRF Interim Financing |
| | <input type="checkbox"/> Pollution Control or ARPA Grant |

ANR Online Submission ID from the "Engineering Services Agreement Review and Approval" form:

HQ0-R7K6-2S96K

APPLICANT INFORMATION

This section may be completed by engineer or applicant

LOAN APPLICANT			DATE OF APPLICATION		
City of St. Albans			Feb 12, 2024		
SYSTEM NAME		WSID NUMBER	WASTEWATER PERMIT NUMBER		
City of St. Albans		5130			
MAILING ADDRESS	TOWN	STATE	ZIP+4		
100 North Main Street	St. Albans City	VT	0 5 4 7 8 - [] [] [] []		
PHONE	CELL PHONE	TAX ID	SAM UNIQUE ENTITY ID		
(802) 524-1500		036000669	C 1 H 6 R J V Z H W 8 8		

CONTACT PERSON - AUTHORIZED REPRESENTATIVE

This section may be completed by engineer or applicant

All authorized representatives and any alternate authorized representatives must be members of the owner's governing body or direct employees of the owner and may not be independent contractors working for the owner.

CONTACT NAME		TITLE	
Dominic Cloud		City Manager	
MAILING ADDRESS		TOWN	STATE ZIP
100 North Main Street		St. Albans City	VT 05478
PHONE	CELL PHONE	EMAIL ADDRESS	
(802) 524-1500		d.cloud@stalbandsvt.com	

ALTERNATE AUTHORIZED REPRESENTATIVE(S) (At least one Alternate Authorized Representative is Required)
This section may be completed by engineer or applicant

AUTHORIZED REPRESENTATIVE NAME		TITLE	
Martin Manahan		Public Works Director	
MAILING ADDRESS		TOWN	STATE ZIP
100 North Main Street		St. Albans City	VT 05478
PHONE	CELL PHONE	EMAIL ADDRESS	
(802) 524-1500 x260		m.manahan@stalbandsvt.com	
<input type="button" value="Add Alternate Representative"/>			

ENGINEERING FIRM & REPRESENTATIVE (or Legal Firm and Attorney's Name if this is a Source Protection Loan)
This section may be completed by engineer or applicant

FIRM NAME		CONTACT NAME	
Aldrich + Elliott PC		Wayne Elliott	
MAILING ADDRESS		TOWN	STATE ZIP
6 Marketplace, Suite 2		Essex Junction	VT 05452
PHONE	CELL PHONE	EMAIL ADDRESS	
(802) 879-7733 X103		welliott@aeengineers.com	

LOAN REQUEST
This section may be completed by engineer or applicant

Project Title:

Total amount requested for this loan: \$

Total projected project cost: \$

Please enter details of costs not included in the Engineering Services Agreement that the requested loan amount will cover:

Please describe the history of the project:

Please describe who will benefit from the proposed project:

Do current and potential customers have alternative sources of water and is the proposed project the best and most cost-effective alternative?

N/A

Please provide a description of the project as it relates to this loan. Include specifications and materials used, water sources, and treatment facilities (attach sheets if necessary):

This project includes the refurbishment of the original Aldis Hill Storage tank. .

Please include estimated or actual project cost summary/estimate of probable project costs.

SITE INFORMATION

This section may be completed by engineer or applicant

An attorney's legal opinion may be required regarding the site or sites where the project will be located. The Facilities Engineering Division's Construction Section will make this determination for the project.

Do you own all land or possess all the easements or rights-of-ways for project sites?

Yes No

ESTIMATED PROJECT SCHEDULE

This section should be completed by the engineer

Estimated Project Initiation Date:

Estimated Project Completion Date:

ESTIMATED SPENDING SCHEDULE OF LOAN PROCEEDS

This section may be completed by engineer or applicant

Quarter	Year	Amount
<input type="text" value="April - June"/>	<input type="text" value="2024"/>	<input type="text" value="\$10,000"/>
<input type="text" value="July - September"/>	<input type="text" value="2024"/>	<input type="text" value="\$12,900"/>
<input type="button" value="Add Another Quarter"/>		
TOTAL -->		<input type="text" value="\$22,900"/>

REVENUES

This section should be completed by the applicant

What is the Applicant's fiscal year?

User Rate Revenue Table

	Current FY - 2	Current FY - 1	Current FY (estimated)	Current FY + 1 (estimated)	Current FY + 2 (estimated)
Amount Billed	<input type="text" value="\$2,529,745"/>	<input type="text" value="\$2,665,774"/>	<input type="text" value="\$2,847,557"/>	<input type="text" value="\$2,932,984"/>	<input type="text" value="\$3,020,973"/>
Amount Collected	<input type="text" value="\$2,478,670"/>	<input type="text" value="\$2,593,003"/>	<input type="text" value="\$2,705,180"/>	<input type="text" value="\$2,786,335"/>	<input type="text" value="\$2,869,925"/>
Amount Uncollected/Outstanding	<input type="text" value="\$51,075"/>	<input type="text" value="\$72,771"/>	<input type="text" value="\$142,377"/>	<input type="text" value="\$146,649"/>	<input type="text" value="\$151,048"/>

Estimated Amount of Commercial Revenue	\$1,083,382	\$1,132,285	\$1,210,200	\$1,246,520	\$1,283,915
--	-------------	-------------	-------------	-------------	-------------

Does the system use tax revenue to support any utility related activities, including capital projects?

Yes No

WATER FEE BASIS & RATES (only applicable to public community water systems)

This section may be completed by engineer or applicant

What is your current method to assess water fees (check the description that most closely matches your methods)?

- Metered/Variable Rate - Rates are based on a metered rate (flow rate) in addition to a fixed rate (base rate).
- Unmetered Flat Rate - Customers are charged a flat rate that does not vary based on flow.
- Both Metered & Unmetered - There is a combination of metered and unmetered customers.
- Property Tax Based - Rates are based on property taxes.

Total Number of Residential Connections:
(multi-unit connections count as more than 1, for example, a duplex counts as 2 and a 10 unit apartment Building counts as 10) 3,570

Total amount of water used last year by commercial, industrial, and institutional connections (gal or cuft): 201,116,087

Calculate Equivalent Residential Units (ERUs) by dividing the number above by 76,650 gal or 10,240 cuft.: 76650

Total Equivalent Residential Connections (ERUs) --> 6,194

EXPENDITURES / SYSTEM OPERATION & MAINTENANCE EXPENSES

This section should be completed by the applicant

Current Fiscal Year O&M Costs (exclusive of debt and reserve fund payments): \$2,641,858

Post Project Fiscal Year O&M Costs (exclusive of debt and reserve fund payments): \$2,773,950

Please attach a copy of your actual YTD revenue and expenses, and projected budget.

EXPENDITURES / SYSTEM DEBT

This section should be completed by the applicant

What is the applicant's total long-term outstanding debt? \$3,982,805

What is the applicant's total annual long-term debt payment? \$473,399

Direct Debt

	Current FY	Current FY + 1	Current FY + 2	Current FY + 3	Current FY + 4	Current FY + 5
Total Payment	\$473,399	\$451,848	\$448,604	\$428,539	\$416,730	\$413,087

Long-Term Debt Schedule

Purpose of Long-Term Debt	Direct or Self-Supporting	Year of Maturity	\$ Amount Outstanding
Water System Improvements	Self-Supporting	2037	\$2,386,083
Fairfax Dam Improvements	Self-Supporting	2036	\$671,488
City Hall Renovation	Self-Supporting	2041	\$414,000

Streetscape Utilities	Self-Supporting	2036	\$146,420
Mini Excavator II	Self-Supporting	2025	\$4,378
Fairfax Plant Filter	Self-Supporting	2031	\$373,333
Fairfield Street	Self-Supporting	2042	\$323,000
Vehicle	Self-Supporting	2025	\$47,506
Excavator	Self-Supporting	2026	\$30,595
<input type="button" value="Add Another Long-Term Debt"/>		Total As of -->	
		06/30/2023	\$4,396,803

Does the Applicant have any future borrowing plans over the next 5 years?

Yes No

Please describe the system's future borrowing plans.

We are in the planning process of replacing aged water lines in critical areas, and in areas where there is a history of breaks. We will also borrow for more routine needs, such as equipment replacement.

Are there other capital projects in the near term (5 years)?

Yes No

Does the Applicant have an annual or cumulative deficit?

Yes No

Does the Applicant anticipate an increase in revenues as a result of these improvements?

Yes No

Does the Applicant anticipate a reduction in operating expenses as a result of these improvements?

Yes No

What are the economic trends in your service area - jobs, population increases/decreases, housing starts, property values, etc.? For Mobile Home Parks, please provide an occupancy history for the past five (5) years.

The City has a stable local economy. Population changes little year to year, and the City is fully developed. Our grand list is growing due to investment in the downtown.

List any current or potential connections using greater than 5% of demand or provide a general description of service area.

The City has one commercial customer that uses approximately 7% of our water. This is Ben & Jerry's plant.

SYSTEM RESERVE FUNDS

This section should be completed by the applicant

Does the Applicant have any reserve funds?

Yes No

Please describe the reserve fund and what it is used for:

The City has a general undesignated reserve fund. Funds are available to provide financial stability, and can be appropriated in the future by the City Council.

Is the Applicant actively contributing to reserve funds in accordance with a short-term Asset Replacement Table (START)?

Yes No

What does the Applicant do with surpluses, if any?

Surpluses are reserved for future use.

Reserve Funds					
	Current FY	Current FY + 1	Current FY + 2	Current FY + 3	Current FY + 4
Amount Available	\$400,056	\$450,000	\$500,000	\$550,000	\$600,000

Financial Documentation & Controls

This section should be completed by the applicant

Has anything occurred since the date of your last annual financial report or financial statement that would have a significantly negative effect on your revenues, expenditures, or ability to pay future debt service?

Yes No

Did the Applicant have more than one budget defeat in the last two years?

Yes No

Does the Applicant have any pending litigation in excess of \$10,000 on the system and/or the municipality?

Yes No

Does the Applicant offer a retirement plan to its employees (including VMERS)?

Yes No

Please describe your plan, your estimated proportionate share of unfunded pension liability:

1.37202% as of 06/30/22 measurement date.

If the Applicant has its own retirement plan separate from VMERS, does it have any unfunded pension liabilities?

Yes No What is the % of the unfunded liability?

Explain how do you plan to reduce the liability:

The City has a pension plan that has been closed to new entrants for over a decade. The City makes an annual contribution of \$210,000 into the plan to reduce the unfunded liability. The City is increasing this contribution annually toward \$250,000

Describe the Applicant's budget control system. Does the Applicant use multi-year forecasting or interim (quarterly or monthly) financial reports to monitor your status?

We use multi year forecasting and continual monitoring of revenues and expenses.

Are all account records currently maintained for:

Checkbook Yes No Don't Know By Whom:

Comments:

Receipts Yes No Don't Know By Whom: Finance Department, Clerk/Treasurer

Comments:

Disbursements Yes No Don't Know By Whom: Finance Department

Comments:
All disbursements are verified by the City's Finance Department staff. Checks can only be signed by the City Treasurer or Asst. Treasurer. Further, all disbursements are approved by the City Council through the City's warrant process.

Deposit Slips Yes No Don't Know By Whom: Finance Department, Clerk/Treasurer

Comments:

Are bank statements reconciled on a regular basis?
 Yes No Don't Know By Whom: Finance Department

Comments:
Bank statements are reconciled monthly by Finance Department staff and approved by the Director of Finance and Administration.

Are bank accounts and ledger balances reconciled on a monthly basis?
 Yes No Don't Know By Whom: Finance Department

Comments:

Are financial records maintained in a computerized system?
 Yes No Don't Know By Whom: Finance Department

Comments:

Are any financial records maintained in manual form?
 Yes No Don't Know By Whom:

Comments:
No, but the City's records are backed up in multiple places.

Does the applicant maintain separate reporting for this utility?
 Yes No Don't Know By Whom: Finance Department

Comments:

We maintain separate reporting for the General Fund, Water Fund, Wastewater Fund, Stormwater Fund and other funds.

Does someone other than the treasurer receive unopened bank statements and review bank reconciliations?

Yes No Don't Know By Whom: Finance Department

Comments:

All reconciliations are preformed by the Finance Department staff and reviewed and approved by the Director of Finance and Administration.

Does the same individual open the mail and deposit checks?

