

MINUTES
ST. ALBANS CITY COUNCIL
SPECIAL MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
5:30 PM MONDAY, JANUARY 26TH, 2026

APPROVED

Council Members Present: IN PERSON: Tim Smith (Mayor); Trudy Cioffi (Ward IV); Erik Johnson (Ward V); Chad Boudreau (Ward VI); Lindsay Hunn (Ward II)

Council Members Absent: Dominic Cloud (City Manager); Timothy Hawkins (Ward I)

City Staff present: IN PERSON: Chip Sawyer (Director of Planning & Development); Sarah Macy (Director of Finance & Administration); Katie Haseltine (Minute Taker)

Members of the public present: VIA ZOOM: Alexander

- 1. T. Smith convenes Open Session with Pledge of Allegiance at 5:32 PM.**
 - a. T. Smith led the Pledge of Allegiance.
- 2. Public comment on non-agenda items within Council Purview**
- 3. Consider adoption of Aldis Hill Necessity Resolution (D&V)**
 - a. S. Macy explains that at the last meeting, M. Manahan and herself discussed the project to rehabilitate the original Aldis Hill water tank, which holds one million gallons. They just finished constructing the second water tank that also holds one million gallons. The City's required backup capacity is two million gallons for the size of their system.
 - b. The cost to rehabilitate the old water tank is estimated to be \$1.6 million. S. Macy explains that if they put out the bond vote now, the City would be eligible for up to \$800,000 in subsidies, which is excellent timing for this project. This would put the remaining cost of \$800,000 to the water users, spread across 40 years at a 0% interest rate.
 - c. The first item on the agenda is adopting the necessity resolution, which says that the City is unable to burden the ratepayers with the \$1.6 million, and therefore it's necessary for the City to put this to vote for a debt issuance.
 - d. T. Smith notes for the record that D. Cloud, City Manager, was unable to attend tonight due to travel delays.
 - e. **E. Johnson motions to approve the Aldis Hill Necessity Resolution. T. Cioffi seconds. Motion passes with all in favor.**
- 4. Consider adoption of Aldis Hill Declaration of Official Intent to Reimburse Certain Expenditures from Indebtedness (D&V)**
 - a. S. Macy explains it is another pre-bond vote housekeeping item that officially declares the City's intent to reimburse themselves with debt proceeds for costs incurred prior to the issuance of the debt.
 - b. **T. Cioffi motions to approve the Aldis Hill Declaration of Official Intent to Reimburse Certain Expenditures from Indebtedness. E. Johnson seconds. Motion passes with all in favor.**
- 5. Consider approval of 2026 Town Meeting Warning (D&V).**
 - a. S. Macy quickly reviews the warning, which includes Article 1: Elected Positions, Article 2: City Budget, and Article 3: Water Tank Refurbishment.
 - b. T. Cioffi shares that the school budget is coming in at 2.4%, noting that the City is seeing a

lesser increase than surrounding towns due to the reappraisal and change in the CLA.

- c. T. Smith asks about the timeline for future reappraisals. S. Macy isn't sure of what the timeline looks like from a state level. T. Smith was just curious if they could consider setting aside funds each year, so the expense doesn't hit one budget really hard. S. Macy thinks that is a great idea and can be discussed in future budget years, as the current budget has already been approved to send to voters. T. Smith recalls it was pretty costly. S. Macy confirms it was about \$285,000 over two years.

d. C. Boudreau motions to approve the 2026 Town Meeting Warning. E. Johnson seconds. Motion passes with all in favor.

6. Other Business

1. E. Johnson asks if they've seen an uptick in voters. N. Robtoy has not.
2. T. Smith asks if there is any update to the new restaurant, Char, opening. N. Robtoy hasn't heard any update but does know that they had some construction delays.

7. Adjourn

a. T. Cioffi motions to adjourn. E. Johnson seconds. Motion passes with all in favor. T. Smith adjourns meeting at 5:47 pm.

DRAFT