

MINUTES
ST. ALBANS CITY COUNCIL
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM MONDAY, FEBRUARY 09, 2026

APPROVED

Council Members Present: Tim Smith (Mayor); Timothy Hawkins (Ward 1), Lindsay Hunn (Ward 2), Trudy Cioffi (Ward 4), Erik Johnson (Ward 5), Chad Boudreau (Ward 6)

Council Members Absent: None absent.

City Staff present: Paul Olshan, Minute Taker, Dominic Cloud (City Manager), Chip Sawyer (Director of Planning and Development); Sarah Macy (Director of Finance & Administration)

Members of the public present: Alina Korsak; Ray Stahl; Michael Nicholas; Janis Appel

1. T. Smith called the meeting to order at 6:32

2. No public comment.

3. C. Boudreau joined the meeting at 6:33

4. Presentation of FY25 Audit CBIZ CPAs, PC

- S. Macy presented the government financial report. She started with the Annual Comprehensive Financial Report. This presentation showed the financial health of the city, and what some of these reports represented.
- T. Smith asked if the stormwater funding was used for Houghton Park. C. Sawyer clarified that the wastewater funds were used for the work at Houghton Park.
- **J. Appel joined the meeting at 6:37.**
- T. Hawkins asked about the old city plan funding, and whether they would be done funding that in 12 years. S. Macy answered that the actuary uses the cash on hand and statistics to predict how long the pensions would last. There was some clarification on the amount of money the city was funding for pensions.
- T. Smith asked about the back-due taxes of around \$319,000. According to some reports, the state was billing communities for this. S. Macy noted that the smaller communities that owe back taxes didn't pay as much for school funding, which is why they are being billed.

5. A. Korsak presented the results of the CBIZ CPA audit. The City Council had no questions. T. Hawkins commented on the pensions and TIF funding being estimates, and how that worries the budget committee and other council members. There was further discussion

among the council members about how to assess whether these numbers could change in the future and how to prepare. T. Hawkins was clear that in any budget discussion since he's been on the council, he's never discussed TIF or pensions.

- City Staff explained some of the actuary's strategy for how the plan was designed for funding. T. Hawkins stated that the public believes they have more control over it than they do. S. Macy explained that there were some shifts in the percentage of pension investments built into the plan on page 81.
- No other questions or comments.
- **A. Korsak left the meeting at 7:06.**

6. Public Hearing on City Plan, presented by C. Sawyer.

- C. Sawyer described the purpose of the plan, how it's non-binding but vital for zoning and funding. C. Sawyer specified the importance of this plan getting adopted for regional planning, and how any major changes could be amended into the plan after it's adopted.
- T. Smith asked about a regional hearing on the city plan, which is a standard practice when it's adopted by the city. It would be approved by the regional board of directors with a recommendation by the staff.
- T. Cioffi had some questions about the plan. She brought up the term "safe housing" and what that might mean, in relation to some Section 8 housing that's paid by the state but is considered unsafe by the city. C. Sawyer mentioned how the rental properties are inspected and how these issues can be addressed. She then asked about a breakdown of housing throughout the city. C. Sawyer mentioned that this data is out there, but not easily compiled. These trends and data will be compiled in the future, especially after the recent appraisal. But to address the housing crisis, C. Sawyer specified that rental housing and multi-family housing would be the way to fix it.
- T. Hawkins mentioned that the public was encouraged to let the city know when housing was unsafe, which he believed solved the problem. T. Cioffi wanted an update on the landlord ordinance in the future.
- R. Stahl mentioned that the Planning Commission supported C. Sawyer, and they had many amendments that they wanted made in the future. J. Appel provided additional clarification on the many discussions the Planning Commission had regarding Section 8 housing and other types of housing.
- There was a brief conversation on how rigorous the Section 8 housing inspections were.
- **T. Smith motioned to adopt the city plan. Seconded by E. Johnson. The motion passed with all in favor. No additional discussion.**

7. C. Sawyer presented the new park rule amendments.

- T. Hawkins was concerned about the two-hour time limit for being in the park. He was clearly against that rule. D. Cloud mentioned that the city approved the sign, and

time limits are one of the only things the government can enforce, not behavior. That was why they went there.