Yes No Don't Know By Whom: City Clerk

Comments:

Yes, sometimes. Mail is opened by City Clerk staff and Finance Department staff.

Does the organization receive payments in cash?

Yes No Don't Know By Whom: City Treasurer

Comments:

All cash payments require a pre-numbered receipt at the time of payment.

Does the Applicant have pre-numbered receipt books for cash payments?

Yes No Don't Know By Whom:

Comments:

All cash payments require a pre-numbered receipt at the time of payment.

Are checks always written to specified payees and not to cash?

Yes No Don't Know By Whom: Finance Department

Comments:

The only checks written to cash are to replenish small petty cash balances. These are always substantiated in advance by invoices and a reconciliation of the balance in petty cash.

Are pre-numbered checks used for all bank accounts?

Yes No Don't Know By Whom:

Comments:

A check register with check numbers is maintained within our accounting software. The city Council approved the check warrant.

Are checks written by the same individual who approves payments?

Yes No Don't Know By Whom:

Comments:

Invoices are approved by the Director of Finance and Administration and City Department Heads prior to payment.

Have there been any changes in authorized signatures during the fiscal year?

Yes No Don't Know By Whom:

Comments:

Has a signature stamp ever been used for any account?

Yes No Don't Know By Whom:

Comments:

Is the organization professionally audited by a CPA?

Yes No Don't Know By Whom:

Comments:

Does the Authorized Representative assist in the audit planning process?

Yes No Don't Know By Whom:

Comments:

Is a specific individual responsible for correcting audit findings?

Yes No Don't Know By Whom:

Comments:

Are regular financial reports prepared for the board?

Yes No Don't Know By Whom:

Comments:

Are budget to actual reports prepared for each department?

Yes No Don't Know By Whom:

Comments:

Has the Authorized Representative borrowed money from the utility?

Yes No Don't Know By Whom:

Comments:

Has the organization had a theft, embezzlement or wire fraud in the last 5 years?

Yes No Don't Know By Whom:

Comments:

Has the Treasurer or CFO participated in any business which does business with the system/utility?

Yes No Don't Know By Whom:

Comments:

Does the Applicant loan money to employees?

Yes No Don't Know By Whom:

Comments:

The system occasionally loans money to employees to provide cash assistance towards their health insurance deductibles. This is consistent with City's employee handbook and union contract, and all employees taking a loan for this reason must sign a loan agreement approved by the City's legal counsel. Further, all loans must be repaid within the same calendar year.

Have board members attended financial trainings?

Yes No Don't Know By Whom:

Comments:

Has the Treasurer/CFO attended trainings on recordkeeping?

Yes No Don't Know By Whom:

Comments:

GFOA, VTGFOA, NESGFOA, VLCT, etc.

Does the Applicant have written financial policies and procedures?

Yes No Don't Know By Whom:

Comments:

Does each employee have copies of these policies and procedures?

Yes No Don't Know By Whom:

Comments:

KEY PERSONNEL

Please list the names and qualifications of the following key personnel including areas of expertise, years of experience in similar programmatic work, years at current position, and/or any relevant qualifications.

Please include all personnel related to the loan. Authorized Rep, Alternative Authorized Rep(s), Clerk, Board Members, Financial Manager, etc. Failure to include all key personnel will result in the application being considered incomplete.

NAME POSITION (select from the list or enter another value)

QUALIFICATIONS:

City Manager since spring 2008

NAME POSITION (select from the list or enter another value)

QUALIFICATIONS:

NAME POSITION (select from the list or enter another value)

QUALIFICATIONS:

15 years municipal experience, masters in governmental accounting

ADDITIONAL COMMENTS

Provide any additional comments for your application here:

Certification

Authorization Date:

REPRESENTATIVE SIGNATURE

PRINT NAME

REPRESENTATIVE SIGNATURE

PRINT NAME

REPRESENTATIVE SIGNATURE

PRINT NAME

REPRESENTATIVE SIGNATURE

PRINT NAME

REPRESENTATIVE SIGNATURE

PRINT NAME

Authorized Representative Certification

Authorized Representative Signature Date:

SIGNATURE OF AUTHORIZED REPRESENTATIVE

Dominic Cloud

PRINT NAME

Submit completed application and all attachments via the ANR Online website at:

<https://anronline.vermont.gov/?formtag=SRFLoanIntake>

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
25	AAA POLICE SUPPLY	35799 uniforms	111.98	0.00	111.98	92766	01/04/24
AMAZON	AMAZON CAPITAL SERVICES, INC	196W-RYRT-3K Paper Plates	56.82	0.00	56.82	92767	01/04/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1L3L-JX6F-F3 backpack	40.00	0.00	40.00	92767	01/04/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1NF4-4K19-4C office supplies	256.73	0.00	256.73	92767	01/04/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1YPV-VLDR-7M coffee, batteries	54.77	0.00	54.77	92767	01/04/24

					Check Total	408.32	
AMCAREMED	AMCARE MEDICAL SYSTEMS INC	1402 Emergency Services	13284.07	0.00	13284.07	92768	01/04/24
007316	BERGERON PROTECTIVE CLOTHING	231436 Pants	1458.69	0.00	1458.69	92769	01/04/24
BRIGHAM	BRIGHAM ROAD SELF STORAGE LLC	12920 rental unit	85.00	0.00	85.00	92770	01/04/24
DEESRESID	DANIELLE BOUCHARD	#002 cleaning service	1800.00	0.00	1800.00	92771	01/04/24
DELLUSA	DELL MARKETING LP	10720490089 sonicwall	991.22	0.00	991.22	92772	01/04/24
DELLUSA	DELL MARKETING LP	10720738209 Dell Memory Upgrade - 8	246.53	0.00	246.53	92772	01/04/24

					Check Total	1237.75	
FIREPROG	FIREPROGRAMS	245119 Station Risk Manager	2593.00	0.00	2593.00	92773	01/04/24
034750	GALLS INCORPORATED	026153108 30 MINUTE FLARES W/WIRE	-736.25	0.00	-736.25	92774	01/04/24
034750	GALLS INCORPORATED	026214180 GALLS BARRIER TAPE	233.00	0.00	233.00	92774	01/04/24
034750	GALLS INCORPORATED	026506091 Riley	157.95	0.00	157.95	92774	01/04/24
034750	GALLS INCORPORATED	026556251 Camilleri	317.99	0.00	317.99	92774	01/04/24
034750	GALLS INCORPORATED	026563215 Paquette	57.25	0.00	57.25	92774	01/04/24

					Check Total	29.94	
035500	GEORGE S WOOD INC	INV146931 CAR 445 TRAINERS	648.00	0.00	648.00	92775	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4665339.001 FLOORS	339.34	0.00	339.34	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4666432.001 floors	47.50	0.00	47.50	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4666651.001 FLOORS	176.23	0.00	176.23	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4666651.002 FLOORS	90.04	0.00	90.04	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4667809.001 floors return	-123.02	0.00	-123.02	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4668909.001 floors	96.90	0.00	96.90	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4669572.001 FLOORS	43.09	0.00	43.09	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4669572.002 floors city hall	156.62	0.00	156.62	92776	01/04/24
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4669580.001 returns floors	-156.04	0.00	-156.04	92776	01/04/24

					Check Total	670.66	
HARDWIRED	HARD WIRED AUTO ELECTRONICS LL	2701 new cruiser	9187.66	0.00	9187.66	92777	01/04/24
HICKOK	HICKOK & BOARDMAN FINANCIAL PL	29740 Advisory Agreement	3015.00	0.00	3015.00	92778	01/04/24

For checks For Check Acct 01(General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
051295	LAKE STREET AUTO SERVICE & SAL 37697	2017 Chevrolet - Silvera	90.45	0.00	90.45	92779	01/04/24
051295	LAKE STREET AUTO SERVICE & SAL 37726	2012 GMC - Savana G3500	82.40	0.00	82.40	92779	01/04/24

					Check Total	172.85	
059125	MESENTER PRINT & DESIGN 370538	Website Development	100.00	0.00	100.00	92780	01/04/24
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 5	welden cleaning	1000.00	0.00	1000.00	92781	01/04/24
NUCAR2	NUCAR AUTOMALL OF SAINT ALBANS 718801	braceys car	75.74	0.00	75.74	92782	01/04/24
010050	O'REILLY AUTOMOTIVE, INC 5671-295563	car #445	340.35	0.00	340.35	92783	01/04/24
010050	O'REILLY AUTOMOTIVE, INC 5671-296224	645	224.25	0.00	224.25	92783	01/04/24

					Check Total	564.60	
POWERSHIF	POWERSHIFT #82462	Microsoft Exchange Email	288.00	0.00	288.00	92784	01/04/24
072165	PRIAC 7.5 (EE) FY24Q2LIB	Library FY24 Q2	5212.46	0.00	5212.46	92785	01/04/24
RAYALLEN	RAY ALLEN MANUFACTURING LLC RO076084	Nomad Skid Plate	69.99	0.00	69.99	92786	01/04/24
077950	S B COLLINS INC 8074986	Fuel:	905.35	0.00	905.35	92787	01/04/24
077950	S B COLLINS INC 8095094	gasoline	352.05	0.00	352.05	92787	01/04/24
077950	S B COLLINS INC 8095095	Fuel:	610.46	0.00	610.46	92787	01/04/24
077950	S B COLLINS INC 8127866	fuel	39.95	0.00	39.95	92787	01/04/24
077950	S B COLLINS INC 8127867	fuel	465.32	0.00	465.32	92787	01/04/24

					Check Total	2373.13	
079650	SECURSHRED 444572	shredding	24.00	0.00	24.00	92788	01/04/24
084750	ST ALBANS MESSENGER 370497	Public Notices	243.20	0.00	243.20	92789	01/04/24
UPPERVALL	--- None --- -- VOID --		0.00	0.00	0.00	92790	01/04/24
THEVTCTR	THE VERMONT CENTER FOR RESPOND 1501	December 2023	1041.66	0.00	1041.66	92791	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8362	#220 2020 FORD INTERCEPT	50.96	0.00	50.96	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8364	#648 2017 FORD INTERCEPT	117.00	0.00	117.00	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8365	car 823	324.00	0.00	324.00	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8366	#661 2022 FORD POLICE IN	165.23	0.00	165.23	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8367	#435 2019 FORD INTERCEPT	170.23	0.00	170.23	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8368	#989 2016 CHEVY EQUINOX	54.80	0.00	54.80	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8369	#445 2020 FORD POLICE IN	330.19	0.00	330.19	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8370	#258 2019 JEEP GRAND CHE	64.30	0.00	64.30	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8371	#710 2019 FORD INTERCEPT	53.23	0.00	53.23	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8372	FIRE DEPT. 2019 FORD F15	78.00	0.00	78.00	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8373	car 232	126.02	0.00	126.02	92792	01/04/24
091275	TRAINERS AUTOMOTIVE CENTER 8374	#645 2017 FORD INTERCEPT	323.73	0.00	323.73	92792	01/04/24

					Check Total	1857.69	

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
VMERS-B	VMERS DB - B	LIBFY24Q2	Library Fy24 Q2	1141.85	0.00	1141.85	92793 01/04/24
101245	W.B. MASON CO., INC.	243304181	Deskchair Mat	81.58	0.00	81.58	92794 01/04/24
101245	W.B. MASON CO., INC.	243321822	Brewer Rental	14.99	0.00	14.99	92794 01/04/24
101245	W.B. MASON CO., INC.	243352291	cups and lids	128.77	0.00	128.77	92794 01/04/24
101245	W.B. MASON CO., INC.	243382228	mouse, cutlery	53.78	0.00	53.78	92794 01/04/24
101245	W.B. MASON CO., INC.	243407487	Address Labels	36.99	0.00	36.99	92794 01/04/24
101245	W.B. MASON CO., INC.	243411425	Paper and Batteries	61.26	0.00	61.26	92794 01/04/24
101245	W.B. MASON CO., INC.	243461801	Batteries	13.29	0.00	13.29	92794 01/04/24
					Check Total	390.66	
092900	UNITED STATES POSTAL SERVICE	Postage Due	Postage Due Account	100.00	0.00	100.00	92795 01/08/24
PALACE9	--- None ---	-- VOID --		0.00	0.00	0.00	92796 01/10/24
UPPERVALL	THE UPPER VALLEY AQUATIC CENTE	January 7, 2	swim meet	350.00	0.00	350.00	92797 01/10/24
UPPERVALL	--- None ---	-- VOID --		0.00	0.00	0.00	92798 01/10/24
ABBOTTWF	ABBOTT WOOD FLOORS INC	421	Auditorium Floor	19400.00	0.00	19400.00	92799 01/12/24
000405	ACE HARDWARE ST ALBANS	106052/2	106 no main #1	27.96	0.00	27.96	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106055/2	KEYKRAFTER #2003 BRASS	7.58	0.00	7.58	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106109/2	ACE BAG 55GAL 20CT FLAP	13.99	0.00	13.99	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106110/2	HILLMAN FASTNERS	1.65	0.00	1.65	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106140/2	HOSE ADAPTR 3/4"SWVL	19.98	0.00	19.98	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106142/2	Mopheads	67.96	0.00	67.96	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106149/2	LED A19 E26 BW 60W	14.99	0.00	14.99	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106155/2	Supplies	61.96	0.00	61.96	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106177/2	Supplies	88.97	0.00	88.97	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106178/2	BATTERY ALKALINE AA 20PK	45.98	0.00	45.98	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106190/2	Cleaner	12.99	0.00	12.99	92800 01/12/24
000405	ACE HARDWARE ST ALBANS	106191/2	STORAGE BOX NAVY 31GL	34.99	0.00	34.99	92800 01/12/24
					Check Total	399.00	
032328	ALDRICH + ELLIOTT, PC	81832	74 Lo Welden Stormwater	2816.61	0.00	2816.61	92801 01/12/24
032328	ALDRICH + ELLIOTT, PC	81840	Stebbins St. CSO Project	3825.00	0.00	3825.00	92801 01/12/24
032328	ALDRICH + ELLIOTT, PC	81843	Aldis Hill Water Storage	2897.04	0.00	2897.04	92801 01/12/24
032328	ALDRICH + ELLIOTT, PC	81883	St. Albans CSO Off Line	237.88	0.00	237.88	92801 01/12/24
					Check Total	9776.53	
ATLAKE	ALLEGIANCE TRUCKS JERICHO; ALL	X122025983:0	Light	46.33	0.00	46.33	92802 01/12/24
ATLAKE	ALLEGIANCE TRUCKS JERICHO; ALL	X122026103:0	CARRIER,OIL	-37.52	0.00	-37.52	92802 01/12/24
					Check Total	8.81	
002300	ALLEN ENGINEERING & CHEM CORP	112-504683-0	chemicals	2903.50	0.00	2903.50	92803 01/12/24

For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
002300	ALLEN ENGINEERING & CHEM CORP	112-504684-0 chemicals	1586.50	0.00	1586.50	92803	01/12/24
002300	ALLEN ENGINEERING & CHEM CORP	112-504708-0 chemicals	6635.00	0.00	6635.00	92803	01/12/24

					Check Total	11125.00	
ALLMECHAN	ALLIANCE MECHANICAL	069300 Electrical issues.	972.87	0.00	972.87	92804	01/12/24
ALLMECHAN	ALLIANCE MECHANICAL	M231849 Pool Maintenance	2300.00	0.00	2300.00	92804	01/12/24

					Check Total	3272.87	
AMAZON	AMAZON CAPITAL SERVICES, INC	17MY-77RR-DM clerks vault	67.28	0.00	67.28	92805	01/12/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1K76-NC4D-73 Key Tags	5.99	0.00	5.99	92805	01/12/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1LJ3-DWKL-37 Laptop Mount,	19.99	0.00	19.99	92805	01/12/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1PMF-MWDJ-7F snappy popcorn	96.98	0.00	96.98	92805	01/12/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1W1Q-VFP7-PG cork board, calendar	27.86	0.00	27.86	92805	01/12/24

					Check Total	218.10	
AQUATEC	AQUATEC ENVIRONMENTAL, INC.	1668 Aquatic Toxicity Testing	2725.00	0.00	2725.00	92806	01/12/24
BEVINSTOD	BEVINS TODD R.	856 congress st parking gara	700.00	0.00	700.00	92807	01/12/24
BEVINSTOD	BEVINS TODD R.	867 parking garage police st	5250.00	0.00	5250.00	92807	01/12/24

					Check Total	5950.00	
BJFARN	BJ FARMAN	123023 aqua fit	125.00	0.00	125.00	92808	01/12/24
BLACKDOG	BLACK DOG ELECTRICAL SERVICE L	7203 Alarm monitoring	311.50	0.00	311.50	92809	01/12/24
012750	BURLINGTON COMMUNICATION SER C	BCS14198 Dispatch Console service	600.00	0.00	600.00	92810	01/12/24
CJCCRASH	CARTER INC	Devlin WrigA crash payment	220.00	0.00	220.00	92811	01/12/24
002100	CASELLA WASTE MGT, INC.25	675929 trash removal	46.17	0.00	46.17	92812	01/12/24
CENTRISYS	CENTRISYS CORPORATION	PSI-32519 Speed Monitoring Unit CS	5571.90	0.00	5571.90	92813	01/12/24
COCACOLA	COCA-COLA BEVERAGES NORTHEAST,	38787970002 theater	145.48	0.00	145.48	92814	01/12/24
COCACOLA	COCA-COLA BEVERAGES NORTHEAST,	38803885004 theater	769.35	0.00	769.35	92814	01/12/24
COCACOLA	COCA-COLA BEVERAGES NORTHEAST,	39073816005 theater	240.96	0.00	240.96	92814	01/12/24
COCACOLA	COCA-COLA BEVERAGES NORTHEAST,	39279324004 theater	474.13	0.00	474.13	92814	01/12/24

					Check Total	1629.92	
CONNERCOM	CONNER COMMUNICATIONS, INC.	839-1238A Maquam water treatment p	450.00	0.00	450.00	92815	01/12/24
COTA	COTA SERVICE STATION AND AUTO	771983 seal for 2014 ford f450	45.02	0.00	45.02	92816	01/12/24
COTA	COTA SERVICE STATION AND AUTO	772385 Filter, belt	64.74	0.00	64.74	92816	01/12/24

					Check Total	109.76	

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
DELUXE	DELUXE ECHOSTAR	92939422	Taylor Swift: The Eras T	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92939423	Hocus Pocus	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92939424	Killers of the Flower Mo	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92943775	Five Nights At Freddy's	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92953493	The Marvels	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92953494	Freelance	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92953495	Inspector Sun and the Cu	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92957364	Trolls Band Together	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92957365	Hunger Games: The Ballad	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92961940	Wish	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92965680	Priscilla	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92967980	Nightmare Before Christm	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92975173	WB Holiday Combo 2023	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92975174	The Holdovers	40.00	0.00	40.00	92817 01/12/24
DELUXE	DELUXE ECHOSTAR	92975898	Wonka (2023)	40.00	0.00	40.00	92817 01/12/24
					Check Total	600.00	
{O!VOID!}	--- None ---	-- VOID --	0.00	0.00	0.00	92818 01/12/24	
024900	DESORCIE EMERGENCY PRODUCTS LL	19067	Concentrate 5 gal	270.00	0.00	270.00	92819 01/12/24
DIGSAFE	DIG SAFE SYSTEMS, INC	38959	EXCAVATION	175.00	0.00	175.00	92820 01/12/24
027650	E J PRESCOTT INC.	6273299	Meter Parts	1081.92	0.00	1081.92	92821 01/12/24
027650	E J PRESCOTT INC.	6277536	Meter Parts	257.10	0.00	257.10	92821 01/12/24
027650	E J PRESCOTT INC.	6279347	MXUs	11947.50	0.00	11947.50	92821 01/12/24
					Check Total	13286.52	
029150	ENDYNE, INC	475090	water testing	75.00	0.00	75.00	92822 01/12/24
030100	F W WEBB COMPANY	83910624	supplies	44.55	0.00	44.55	92823 01/12/24
030100	F W WEBB COMPANY	83948703	Meter Parts	616.99	0.00	616.99	92823 01/12/24
					Check Total	661.54	
033650	FRANKLIN RENTAL & SALES CTR. I	285557	ROPE STARTER # 6	14.45	0.00	14.45	92824 01/12/24
034750	GALLS INCORPORATED	026647828	Camilleri	20.93	0.00	20.93	92825 01/12/24
035275	GAUTHIER TRUCKING COMPANY, INC	1766170	100 NORTH MAIN	290.17	0.00	290.17	92826 01/12/24
035275	GAUTHIER TRUCKING COMPANY, INC	1766177	32 LOWER WELDON	84.38	0.00	84.38	92826 01/12/24
035275	GAUTHIER TRUCKING COMPANY, INC	1766178	36 ALDIS ST	383.73	0.00	383.73	92826 01/12/24
035275	GAUTHIER TRUCKING COMPANY, INC	1766179	79 REWES DR	147.70	0.00	147.70	92826 01/12/24
035275	GAUTHIER TRUCKING COMPANY, INC	1766181	79 REWES DR	300.00	0.00	300.00	92826 01/12/24
035275	GAUTHIER TRUCKING COMPANY, INC	1766574	67 ALDIS RD	46.47	0.00	46.47	92826 01/12/24
035275	GAUTHIER TRUCKING COMPANY, INC	1767669	trash removal	234.09	0.00	234.09	92826 01/12/24
					Check Total	1486.54	

CITY OF ST. ALBANS Accounts Payable
Check Warrant Report # 18264 Current Prior Next FY Invoices
For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
GFOA	GFOA	0274987FY24 Dues	320.00	0.00	320.00	92827	01/12/24
GREENDOLP	GREEN DOLPHIN, LLC	2533 52 54 56 No Main	32538.46	0.00	32538.46	92828	01/12/24
038600	GREEN VALLEY REPAIR, LLC	49153 NON INVENTORY ITEM	20.00	0.00	20.00	92829	01/12/24
038600	GREEN VALLEY REPAIR, LLC	49197 Motor: Open Air-Over, 1/	229.43	0.00	229.43	92829	01/12/24

					Check Total	249.43	
GRUNTS	GRUNTS MOVE JUNK & MOVING	216367 54 north main apartment	1461.00	0.00	1461.00	92830	01/12/24
HARDWIRED	HARD WIRED AUTO ELECTRONICS LL 2607	new police car set up	4424.02	0.00	4424.02	92831	01/12/24
HARDWIRED	HARD WIRED AUTO ELECTRONICS LL 2707	in car system update	900.00	0.00	900.00	92831	01/12/24

					Check Total	5324.02	
041295	HAUN WELDING SUPPLY	Y068457 CYLINDER LEASE - ONE YEA	101.14	0.00	101.14	92832	01/12/24
HEARTWOOD	HEARTWOOD LANDSCAPE SERVICES L 7748	Fall Greenbelt Planting	20700.00	0.00	20700.00	92833	01/12/24
042750	HOLLAND COMPANY, INC.	PI25195 chemicals	7094.73	0.00	7094.73	92834	01/12/24
042750	HOLLAND COMPANY, INC.	PI25329 chemicals	7802.70	0.00	7802.70	92834	01/12/24

					Check Total	14897.43	
KIMBALL	KIMBALL MIDWEST	101782924 cable tie nuts	327.59	0.00	327.59	92835	01/12/24
KIMBALL	KIMBALL MIDWEST	101787845 drill bit	178.20	0.00	178.20	92835	01/12/24

					Check Total	505.79	
THOMASONL	LAURA THOMASON	122623 aqua strong	125.00	0.00	125.00	92836	01/12/24
052650	LEADBEATER CONSULTING	TLC010324A laptop 26	100.00	0.00	100.00	92837	01/12/24
052650	LEADBEATER CONSULTING	TLC010624A pw garage	250.00	0.00	250.00	92837	01/12/24

					Check Total	350.00	
MSG	MAIN STREET GRAPHICS, LLC	18303 Apparel	368.00	0.00	368.00	92838	01/12/24
MARTINAPP	MARTIN APPRAISAL SERVICES, INC 5945	appraisal 12 congress	2300.00	0.00	2300.00	92839	01/12/24
MARTINAPP	MARTIN APPRAISAL SERVICES, INC 5946	appraisal 40-44 no main	1800.00	0.00	1800.00	92839	01/12/24

					Check Total	4100.00	
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 1 Lodge	lodge cleaning	150.00	0.00	150.00	92840	01/12/24
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 6	welden cleaning	250.00	0.00	250.00	92840	01/12/24