- T. Smith did not disagree with the 2-hour limit, but he believed discretion should be used by the police if people aren't bothering anyone.
- L. Hunn understood where T. Hawkins was coming from, but ultimately agreed with the sign because it was something that was enforceable if necessary, but otherwise would not be enforced.
- There was a discussion about the 2-hour limit and how it could lead to disgruntled members of the public and other problems in the future. J. Appel asked about how to obtain a permit for protests and events.
- **T. Hawkins motioned to approve the park rules. Seconded by C. Boudreau. The motion passed with all in favor except for T. Hawkins, who voted against. No additional discussion.**

8. VCDP Municipal Policies and Codes, presented by C. Sawyer.

- C. Sawyer went through the policies and codes added to the city website.
- **T. Hawkins motioned to approve the additional municipal policies and codes. Seconded by E. Johnson. The motion passed with all in favor. No additional discussion.**
- **R. Stahl and M. Nicholas left the meeting at 7:40.**

9. S. Macy presented the annual TIF report.

- She brought up needing approval for TIF by the council.
- E. Johnson asked about the unused transportation funds. S. Macy said they could have been unutilized or compiled in another grant. C. Sawyer believed they were spent.
- T. Smith asked about what is done with excess money made from TIF funding. S. Macy clarified how the city holds the funds and what is done with them.
- T. Hawkins asked about ways to restructure funds. S. Macy went through the current structure of funds and the interest rates on the bonds. There will be a discussion in the future about demolishing the Bellevue Building and how that might affect TIF funding.
- **T. Cioffi motioned to certify the annual TIF report. Seconded by C. Boudreau. The motion passed with all in favor. No additional discussion.**

10. C. Sawyer presented miscellaneous appointments to boards.

- **E. Johnson motioned to add Alexander Bobella as a member of the Climate and Energy Board. Seconded by T. Cioffi. The motion passed with all in favor. There was a brief discussion about the council's interview with A. Bobella.**
- **T. Hawkins motioned to appoint Ryan Neal and Jack Nichol to the Planning Commission. Seconded by T. Cioffi. The motion passed with all in favor. No additional discussion.**

- **E. Johnson motioned to appoint C. Sawyer to the regional planning commission. Seconded by T. Cioffi. The motion passed with all in favor. No additional discussion.**
- 11. 468 Swanton Road Sewer Allocation.**
- **T. Cioffi motioned to approve the 468 Swanton Road Sewer Allocation. Seconded by E. Johnson. The motion passed with all in favor. No additional discussion.**
- 12. Council Report.**
- L. Hunn was sad it would be their last meeting with T. Smith.
 - C. Boudreau had some calls about the sidewalks on Upper Gilman St. and how fast people go through that street. He believed the sidewalks that border the park should be considered a part of the street and not the part of the park. He also asked about the park mobile signs, which were apparently taking a long time to ship.
 - E. Johnson agreed with C. Boudreau's comments about Gilman St and how fast people are driving. He also brought up the school crosswalk having no lights for nighttime crossing.
 - T. Cioffi has been pleased with the enforcement of ordinances.
 - T. Hawkins recognized that T. Smith brought a level of civility to the City Council and was appreciative of that.
 - T. Cioffi presented a parting gift to T. Smith.
 - T. Smith presented T. Hawkins with special recognition in the city report.
 - M. Manahan thanked T. Smith for his support of the Public Works employees.
- 13. T. Hawkins motioned to approve the minutes from 1/12/26, Seconded by E. Johnson. The motion passed with all in favor. No additional discussion**
- 14. T. Hawkins motioned to approve warrants. Seconded by E. Johnson. The motion passed with all in favor. No additional discussion.**
- 15. T. Hawkins motioned to adjourn the meeting at 8:11. Seconded by E. Johnson. The motion passed with all in favor. No additional discussion.**