					Check Total	400.00	
010050	O'REILLY AUTOMOTIVE, INC	5671-291683 filters	155.80	0.00	155.80	92841	01/12/24

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
010050	O'REILLY AUTOMOTIVE, INC	5671-291907 WINTER BLADE	46.42	0.00	46.42	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-291932 HYD FITTING	3.13	0.00	3.13	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-292472 CIR TESTER	18.99	0.00	18.99	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-292989 HYD FITTING	3.13	0.00	3.13	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-293161 ADD-A-CIRCUI	14.44	0.00	14.44	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-293490 works tools	449.99	0.00	449.99	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-294882 breaker bar	62.98	0.00	62.98	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-296226 BATTERY	222.09	0.00	222.09	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-296235 return	-22.00	0.00	-22.00	92841	01/12/24
010050	O'REILLY AUTOMOTIVE, INC	5671-296274 PINION SEAL	42.53	0.00	42.53	92841	01/12/24

					Check Total	997.50	
PETTINELL	PETTINELLI & ASSOCIATES INC	010824 playground payment	30000.00	0.00	30000.00	92842	01/12/24
POWERSHIF	POWERSHIFT	#82520 Office 365 Business - So	9.00	0.00	9.00	92843	01/12/24
RAYALLEN	RAY ALLEN MANUFACTURING LLC	RO076084A GTNMFRA	299.99	0.00	299.99	92844	01/12/24
CJCREST	RL VALLEE	maplefields 23-JV-01020	32.83	0.00	32.83	92845	01/12/24
077450	ROTARY CLUB OF ST ALBANS	788216 MERP Grant	650.00	0.00	650.00	92846	01/12/24
077950	S B COLLINS INC	8095093 Fuel:	45.46	0.00	45.46	92847	01/12/24
077950	S B COLLINS INC	8095096 Fuel:	234.67	0.00	234.67	92847	01/12/24
077950	S B COLLINS INC	8127865 Fuel:	34.56	0.00	34.56	92847	01/12/24
077950	S B COLLINS INC	8127868 Fuel:	141.75	0.00	141.75	92847	01/12/24
077950	S B COLLINS INC	8127869 fuel	233.05	0.00	233.05	92847	01/12/24
077950	S B COLLINS INC	8133487 Fuel:	50.35	0.00	50.35	92847	01/12/24
077950	S B COLLINS INC	8133488 fuel	147.73	0.00	147.73	92847	01/12/24

					Check Total	887.57	
SNAPCOLLC	SNAPCO LLC	SCO-3038.49 kids topper combo	522.50	0.00	522.50	92848	01/12/24
SOUNDOFF	SOUNDOFF SIGNAL GSA	0000010197 2023 new cruisers	583.22	0.00	583.22	92849	01/12/24
084400	ST ALBANS COOP CREAMERY INC	438610 Dog food	58.98	0.00	58.98	92850	01/12/24
084400	ST ALBANS COOP CREAMERY INC	438654 PUMP LEVER PISTON HANDLE	51.99	0.00	51.99	92850	01/12/24
084400	ST ALBANS COOP CREAMERY INC	438695 Gloves, scoop	123.05	0.00	123.05	92850	01/12/24
084400	ST ALBANS COOP CREAMERY INC	438722 Laundry Detergent	7.78	0.00	7.78	92850	01/12/24
084400	ST ALBANS COOP CREAMERY INC	K38666 GLOVE KINCO 1927 LG	27.99	0.00	27.99	92850	01/12/24

					Check Total	269.79	
084590	ST ALBANS FOR THE FUTURE	2024 Kingman Kingman Fest Sponsorship	2000.00	0.00	2000.00	92851	01/12/24
086322	STICKS & STUFF	248420 lower weldeon repair	55.81	0.00	55.81	92852	01/12/24
086322	STICKS & STUFF	248802 Bolts	6.99	0.00	6.99	92852	01/12/24
086322	STICKS & STUFF	248814 Bolts	4.99	0.00	4.99	92852	01/12/24

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
086322	STICKS & STUFF	248841 plywood, millshop spruce	40.41	0.00	40.41	92852	01/12/24
086322	STICKS & STUFF	248881 Dill bit	29.99	0.00	29.99	92852	01/12/24
086322	STICKS & STUFF	249108 Supplies	7.36	0.00	7.36	92852	01/12/24
086322	STICKS & STUFF	249447 Elbow	2.78	0.00	2.78	92852	01/12/24
086322	STICKS & STUFF	249479 Supplies	5.97	0.00	5.97	92852	01/12/24
086322	STICKS & STUFF	249480 Supplies	1.39	0.00	1.39	92852	01/12/24
086322	STICKS & STUFF	249518 Vault	761.22	0.00	761.22	92852	01/12/24

					Check Total	916.91	
SWANTON	SWANTON VILLAGE	630467 PUMP - HIGHGATE RD	110.25	0.00	110.25	92853	01/12/24
TUTTLE	TUTTLE'S TRUCKING AND RECYCLIN	January trash removal	297.50	0.00	297.50	92854	01/12/24
TUTTLE	TUTTLE'S TRUCKING AND RECYCLIN	January 2023 54-56 no main trash remo	61.50	0.00	61.50	92854	01/12/24

					Check Total	359.00	
TWIGGS	TWIGGS	December 29t catering christmas party	755.00	0.00	755.00	92855	01/12/24
UNITED	UNITED RENTALS (NORTH AMERICA)	219401251-0E Cube Rental	155.25	0.00	155.25	92856	01/12/24
095075	VERMONT ASSOC OF CHIEF'S OF PO	0322507 Membership - Ben	190.00	0.00	190.00	92857	01/12/24
096100	VERMONT STATE TREASURER	Sept.1 - Dec animal license	56.00	0.00	56.00	92858	01/12/24
VHB	VHB	0431009 Fed. St. Connector	9263.85	0.00	9263.85	92859	01/12/24
102150	--- None ---	-- VOID --	0.00	0.00	0.00	92860	01/12/24
024250	WHITE & BURKE	14389 Fonda Site	640.15	0.00	640.15	92861	01/12/24
024250	WHITE & BURKE	14390 TIF Consulting	2485.17	0.00	2485.17	92861	01/12/24

					Check Total	3125.32	
100500	WORKING DOG SEPTIC SERVICES	29310 WINTER RATE PORT TOILET	155.00	0.00	155.00	92862	01/12/24
25	AAA POLICE SUPPLY	35482 clothing	973.90	0.00	973.90	92863	01/19/24
000405	ACE HARDWARE ST ALBANS	106221/2 HILLMAN FASTNERS	1.38	0.00	1.38	92864	01/19/24
000405	ACE HARDWARE ST ALBANS	106253/2 keys	18.75	0.00	18.75	92864	01/19/24

					Check Total	20.13	
AMAZON	AMAZON CAPITAL SERVICES, INC	146P-Q6KM-4T Co Metal 2 Drawer Letter	164.21	0.00	164.21	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	19JM-YK33-VT Desk Calculator 12 Digit	25.98	0.00	25.98	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1G3Y-TYCY-VX Wireless Mouse Chargeabl	12.59	0.00	12.59	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1G6R-3L3V-96 55 Pieces Metal Pin	8.85	0.00	8.85	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1HKW-LXVL-W4 breathing yoga guide	16.99	0.00	16.99	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1PH6-KLJX-HV Tri-color Ink Cartridges	67.05	0.00	67.05	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1PQ3-GKNN-V9 supplies	105.33	0.00	105.33	92865	01/19/24

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
AMAZON	AMAZON CAPITAL SERVICES, INC	1T3J-J9HW-TG supplies	122.66	0.00	122.66	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1WKG-34HD-73 storage cubes	33.80	0.00	33.80	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1WKG-34HD-7A signing bowl set	24.97	0.00	24.97	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1X4H-FTP9-L3 office supplies	238.04	0.00	238.04	92865	01/19/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1XMG-3C3H-94 APC Back-UPS Pro,	299.98	0.00	299.98	92865	01/19/24

					Check Total	1120.45	
010450	BOSTON TAILORING & CLEANERS, I	23-157 dry cleaning	1080.50	0.00	1080.50	92866	01/19/24
013150	BURNETT, NORMAN	2023feb 34 kingman ground	1700.00	0.00	1700.00	92867	01/19/24
013150	BURNETT, NORMAN	Feb24 36 kingman #5	1050.00	0.00	1050.00	92867	01/19/24
013150	BURNETT, NORMAN	feb2024 36 kingman #4	1400.00	0.00	1400.00	92867	01/19/24

					Check Total	4150.00	
CJCREST	CADILLAC MOTEL	Cadillac MoD Sandra Cross - Cadillac	40.00	0.00	40.00	92868	01/19/24
CBHI	CENTER FOR BEHAVIORAL HEALTH I	C4bhi263 Consulting	385.00	0.00	385.00	92869	01/19/24
COCACOLA	COCA-COLA BEVERAGES NORTHEAST,	39362621010 concessions	753.55	0.00	753.55	92870	01/19/24
COCACOLA	COCA-COLA BEVERAGES NORTHEAST,	39362621013 credit for no water	-200.00	0.00	-200.00	92870	01/19/24

					Check Total	553.55	
CONNERRCOM	CONNER COMMUNICATIONS, INC.	839-1237A install new battery back	397.00	0.00	397.00	92871	01/19/24
023000	CROSS CONSULTING ENGINEERS,PC	114657 Fed St. Extension	1196.25	0.00	1196.25	92872	01/19/24
023100	CRYSTAL ROCK LLC	177303480102 cooler, water	42.96	0.00	42.96	92873	01/19/24
034750	GALLS INCORPORATED	026670014 CAMILLERI	15.75	0.00	15.75	92874	01/19/24
037290	GOSSELIN CONSTRUCTION & EXCAVA	4967 December plowing	1738.75	0.00	1738.75	92875	01/19/24
VANSLETTE	ISABELLA VANSLETTE	167181 vet bill for seized dog	345.50	0.00	345.50	92876	01/19/24
MAPLELAND	MAPLE LANDMARK, INC	114606 Award Plaque	53.31	0.00	53.31	92877	01/19/24
GMSANTA	MATTHEW J SPAULDING	121923 Santa First Hour	175.00	0.00	175.00	92878	01/19/24
DATTILIO	MELANIE DATTILIO	winter 23 sw swim coach payment	1000.00	0.00	1000.00	92879	01/19/24
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 2	Hardack hardack cleaning	150.00	0.00	150.00	92880	01/19/24
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 7	Welden cleaning welden	250.00	0.00	250.00	92880	01/19/24

					Check Total	400.00	
066700	NORTHWESTERN COUNSELING & SUPP	1 Ed Riddel	33333.00	0.00	33333.00	92881	01/19/24

For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
066900	NORTHWESTERN MEDICAL CENTER	hunterkiroua Exam	115.00	0.00	115.00	92882	01/19/24
PFC	PAUL FRANK & COLLINS	208491 AN Deringer Easement	140.00	0.00	140.00	92883	01/19/24
POWERSHIF	POWERSHIFT	#76044 Chloes	11.00	0.00	11.00	92884	01/19/24
PRIMMER	PRIMMER PIPER EGGLESTON & CRAM	804914000172 2024 Improvement Financi	442.50	0.00	442.50	92885	01/19/24
RRHYTHMVT	RESTORING RHYTHM VERMONT PLLC	20234 Drumming	550.00	0.00	550.00	92886	01/19/24
077950	S B COLLINS INC	8154510 Fuel:	122.91	0.00	122.91	92887	01/19/24
077950	S B COLLINS INC	8154511 Fuel:	789.37	0.00	789.37	92887	01/19/24
077950	S B COLLINS INC	8154549 Fuel:	12.71	0.00	12.71	92887	01/19/24

					Check Total	924.99	
079650	SECURSHRED	445291 paper removal	24.00	0.00	24.00	92888	01/19/24
079650	SECURSHRED	445910 shredding	24.00	0.00	24.00	92888	01/19/24

					Check Total	48.00	
STANISLAS	STANISLAS PROPERTY SERVICES LL	Feb24 13 Kingman Apt #6	1100.00	0.00	1100.00	92889	01/19/24
UPPERVALL	THE UPPER VALLEY AQUATIC CENTE	011924 swim team	898.00	0.00	898.00	92890	01/19/24
095075	VERMONT ASSOC OF CHIEF'S OF PO	0324865 Membership Chief	190.00	0.00	190.00	92891	01/19/24
095075	VERMONT ASSOC OF CHIEF'S OF PO	0324868 Talley membership	190.00	0.00	190.00	92891	01/19/24

					Check Total	380.00	
101245	W.B. MASON CO., INC.	243506048 coffee, soap	131.12	0.00	131.12	92892	01/19/24
101245	W.B. MASON CO., INC.	243532269 Office Supplies	75.28	0.00	75.28	92892	01/19/24
101245	W.B. MASON CO., INC.	243622473 waxed bags	113.80	0.00	113.80	92892	01/19/24
101245	W.B. MASON CO., INC.	243670477 Supplies	28.05	0.00	28.05	92892	01/19/24
101245	W.B. MASON CO., INC.	243671691 coffee	33.96	0.00	33.96	92892	01/19/24
101245	W.B. MASON CO., INC.	243804533 Doorhangers	79.56	0.00	79.56	92892	01/19/24

					Check Total	461.77	
YEUNG	YEUNG GROUP, LLC	feb24 126-128 North Main	950.00	0.00	950.00	92893	01/19/24
VMERS-B	VMERS DB - B	FY24 Q2 REMI Remaining FY24 Q2 Balanc	306.60	0.00	306.60	92894	01/22/24
PALACE9	PALACE 9 CINEMAS	010924 lighted frames, booster	1200.00	0.00	1200.00	92895	01/22/24
000405	ACE HARDWARE ST ALBANS	106201/2 Bar and chain oil	55.98	0.00	55.98	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106231/2 Tarp, tools	43.96	0.00	43.96	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106233/2 repair kits	199.44	0.00	199.44	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106241/2 keys and rings	4.61	0.00	4.61	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106242/2 Key rings	2.48	0.00	2.48	92896	01/26/24

For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
000405	ACE HARDWARE ST ALBANS	106243/2 paper towels, gloves	27.98	0.00	27.98	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106249/2 toilet paper	13.98	0.00	13.98	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106303/2 tools	162.94	0.00	162.94	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106308/2 shelving	90.93	0.00	90.93	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106309/2 plastic and bit boring w	25.72	0.00	25.72	92896	01/26/24
000405	ACE HARDWARE ST ALBANS	106326/2 Batteries	22.99	0.00	22.99	92896	01/26/24

					Check Total	651.01	
ATLAKE	ALLEGIANCE TRUCKS JERICHO; ALL	R122003270:B INTERNATIONAL 2021	792.00	0.00	792.00	92897	01/26/24
ATLAKE	ALLEGIANCE TRUCKS JERICHO; ALL	X122026861:0 STRAP FUEL TANK	682.36	0.00	682.36	92897	01/26/24

					Check Total	1474.36	
AMAZON	AMAZON CAPITAL SERVICES, INC	11DN-DKL3-7W portable event speaker	138.99	0.00	138.99	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1F41-NNR6-NP christmas ties	25.97	0.00	25.97	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1FTH-L7V1-WC phone case	12.74	0.00	12.74	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1GV3-V6NH-NY office supplies	181.01	0.00	181.01	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1LDH-TWF4-9J 35in Standing Desk Conve	260.88	0.00	260.88	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1NTP-34HY-1Q GALA	552.49	0.00	552.49	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1V73-L1GR-LK Space heater	42.99	0.00	42.99	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1V94-7FQ1-6F Steno pads, coat hooks	53.63	0.00	53.63	92898	01/26/24
AMAZON	AMAZON CAPITAL SERVICES, INC	1VP1-TGT3-MX Books, advil	165.52	0.00	165.52	92898	01/26/24

					Check Total	1434.22	
002950	AMERICAN RED CROSS	22637450 Lifeguarding	84.00	0.00	84.00	92899	01/26/24
002950	AMERICAN RED CROSS	CR22619957 credit	-42.00	0.00	-42.00	92899	01/26/24

					Check Total	42.00	
007316	BERGERON PROTECTIVE CLOTHING	230139 Jackets	6090.90	0.00	6090.90	92900	01/26/24
BOURBEAU	BOURBEAU AGGREGATE LLC	9343 plant mix	2082.00	0.00	2082.00	92901	01/26/24
BPWASTE	BP WASTEWATER SERVICES LLC	22555 Stormwater tractor cam	2625.00	0.00	2625.00	92902	01/26/24
BRIGHAM	BRIGHAM ROAD SELF STORAGE LLC	12986 rental storage	85.00	0.00	85.00	92903	01/26/24
012850	BURLINGTON FREE PRESS	CY24 FP31071 news paper subscription	432.03	0.00	432.03	92904	01/26/24
BUTTON	BUTTON PROFESSIONAL LAND SURVE	9032 Greenwood Cemetery Storm	1730.58	0.00	1730.58	92905	01/26/24
CNWOOD	C N WOOD CO INC	P04469 chisel point	523.09	0.00	523.09	92906	01/26/24
015300	CARGILL, INCORPORATED	2908998498 DEICER SALT	2871.05	0.00	2871.05	92907	01/26/24
015300	CARGILL, INCORPORATED	2909003343 DEICER SALT	2935.66	0.00	2935.66	92907	01/26/24
015300	CARGILL, INCORPORATED	2909008220 DEICER SALT	2885.61	0.00	2885.61	92907	01/26/24
015300	CARGILL, INCORPORATED	2909034837 DEICER SALT	5828.55	0.00	5828.55	92907	01/26/24
015300	CARGILL, INCORPORATED	2909040727 DEICER SALT	2862.86	0.00	2862.86	92907	01/26/24

					Check Total	17383.73	

For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
002100	CASELLA WASTE MGT, INC.25	675946	trash removal	17.06	0.00	17.06	92908 01/26/24
002100	CASELLA WASTE MGT, INC.25	675964	trash removal	33.89	0.00	33.89	92908 01/26/24

					Check Total	50.95	
CVE	CHAMPLAIN VALLEY EQUIPMENT INC	WS44507	CHAIN	205.87	0.00	205.87	92909 01/26/24
CHERRIERG	CHERRIER, GARY	12223	sleigh ride	450.00	0.00	450.00	92910 01/26/24
CONNERCOM	CONNER COMMUNICATIONS, INC.	754	welden consolidated	275.00	0.00	275.00	92911 01/26/24
CONNERCOM	CONNER COMMUNICATIONS, INC.	839-1149A	Main and Congress gate	390.00	0.00	390.00	92911 01/26/24
CONNERCOM	CONNER COMMUNICATIONS, INC.	839-1209A	Communication loop failu	490.00	0.00	490.00	92911 01/26/24

					Check Total	1155.00	
COTA	COTA SERVICE STATION AND AUTO	773140	Tensioner	184.90	0.00	184.90	92912 01/26/24
COTA	COTA SERVICE STATION AND AUTO	773293	return tensioner	-184.90	0.00	-184.90	92912 01/26/24
COTA	COTA SERVICE STATION AND AUTO	773385	tow cruiser	85.00	0.00	85.00	92912 01/26/24

					Check Total	85.00	
COTT	COTT SYSTEMS, INC.	156482	MONTHLY FEE	309.60	0.00	309.60	92913 01/26/24
COTT	COTT SYSTEMS, INC.	157538	subscription fee	460.00	0.00	460.00	92913 01/26/24

					Check Total	769.60	
023000	CROSS CONSULTING ENGINEERS,PC	114683	federal st connector	235.35	0.00	235.35	92914 01/26/24
WICKGDICE	CULINARY DUO LLC DBA WICKED GO	JANUARY24202	Ice carving	1200.00	0.00	1200.00	92915 01/26/24
DEESRESID	DANIELLE BOUCHARD	#003	cleaning service	1800.00	0.00	1800.00	92916 01/26/24
025625	DMC ELECTRIC INC	6534	adams street pump	240.00	0.00	240.00	92917 01/26/24
025625	DMC ELECTRIC INC	6548	Snow making shack	26450.00	0.00	26450.00	92917 01/26/24
025625	DMC ELECTRIC INC	6549	Installing 150 watt LED	10925.00	0.00	10925.00	92917 01/26/24
025625	DMC ELECTRIC INC	6550	Snow guns, lighting	25063.68	0.00	25063.68	92917 01/26/24

					Check Total	62678.68	
027650	E J PRESCOTT INC.	6273432	Replacement clamp	377.62	0.00	377.62	92918 01/26/24
027650	E J PRESCOTT INC.	6277373	Diversion Structure Fenc	383.65	0.00	383.65	92918 01/26/24
027650	E J PRESCOTT INC.	6279794	Elec Reg ECR	1486.80	0.00	1486.80	92918 01/26/24
027650	E J PRESCOTT INC.	6279816	MXU upgrades	3982.50	0.00	3982.50	92918 01/26/24
027650	E J PRESCOTT INC.	6282383	Tube stiffeners	49.80	0.00	49.80	92918 01/26/24

					Check Total	6280.37	
029150	ENDYNE, INC	475726	water testing	50.00	0.00	50.00	92919 01/26/24
029150	ENDYNE, INC	476143	water testing	50.00	0.00	50.00	92919 01/26/24
029150	ENDYNE, INC	476144	water testing	20.00	0.00	20.00	92919 01/26/24

					Check Total	120.00	

For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
030100	F W WEBB COMPANY	83849867	Diversio	392.00	0.00	392.00	92920 01/26/24
030100	F W WEBB COMPANY	83967905	WALT'S TRUCK	48.64	0.00	48.64	92920 01/26/24
030100	F W WEBB COMPANY	84039433	water repair	249.24	0.00	249.24	92920 01/26/24
030100	F W WEBB COMPANY	84129410	SHOP SUPPLIES	81.64	0.00	81.64	92920 01/26/24
030100	F W WEBB COMPANY	84133760	PVC, repair supplies	191.27	0.00	191.27	92920 01/26/24

					Check Total	962.79	
FTS	FIRETECH SPRINKLER CORP	50026	Annual BFP	826.50	0.00	826.50	92921 01/26/24
033650	FRANKLIN RENTAL & SALES CTR. I	285440	PIPE THAWER LP IN/TORCH	55.00	0.00	55.00	92922 01/26/24
034750	GALLS INCORPORATED	026687895	HOWELL	23.24	0.00	23.24	92923 01/26/24
100800	GRAINGER	9959197493	INLINE STRAINER	44.56	0.00	44.56	92924 01/26/24
GREENDOLP	GREEN DOLPHIN, LLC	2535	welden theater	4412.26	0.00	4412.26	92925 01/26/24
GREENDOLP	GREEN DOLPHIN, LLC	2536	Progress Billing for 81	8292.15	0.00	8292.15	92925 01/26/24

					Check Total	12704.41	
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S4698779.001	strut twist - repair	41.26	0.00	41.26	92926 01/26/24
GREEST	GSPP FF FUND II LLC	INV008712	Solar Power	4663.85	0.00	4663.85	92927 01/26/24
040000	HACH COMPANY	13864870	chemicals	6512.00	0.00	6512.00	92928 01/26/24
040000	HACH COMPANY	13888498	chemicals	662.70	0.00	662.70	92928 01/26/24
040000	HACH COMPANY	13889402	chemicals	3852.01	0.00	3852.01	92928 01/26/24

					Check Total	11026.71	
HANNAFORD	HANNAFORD	Dec23	Cookie for day camp	56.25	0.00	56.25	92929 01/26/24
RECREF	HEATHER BLACKBURN	Heather Blac	day camp refund	115.00	0.00	115.00	92930 01/26/24
041900	HERITAGE FORD	318480A	core return	-50.00	0.00	-50.00	92931 01/26/24
041900	HERITAGE FORD	319684	49 SENSOR AS	37.23	0.00	37.23	92931 01/26/24
041900	HERITAGE FORD	327604A	Core Return	-75.00	0.00	-75.00	92931 01/26/24
041900	HERITAGE FORD	329350	SHOCK ABSO	269.18	0.00	269.18	92931 01/26/24

					Check Total	181.41	
042750	HOLLAND COMPANY, INC.	PI25405	chemicals	2382.35	0.00	2382.35	92932 01/26/24
042750	HOLLAND COMPANY, INC.	PI25406	chemicals	7881.49	0.00	7881.49	92932 01/26/24

					Check Total	10263.84	
LAMCTYSIU	LAMOILLE COUNTY SPECIAL INVEST	Martell	Training	75.00	0.00	75.00	92933 01/26/24
LCS	LCS CONTROLS, INC.	14606	upgrade to intouch softw	4811.00	0.00	4811.00	92934 01/26/24

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
058625	MCNEIL, LEDDY & SHEAHAN	11917 Parker v. St. Albans	128.40	0.00	128.40	92935	01/26/24
058625	MCNEIL, LEDDY & SHEAHAN	11918 Zoning Enforcement	76.00	0.00	76.00	92935	01/26/24

					Check Total	204.40	
059950	MILTON RENTAL & SALES CTR	1-648421 chipper	1320.00	0.00	1320.00	92936	01/26/24
MOUNTVW	MOUNTAIN VIEW REPAIR AND SIGN	5043 chief jacket	100.00	0.00	100.00	92937	01/26/24
MOUNTVW	MOUNTAIN VIEW REPAIR AND SIGN	5049 clothing new dispatcher	163.00	0.00	163.00	92937	01/26/24

					Check Total	263.00	
NFOP	NATIONAL FRATERNAL ORDER OF PO	JANUARY 24 PR January 24	1433.25	0.00	1433.25	92938	01/26/24
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 3	Hardack cleaning	225.00	0.00	225.00	92939	01/26/24
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 7	hardack cleaning lodge	250.00	0.00	250.00	92939	01/26/24
NOLANIN	NOLAN'S INSIDE OUT PROPERTY MA 8	Welden welden cleaning	250.00	0.00	250.00	92939	01/26/24

					Check Total	725.00	
NUCAR2	NUCAR AUTOMALL OF SAINT ALBANS	420728 1200C Clip	51.00	0.00	51.00	92940	01/26/24
NUCAR2	NUCAR AUTOMALL OF SAINT ALBANS	520609 ADAPTOR	442.00	0.00	442.00	92940	01/26/24
NUCAR2	NUCAR AUTOMALL OF SAINT ALBANS	520626 Cable Assembly	180.97	0.00	180.97	92940	01/26/24
NUCAR2	NUCAR AUTOMALL OF SAINT ALBANS	520729 Pump Assembly	845.37	0.00	845.37	92940	01/26/24
NUCAR2	NUCAR AUTOMALL OF SAINT ALBANS	520977 Shield	32.86	0.00	32.86	92940	01/26/24

					Check Total	1552.20	
010050	O'REILLY AUTOMOTIVE, INC	5671-297911 BRAKE - car 588	472.28	0.00	472.28	92941	01/26/24
RECPETTY	PETTY CASH RECREATION	welden cash petty cash made payment	41.42	0.00	41.42	92942	01/26/24
077950	S B COLLINS INC	8154509 Fuel:	56.82	0.00	56.82	92943	01/26/24
077950	S B COLLINS INC	8154512 Fuel:	88.12	0.00	88.12	92943	01/26/24
077950	S B COLLINS INC	8154513 gas	2113.77	0.00	2113.77	92943	01/26/24
077950	S B COLLINS INC	8173960 Fuel:	95.28	0.00	95.28	92943	01/26/24
077950	S B COLLINS INC	8173961 Fuel:	116.06	0.00	116.06	92943	01/26/24
077950	S B COLLINS INC	8173962 Fuel:	643.43	0.00	643.43	92943	01/26/24
077950	S B COLLINS INC	8173964 gas	1624.97	0.00	1624.97	92943	01/26/24

					Check Total	4738.45	
CJCREST	SOUTH MAIN GROCERY	south main g Steven Pouliot - South M	4.18	0.00	4.18	92944	01/26/24
084400	ST ALBANS COOP CREAMERY INC	438967 Hitch pin, gloves	41.97	0.00	41.97	92945	01/26/24
086322	STICKS & STUFF	249529 Plywood	154.84	0.00	154.84	92946	01/26/24
086322	STICKS & STUFF	249613 SQUARE COMBO 12INCH META	13.99	0.00	13.99	92946	01/26/24
086322	STICKS & STUFF	249616 Padlock, chain	24.97	0.00	24.97	92946	01/26/24
086322	STICKS & STUFF	249649 Cement Blocks	39.48	0.00	39.48	92946	01/26/24

For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
086322	STICKS & STUFF	250330 Door handle	149.99	0.00	149.99	92946	01/26/24
086322	STICKS & STUFF	250484 DOOR INSERT 9 LITE GLASS	64.99	0.00	64.99	92946	01/26/24
086322	STICKS & STUFF	250485 MIDWEST FASTENER	5.48	0.00	5.48	92946	01/26/24
086322	STICKS & STUFF	250588 Sharkbite clip and ball	58.37	0.00	58.37	92946	01/26/24

					Check Total	512.11	
SUNBELT	SUNBELT RENTALS, INC	148901895-00 Diversion Structure pump	731.52	0.00	731.52	92947	01/26/24
088150	TDI REPAIR FACILITY, LLC	1062 towing	1106.50	0.00	1106.50	92948	01/26/24
088150	TDI REPAIR FACILITY, LLC	17300 parking garage towing	250.00	0.00	250.00	92948	01/26/24

					Check Total	1356.50	
THEVTCTR	THE VERMONT CENTER FOR RESPOND	1514 January 2024	1041.66	0.00	1041.66	92949	01/26/24
TRGINVEST	TRG INVESTMENT ADVISORS, LLC	January4,202 First Quarter 2024	2268.00	0.00	2268.00	92950	01/26/24
TWOHIG	TWOHIG POLYGRAPH SERVICES, LLC	DEUSO110223 Deuso Pre employment	450.00	0.00	450.00	92951	01/26/24
TWOHIG	TWOHIG POLYGRAPH SERVICES, LLC	GOLDMAN11152 Goldman, pre employment	450.00	0.00	450.00	92951	01/26/24
TWOHIG	TWOHIG POLYGRAPH SERVICES, LLC	ROGERS111623 Rogers pre employment	450.00	0.00	450.00	92951	01/26/24

					Check Total	1350.00	
UNITED	UNITED RENTALS (NORTH AMERICA)	219401251-04 storage cube rental	155.25	0.00	155.25	92952	01/26/24
VER-TRAN	VER-TRAN, INC	103763 elevator maintenance bar	512.75	0.00	512.75	92953	01/26/24
VEISI	VERMONT ELEVATOR INSPECTION SE	38213 Inspection Electric - VT	500.00	0.00	500.00	92954	01/26/24
VPR	VERMONT PUBLIC RADIO	196221 Downtown Holiday Ads	904.50	0.00	904.50	92955	01/26/24
098850	VERMONT RECREATION & PARKS ASS	02860 2023 TRACK MEET	576.00	0.00	576.00	92956	01/26/24
098875	VERMONT RURAL WATER ASSOCIATIO	January 3, 2 membership	580.00	0.00	580.00	92957	01/26/24
097150	VLCT PACIF	20231093-A01 Daniel Clark - vehicle s	1919.95	0.00	1919.95	92958	01/26/24
VMERS-B	VMERS DB - B	JANUARY24 PR January 24	35977.33	0.00	35977.33	92959	01/26/24
VMERS-C	VMERS DB - C	JANUARY 24 January 24	29533.62	0.00	29533.62	92960	01/26/24
101245	W.B. MASON CO., INC.	239436533 Towels, Cleaner, Coffee	376.93	0.00	376.93	92961	01/26/24
101245	W.B. MASON CO., INC.	243508472 Paper Towels	155.22	0.00	155.22	92961	01/26/24
101245	W.B. MASON CO., INC.	243632634 Folders, Envelopes	161.92	0.00	161.92	92961	01/26/24
101245	W.B. MASON CO., INC.	243657963 Envelopes	51.79	0.00	51.79	92961	01/26/24
101245	W.B. MASON CO., INC.	243722105 Printer Ink	85.98	0.00	85.98	92961	01/26/24
101245	W.B. MASON CO., INC.	RJC DEcA SUPPLIES	51.76	0.00	51.76	92961	01/26/24

					Check Total	883.60	

CITY OF ST. ALBANS Accounts Payable
Check Warrant Report # 18264 Current Prior Next FY Invoices
For checks For Check Acct 01 (General Fund) 01/01/2024 To 01/31/2024

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
WORKSAFE WORKSAFE	33121	signage	294.23	0.00	294.23	92962	01/26/24
105060 WRIGHTS EXCAVATING	23-301	Stone from Bourbeau	719.47	0.00	719.47	92963	01/26/24
102150 WENNBURG, MARC	121323	6 Total Hours- Services	459.30	0.00	459.30	92964	01/29/24
120NOMAIN 120 NORTH MAIN LLC	23JanuaryA	120 North Main Street,	1500.00	0.00	1500.00	20240101	01/02/24
120NOMAIN 120 NORTH MAIN LLC	January 24	120 North Main Street,	1500.00	0.00	1500.00	20240101	01/02/24

					Check Total	3000.00	
BOOTLEG BOOTLEGGER BIKES LLC	January23A	Rental assistance.	575.00	0.00	575.00	20240102	01/02/24
CONGMA CONGRESS & MAIN LLC C/O GRANT	January23A	142 so main rent	18822.25	0.00	18822.25	20240103	01/02/24
HANGRY HANGRY THE DONUT BAR	January23	Rental Assistance	690.00	0.00	690.00	20240104	01/02/24
PARAMOUNT PARAMOUNT PICTURES - THEATRICA	Mean Girls	mean girls advance	750.00	0.00	750.00	20240105	01/10/24
066350 NORTHEAST DELTA DENTAL	January 24	Dental	4394.91	0.00	4394.91	20240106	01/05/24
097000 VISION SERVICE PLAN	January 24	January 24	732.63	0.00	732.63	20240107	01/16/24
BASIC BASIC	IN2987876	Fee for COBRA Administra	145.52	0.00	145.52	20240108	01/16/24
MVP MVP HEALTH CARE INC.	January 24	January 24	76627.95	0.00	76627.95	20240109	01/03/24
VEDA VERMONT ECONOMIC DEVELOPMENT A 54		building fit up	1990.67	0.00	1990.67	20240110	01/17/24
VTPRINT MINUTEMAN PRESS	57715	ub printing	1864.70	0.00	1864.70	20240111	01/11/24
WALTDISNE WALT DISNEY STUDIOS MOTION PIC THE MARVELS	THE MARVELS	THE MARVELS	461.14	0.00	461.14	20240112	01/09/24
457MISSIO MISSIONSQUARE - 306417	PR 010524	PR 010524	2214.30	0.00	2214.30	20240113	01/08/24
MADISON MADISON NATIONAL LIFE INSURANC	1596700	January 24	2870.48	0.00	2870.48	20240114	01/02/24
PARAMOUNT PARAMOUNT PICTURES - THEATRICA	11/03-11/09/	paw patrol killer of the	989.71	0.00	989.71	20240115	01/10/24
SOVERNET FIRSTLIGHT FIBER	January 24	January 24	4960.66	0.00	4960.66	20240116	01/16/24
KONICA KONICA MINOLTA PREMIER FINANCE	STLOUIS 202A	new printer fee and tran	485.07	0.00	485.07	20240117	01/10/24
KONICA KONICA MINOLTA PREMIER FINANCE	STLOUIS 202B	printer rental	456.62	0.00	456.62	20240118	01/10/24
054200 LIBERTY PROPANE AMERIGAS	3158300305	Propane	1289.86	0.00	1289.86	20240119	01/10/24
054200 LIBERTY PROPANE AMERIGAS	3158359171	Propane	883.57	0.00	883.57	20240120	01/12/24
054200 LIBERTY PROPANE AMERIGAS	3158525975	Propane	1971.59	0.00	1971.59	20240121	01/16/24

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
457MISSIO MISSIONSQUARE - 306417	PR 011924	PR 011924	1270.88	0.00	1270.88	20240122	01/22/24
CINEMAFIL CINEMA FILM BUYING LLC	010924	nov to dec 2023	2475.00	0.00	2475.00	20240123	01/19/24
WARNERBRO WARNER BROS.		balance as o balance due	997.50	0.00	997.50	20240124	01/18/24
AFLAC AFLAC	DECEMBER 23	PR Dec 23	472.80	0.00	472.80	20240125	01/18/24
094900 VERIZON WIRELESS	326000053060	phones	331.55	0.00	331.55	20240126	01/03/24
PURCHASE PURCHASE POWER		January 9, 2 Postage	601.00	0.00	601.00	20240127	01/08/24
PPS PRIORITY PAYMENT SYSTEMS	Dec 23	MYRec CC Fees	661.37	0.00	661.37	20240128	01/02/24
PAYCHEX PAYCHEX	2024010301	payroll	1010.32	0.00	1010.32	20240129	01/05/24
PAYCHEX PAYCHEX	2024011701	payroll and process W2	2533.30	0.00	2533.30	20240130	01/19/24
PAYCHEX PAYCHEX	28317566	esr base fee	323.00	0.00	323.00	20240131	01/12/24
PAYCHEX PAYCHEX	4579441	time clock lease	495.00	0.00	495.00	20240132	01/22/24
000075 A F S C M E COUNCIL 93	P JANUARY 24	PR January 24	636.90	0.00	636.90	20240133	01/26/24
UNIONBANK UNION BANK	12/26/23	Community Developmt	1241.67	0.00	1241.67	20240134	01/26/24
054200 LIBERTY PROPANE AMERIGAS	3159062701	Propane	1209.13	0.00	1209.13	20240135	01/30/24
030563 CONSOLIDATED COMMUNICATIONS IN	January 2024	phone internet lines	4872.52	0.00	4872.52	20240136	01/16/24
094900 VERIZON WIRELESS	9949450349	mxu internet	85.08	0.00	85.08	20240137	01/22/24
094900 VERIZON WIRELESS	9951910743	tower	85.08	0.00	85.08	20240137	01/22/24
094900 VERIZON WIRELESS	9954382466	mxu	85.08	0.00	85.08	20240137	01/22/24

					Check Total	255.24	
094900 VERIZON WIRELESS	January 23	Phones	1891.99	0.00	1891.99	20240138	01/16/24
NBI NATIONAL BUSINESS TECHNOLOGIES	5028093278	Wide Format Printer	181.11	0.00	181.11	20240139	01/29/24
SIMPLE SIMPLE ROUTE LLC	136156	IT Support	191.85	0.00	191.85	20240140	01/29/24
SIMPLE SIMPLE ROUTE LLC	136168	Jan IT services	1200.00	0.00	1200.00	20240141	01/29/24
016200 GREEN MOUNTAIN POWER	January 2024	power	61737.35	0.00	61737.35	20240142	01/31/24
021175 COMCAST	January 2024	Internet	3901.79	0.00	3901.79	20240143	01/31/24
ATT AT&T MOBILITY LLC	January 2024	Cell Phones	1244.46	0.00	1244.46	20240144	01/26/24

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SOVERNET	FIRSTLIGHT FIBER	February 202 phones	934.42	0.00	934.42	20240145	01/31/24
087832	SYMQUEST	January 24 IT and Rental	11223.61	0.00	11223.61	20240146	01/26/24
099950	VERMONT GAS SYSTEM	January 24 GAS	23266.90	0.00	23266.90	20240147	01/23/24
KONICA	KONICA MINOLTA PREMIER FINANCE 519382071	PD Printer Rental	237.68	0.00	237.68	20240148	01/25/24
KONICA	KONICA MINOLTA PREMIER FINANCE January 24	Printer Rental	556.21	0.00	556.21	20240149	01/22/24
Report Total			814,032.28	0.00	814,032.28		

To the Treasurer of the City of St Albans, We Hereby certify that there is due to the several persons whose names are listed hereon the sum against each name and that there are good and sufficient vouchers supporting the payments aggregating \$ ***814,032.28
Let this be your order for the payments of these amounts.

CITY COUNCIL:

Mayor Timothy Smith	Timothy Hawkins	Newell Decker
Marie Bessette	Trudy Cioffi	Chad Spooner
Bob Farrar	Sarah Macy	Dominic Cloud

MINUTES
ST. ALBANS CITY COUNCIL
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM MONDAY, JANUARY 8, 2024

DRAFT

Commission Members Present: IN PERSON: Tim Smith (Mayor), Newell Decker (Ward II), Marie Bessette (Ward III), Trudy Cioffi (Ward IV), Bob Farrar (Ward V), Chad Spooner (Ward VI), Dominic Cloud (City Manager)

Commission Members Absent: Timothy Hawkins (Ward I)

City Staff present: IN PERSON: Chip Sawyer (Director of Planning and Development); Martin Manahan (Director of Operations & Business Development/Public Works Director); Sara Macy (Director of Finance and Administration); Nicole Robtoy (Clerk & Treasurer) VIA ZOOM: Katie Haseltine (Minute-Taker)

Members of the public present: IN PERSON: Beebee Potter

1. Executive Session

- a. The Council finds that premature disclosure of matters related to contracts and real estate development could compromise the City or person involved (D&V).
- b. The Council moves to enter Executive Session for the purpose of discussing contracts and real estate development (D&V).

2. T. Smith convenes Executive Session and opens public meeting at 6:43 PM.

- a. T. Smith led the Pledge of Allegiance

3. Public Comment on non-agenda items within Council purview (2 minutes per speaker)

- a. B. Potter thanked Dominic Cloud, Marty Manahan, public works, and city staff for their work and community outreach during recent events, sharing that they have been amazing.

4. FY 25 Budget Presentation, D. Cloud & S. Macy

- b. Staff Presentation
 - a. S. Macy provides a summary of the FY 25 Budget:
 - a. The total proposed budget is \$13,818,543 and calls for a 0.6% (\$30,422) increase to the tax levy.
 - b. The largest category of expenditure is salaries and benefits at 54.5% of the budget (\$7,535,606). For perspective, the second largest category of expenditure is annual debt service at 10.5% (\$1,451,849).
 - c. Professional and purchased services take third place with 7.7% or \$1,106,384 and proposed capital spending of \$910,000 or 6.6% comes in fourth.
 - d. Proposed capital expenditures for FY25 total \$910,000 in fourth place with the following planned:
 - a. Police department vehicle replacement, \$200k for five vehicles (a combination of new and used).
 - b. Spending on the paving program is proposed at \$300k, an increase of \$25k.
 - c. Replacing one of the tandem plow trucks for \$270k (the cost of which will be split between the funds).
 - d. An updated parking system that eliminates the gates from all garages is proposed

- at \$100k along with a parking reserve of \$30k.
 - e. The fire department plans to spend \$10k on SCBAs.
 - e. There are three proposed new debt issuances, all related to capital purchases:
 - a. \$200k for the police vehicles, all three years.
 - b. \$270k for the PW Tandem, will be serviced by the three funds.
 - c. \$100k for the new parking system.
- b. S. Macy notes the following highlights to the FY 25 Budget:
 - a. The Police and dispatch budgets are fixed as they have been approved by the JPB. These budgets include four new officers and two new detectives to work undercover on the drug issues.
 - b. The re-appraisal is funded with cash with the first of two years reflected in FY25.
 - c. The ten-year capital projects note that was approved at the last Council meeting is included.
 - d. A Hard'ack maintenance technician is included to address all of the facilities and maintenance issues associated with the property.
 - e. A Director of Economic Vitality is included to address vacant storefronts and distressed neighborhood properties (see attached job description).
 - f. The Welden Theatre and building is included as a combined cost center and includes converting some of the part time positions into one full time position charged with bringing new life into the theatre and the City Auditorium.
 - g. An additional staff person is added to the parking budget. This position will focus on enforcement in the downtown core and congress and main parking garages. The parking budget also includes replacing the gate and ticket system with a new system that uses cameras and enforcement personnel. A five percent rate increase and a debt issuance for the initial system costs have been included.
- c. C. Spooner asks about the \$7.40 municipal tax increase on \$200K home since typically the city outlines it by quarter, but this looks to be annual. S. Macy confirms that it is for the year, which comes out to \$1.85/quarter per home assessed at \$200,000.
- d. C. Spooner notes for the record that although the city collects school taxes and property taxes, the majority is school taxes. T. Smith feels that the council and the city need to focus and emphasize clarifying what the increases are and where they go/what their purpose is. He has heard some concern from residents and thinks it is best to help educate them, so they have some context behind the increases.
- e. S. Macy reviews the budget by department as follows:
 - 1. County and Regional Functions**
 - a. All appropriations from the prior year were funded at their requested amount for FY25.
 - 2. Finance and Administration**
 - a. Director of Economic Vitality is included in this cost center.
 - b. Police and dispatch related costs for legal, property and casualty insurance, HRA and leave buy back have moved to police and dispatch. The remaining amounts for HRA costs and leave buyback costs have also moved to their individual departments.
 - 3. Clerk**
 - a. No major changes
 - b. FY25 will have a national election, expenses reflect that fact and the current plan not to mail.

4. Planning & Development

- a. Year 1 of 2 of the reappraisal is included.
- b. There are some small reductions in events items in this department to reflect an increase in the amount that is processed through the SAFF budget.

5. Debt Service

- a. As part of the town police contract all police and dispatch related debt has moved to those costing centers.
- b. The calculation at the very top of the LOT offset is shown but is included in the general revenue budget NOT this debt costing center.

6. Police and Dispatch

- a. Summary budgets included, approved by JPB in early December.
- b. *C. Spooner asks if there are any one-time costs associated with making this change. For example, a hiring bonus for 6 new officers. S. Macy shares that other than initial expenditures (FIDUP), like computers and gear, she doesn't see there being much for one-time costs.*

7. Animal Control

- a. No major changes.

8. Fire

- a. No major changes.
- b. Will use capital funding to replace some SCBAs.
- c. *T. Cioffi asks why the numbers are almost double in 2019-2020 versus now. D. Cloud reflects that during that time, the program was just getting off the ground and there was a bit of built-up demand. Now that it has been continually addressed, the numbers have gradually decreased and plateaued.*

9. Recreation - Summary

- a. New sheet to see at a glance all the components of recreation.

10. Recreation - Admin and Programs

- a. Expanding programming for seniors.
- b. Expanding summer camp offering for middle school and early teen ages including a CIT program.

11. Hard'ack

- a. The top priority for rec in the budget was the addition of a maintenance person at Hard'ack.
- b. *S. Macy broke out recreation by Hard'Ack, Barlow, and apartments just so there could be visual to each that uses up total recreation budget.*

12. Barlow

- a. No major changes. Revenue follows the active building lease. Budget includes estimated utility costs which are included in the lease.
- b. *T. Cioffi asks if the entire building is being used by Headstart. S. Macy confirms that it is.*

13. Pool

- a. FY23 was the first full fiscal year – utilities estimates updated to reflect actuals.
- b. Budgeted to break even.
- c. *T. Cioffi asks if other towns buy in to get better rates for the pool. S. Macy shares that Georgia does and D. Cloud shares Fairfield has shown interest.*
- d. *T. Smith asks about contract with the town of St. Albans for residents to pay a discounted rate. S. Macy shares that it is not a flat contract rate, but rather the*

city will bill the town quarterly based on utilization. T. Smith would encourage us to look at the rates and consider an increase. D. Clous shares that those rates aren't largely elastic.

14. Welden and 104 N Main Rentals

- a. New costing center to cover the theater and residential rentals.
- b. City purchased theater as of 1/1/23 – just shy of one full calendar year of actual data reflected in the FY23 and FY24 actual columns.
- c. Consolidated part time hours to add a full time staff person.
- d. *C. Spooner asks about the full-time manager and if that is for the building entirely or just the theater. S. Macy shares it is just for the theater.*

15. Public Works

- a. Capital: \$300k for paving; \$270k in debt proceeds for tandem truck.
- b. No other major changes.
- c. *C. Spooner asks about the sidewalk plowing vehicles. M. Manahan provides some clarity on those.*

16. Parking

- a. New parking enforcement position included.
- b. Replace computer system and gates with a new, gate-less system \$100k.

17. RJC

- a. Completely grant funded, FY25 grants will be \$1.1M
- c. Finance Committee Report - None.
- d. Council Discussion - happened concurrently with S. Macy's budget presentation.
 - a. B. Farrar thanks S. Macy for her clarity and conciseness in her presentation that makes it easy to follow along with.
 - b. T. Smith asks if the board can get a list of the bonds outstanding. S. Macy can do that.
- e. Public Comment - None.
- f. Consider a motion directing staff for next steps regarding the budget (D&V).
 - a. C. Spooner motions to put the budget that was presented for warning on January 29, 2024. T. Cioffi seconds. Motion passes with all in favor.

5. Planning and Development Items, C. Sawyer

- b. First reading of zoning amendments concerning parking and performance bonds.
 - a. Amendment 1: Useful Definitions
 - a. A large amount of time is spent on parking issues, and there lacks an actual definition of parking and related terms in the city's regulations. A definition of travel trailer and parking has been added.
 - b. Amendment 2: Clarifying Existing Travel Trailer Rule
 - a. C. Sawyer explains that travel trailers can be utilized in a set-back for up to 2 weeks/year, but it cannot be hooked up to utilities. C. Spooner asks for clarification on utilities. C. Sawyer shares the utilities are in reference to water/sewer, but electric hookup is separate and that would be allowed. D. Cloud mentions the use of the word "municipal" C. Sawyer notes that clarification can be written to reference municipal i.e. water/sewer so that there isn't confusion on the definition of utilities.
 - b. C. Sawyer also notes the elimination of the section that references sales lots. Travel trailers must also stay well maintained and road ready. T. Cioffi mentions the green bus that is often parked near the library and makes it difficult for divers to navigate surrounding intersections since visibility is reduced. C. Sawyer reflects that in some of those cases, larger vehicles are walking the line in terms of being parked in an

- authorized area but would need to look further into that as it may be a case where an exclusion was made.
- c. Amendment 3: Improved Text Based on Past Challenges with Administering the Parking Rules
 - a. C. Sawyer shares that this amendment clarifies the exceptions to the rule with specific reference to lots without frontage.
 - d. Amendment 4: Strike the Balance Between Allowing Driveways and Enforcing Parking Restrictions
 - a. C. Sawyer shares this amendment adds more wording to provide balance between letting people park in their driveways while also preventing the design of driveways to allow for excessive parking in front setbacks or in front of Principal Buildings.
 - e. Amendments 5 through 9: Consolidate the Options for Performance Bonds and Create Better Linkage to Statute.
 - a. C. Sawyer shares that right now, all landscaping changes require a performance bond and this is the way it has been for a while. This proposal would limit the application of performance bonds solely to public improvements, afford the DRB the options enabled in State statute without requiring that performance bonds be issued in all cases, and provide better statutory linkage to Vermont zoning law.
 - c. Approval of loan application for Stebbins St. CSO project (D&V)
 - a. C. Spooner motions to approve. M. Bessette seconds. T. Smith asks for a rough estimate on the separation of water and sewer. C. Sawyer estimates that no more than a third of the city, by square footage, is in a combined area. However, a lot of the city's more impervious areas are combined, estimating that to be at least half of the city. C. Sawyer shares the city has looked at that and there might be opportunity for more separation, but they were looking at doing storage instead, rather than doing these complicated retro-fit projects. Motion passes with all in favor.
 - d. Consider approval of Certificate for No Appeal and Suit Pending (D&V)
 - a. C. Sawyer states the assessor has attested that there are no appeals pending from any action of the lister or assessors and there are no suits pending to recover taxes paid associated with the April 1, 2023 Grand List
 - b. C. Spooner motions. M. Bessette seconds. Motion passes with all in favor.
 - e. Update on 2025 City Plan and recent survey
 - a. C. Sawyer doesn't believe the planning commission is proposing any major new changes. He notes that activity in the legislature may drive some decisions (new designated area programs for example) to the City Plan and making sure that the city has zoning and statements of support. The survey was distributed via mail and in person at Martha's Kitchen and the food shelf. 282 responses were received. A UVM intern helped to compile and analyze the data into recurring themes.
 - b. The survey allowed respondents to choose their association to the city (live, own property, work, etc.). Some questions are great to look at in terms of city residents and how we are doing, but other questions with answers from those outside the city were good for an external view on how the city and its marketing is doing.
 - c. Some key takeaways from the survey were:
 - What people love: neighbors, community, walkability, safety, aesthetic
 - What people are worried about: substance use, crime/policing, affordability
 - What changes would people like to see: traffic safety, noise ordinance enforcement, enhance walkability, addressing drugs, providing more social services, etc.

- d. The planning commission will continue to work on the City Plan and updates will be presented as necessary to the board. It is important to get the plan adopted before August of 2025.

6. Mayor's Report

- a. Consider appointments to Belonging, Equity, & Inclusion Cmte. (D&V)
 - a. C. Spooner, T. Cioffi, and M. Bessette had favorable interviews with new candidates for the BEI committee. C. Spooner motions to approve:
 - Reappointment of Mareesa Miles to a full seat with term expiring 12/31/26,
 - Appointment of alternate Moira Jamieson-Brooks to a full seat with term expiring 12/31/25.
 - Appointment of new candidates Victoria Wilson (aka Vikki La Rose) and Anais Olshan to full seats with terms expiring 12/31/2026.
 - b. M. Bessette seconds. Motion passes with all in favor.
- b. Consider appointments to Downtown Board (D&V)
 - a. C. Spooner, M. Bessette, and T. Hawkins had favorable interviews with new candidates for the Downtown Board. C. Spooner motions to approve:
 - Reappointment of incumbent members Maureen Brown, Sharon Holcomb, and Donna Howard to full seats with terms expiring 12/31/26,
 - Appointment of current alternate member Nicole Cunningham to a full seat with term expiring 12/31/26.
 - Appointment of new candidate Lauren Bode to a full seat with term expiring 12/31/26.
 - Appointment of new candidates Jennifer Kostuck and K.F. Samandari to alternate seats with terms expiring 12/31/26.
 - b. T. Coffee seconds. Motion passes with all in favor.

7. Council Reports

- a. T. Smith shares a positive experience at the movie theater (noting cleanliness, customer service, etc.) as well as lots of compliments on the fireworks. The tractor parade was also a success.
- b. T. Cioffi recognized the outpouring of community support for those who recently lost their home in a fire.
- c. B. Farrar echoes T. Smith on the tractor parade and fireworks.
- d. N. Decker asks about a maple tree. M. Manahan shares that it will be removed.
- e. M. Bessette shares her ward has been quiet and that it has been interesting watching the progress on the apartment complex being built. M. Bessette also notes the great fireworks.
- f. C. Spooner asks Nicole if the city is ready for the election. She states that they are, and postcards will be sent out by the end of this month or the beginning of February. T. Smith shares a past idea of having a tough booth for voting to help educate the younger generation on the voting ballot and process. Nicole says it is a potential, but it is dependent on the staff available to make it all happen. C. Spooner shares there are a lot of elections this year. Nicole confirms saying there are elections in March, August, and November. It will be a busy year.

8. Consider approval of warrants: 12/31/23 (D&V)

- a. T. Cioffi motions to approve. C. Spooner seconds. Motion passes with all in favor.

9. Consider approval of Reg. Mtg. Minutes: 12/11/23 (D&V)

- a. C. Spooner motions to approve. T. Cioffi seconds. Motion passes with all in favor.

10. Other Business

- c. None.

11. Adjourn

- a. C. Spooner motions to adjourn. T. Cioffi seconds. Motion passes with all in favor. C. Spooner

adjourn the meeting at 8:22 pm.

DRAFT

MINUTES
ST. ALBANS CITY COUNCIL
SPECIAL MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM MONDAY, JANUARY 29, 2024

DRAFT

Council Members Present: Tim Smith (Mayor), Timothy Hawkins (Ward 1) (Via Zoom), Newell Decker (Ward 2), Marie Bessette (Ward 3), Trudy Cioffi (Via Zoom) (Ward 4), Bob Farrar (Ward 5), Chad Spooner (Ward 6)

Council Members Absent: None

City Staff present: Paul Olshan, Minute Taker, Dominic Cloud (City Manager), Chip Sawyer (Director of Planning and Development) Nicole Robtoy (City Clerk & Treasurer)

Members of the public present:

1. Convene session with the pledge of allegiance.

2. Public comment on matters within Council purview; two minutes per speaker.

- No public comment.

3. TIF approval process overview and update on state approval.

- D. Cloud gave an overview to start the discussion. He mentioned that the State and their Independent Economist concluded the plan was reasonable and executable.
- C. Spooner asked about what makes this different from some of the TIF complications in Burlington. D. Cloud clarified a few of the differences between what Burlington did and what St. Albans is doing.
- T. Smith said that the state auditor has never been in favor of economic development in general. C. Spooner also said that St. Albans would not be where it is today without TIF programs. There was further discussion on the benefits of TIF and opinions on economic development.
- S. Macy led the council through the Notice to the Voters for the City's Final TIF Bond Vote, in March 2024. Specifically the following items:
 - The total amount of TIF debt to be considered in March 2024 is \$11.4 million.
 - The total cumulative amount of TIF district debt incurred to date (not including the March 2024 bond item) is \$21 million.
 - The estimated amount of type of financing if the March 2024 TIF Bond is approved is an \$11.4 million bond anticipation note to be issued prior to the end

of March 2024. The City will eventually secure a long term bond with the Vermont Municipal Bond Bank.

- The full \$11.4 million is the amount of principal to be financed and the estimated interest rate is 4.21%. There are no additional fees from the Vermont Municipal Bond Bank. The debt term will be 20 years. The estimated annual debt service is \$854,504.
 - Of the \$11.4 million, up to \$2.5 million would fund related costs of the project.
 - Interfund loans are not planned, but interim financing is. The City intends to issue a bond anticipation note during March 2024 to meet the TIF debt issuance deadline.
 - The \$11.4 million bond would finance \$10 million for the Bellevue Redevelopment Project, \$200,000 for 45 Kingman Street project, and \$1.2 million for the Federal Street Multimodal Connector.
 - Bellevue Redevelopment and 45 Kingman Street will be fully funded with the TIF debt and the \$1.2 million will go toward a total cost of \$1.9 million on the Federal Street Project. The remainder of which will be financed with grants and other sources.
 - The improvements to be financed consist of land acquisition, brownfield remediation, utility improvements, construction of parking, site preparation, roadway construction and improvements, streetscaping, professional services, and related costs.
 - The City's TIF District financial plan assumes that the private development response to these public projects will add \$15,827,500 in incremental assessed property value. Specifically, the increment is a result of the Bellevue and Courthouse redevelopment projects, which are planned to result in new and newly-renovated residential and commercial space.
 - Voters are hereby notified that, if the tax increment received by the City from any property tax source (State education or municipal) is insufficient to pay the principal and interest on the debt, or other forms of district financing, in any year, for whatever reason, including a decrease in property value or repeal of the State education property tax source, unless determined otherwise at the time of such repeal, the City shall remain liable for the full payment of the principal and interest for the term of indebtedness.
- **T. Hawkins joined the meeting at 7:05.**
 - C. Spooner asked if this was the last chance to issue any debt for the TIF. S. Macy said that this was correct. C. Spooner said that this project would likely take a lot of pressure off of the housing crisis in the city, as well as the traffic congestion.
 - There was a discussion as to whether the bond could be refinanced.
 - There were no additional discussions for the financing. T. Smith instead asked about the timeline for the Federal Street project. C. Sawyer updated the City Council on how this project will pan out and the timeline. He specifically mentioned 2025/2026. There was a brief discussion on the separation of storm and wastewater.

- T. Smith asked how this will be marketed or advertised to the community. D. Cloud gave a few examples, like posts on social media and on the St. Albans website.

4. Consider Approval of 2024 Town Meeting Warning.

- N. Robtoy presented the documents that the City Council needed to sign. She also went over positions that need to be voted on.
- **C. Spooner motioned to approve the 2024 Town Meeting Warning. Seconded by T. Cioffi. The motion passed with all in favor. There was no additional discussion.**
- T. Hawkins asked if there was still a meeting scheduled for 2/12/24. The City Council confirmed this. T. Hawkins mentioned that he actually locked his door for the first time in about 60 years, and also installed a ring doorbell, which he specified were problematic.
- T. Cioffi had received some questions about the eclipse, especially with a recent news article focused on it. T. Smith gave an update of glasses ordered, traffic control, food stalls, parking, recommended areas, and other information.
- C. Spooner said he appreciated this board and the community support, especially when looking toward the future. T. Smith also said that other communities look to St. Albans for projects, upgrades, and inspiration.
- N. Decker received some comments about how nice the city looks. He also updated the council on a tree that needed to be trimmed.

5. C. Spooner motioned to adjourn the meeting. Seconded by T. Cioffi. The motion passed with all in favor.