

**CITY OF MONTPELIER
CAPITAL CITY OF VERMONT**

City Manager's Weekly Report – 8/28/2015

UPCOMING MEETINGS ...

- Tuesday, September 1st Design Review Committee Meeting, 5:30 P.M. in the City Council Chambers
- Wednesday, September 2nd Montpelier Business Association Meeting, 8:30 A.M. in the Memorial Room
- Thursday, September 3rd Tree Board Meeting, 5:30 P.M. in the Memorial Room
- Friday, September 4th Cemetery Commissioners Meeting, 12:00 noon in the City Manager's Conference Room

ATTACHMENTS ...

-  Montpelier Housing Authority Letter w/Payment in Lieu of Taxes

CITY MANAGER'S REPORT ...

Website Redevelopment

We continue to make progress on the website redevelopment. In June, we worked with the CivicPlus team to develop the design concepts for the new site. In July, CivicPlus presented the proposed organization layout and, with feedback, the City approved this layout. Also in July, the City submitted to CivicPlus the site maps for the overall site as well as the departmental sites and provided updated language for the new site. This month, CivicPlus is working to build out the new site and migrate over the existing content onto the new site. In early September, CivicPlus will present the new site (at 85% completion) to the City team. With feedback from the City, CivicPlus will complete the website by the end of September. In early October, City staff will be trained in how to use the new site and then will focus on updating it through the month of October. We remain on schedule to launch the new site in early November 2015.

This contract with CivicPlus includes a parallel site for Montpelier Alive. Montpelier Alive is working on a similar process as the City with a site that is co-hosted with the City's site. On either site, residents will be able to navigate to the other fairly seamlessly. We are excited about this partnership.

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Bike Path Extension Project

Public Works, the Manager's Office, the State, and DuBois & King continue to work on the Bike Path Extension Project that includes completing the path from Granite Street to Gallison Hill Road. We are currently in the right-of-way phase and working with the State and property owners to secure the 12 construction and permanent easements required. As a result of these recent conversations, a redesign to the south site of Barre Street crossing Barre Street at Sabin's Pasture is necessary. Our engineers are currently working on this realignment.

Legal

VCFA vs. City, Tax Appeal. – Motions for Summary Judgment were filed by both parties on June 15. Represented by Robert Fletcher.

Bettis/Powers vs. Bean – Motions being filed. Represented by Nancy Sheahan through VLCT.

Illuzzi vs. City, Law, Motyka, Renaud Bros. – Motions have been filed. Going into mediation. Represented by Constance Tryon Bell through VLCT.

Hallsmith Hearing is set for October 30, 2015

WEEKLY UPDATES FROM DEPARTMENT HEADS ...

Assessor's Office:

Met with Property Valuation and Review Division District Advisor Bill Tobin and reviewed the 2015 Annual Sales Study. Douglas Farnham, Jr., the new Director of the Division of Property Valuation and Review, also attended the meeting. The Annual Sales Study is the basis for calculating the CLA (Common Level of Appraisal) for the upcoming year.

Sales volume increased to 138 sales for the 4/01/14 to 3/31/15 period, up 6% compared to the 2014 Study. The number of sales in the 2014 Study showed a 9% increase over the number of sales in the 2013 Study.

Sales from 4/01/14 through 3/31/15 continue to demonstrate an increasing real estate market in Montpelier.

There were a total of 82 residential sales, up from 76 in last year's study. 34 sales were between \$60,000 and \$199,000; 26 sales were between \$200,000 and \$299,000; 16 sales were between \$300,000 and \$399,000; 4 sales were between \$400,000 and \$499,000 and 2 sales were over \$500,000. The volume of sales up to \$400,000 was up slightly compared to last year's study period, while residential sales over \$400,000 declined from 11 last year to 6 in this year's study.

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There were 20 condominium sales during the period, down from 23 for the same period last year, with prices ranging from \$110,000 to \$280,000.

16 sales of 2-4 unit multi-family properties took place with prices ranging from \$197,825 to \$375,000. Prices for duplex (2-unit) properties ranged from \$98,900 to \$140,000 per unit, with an average per unit price of \$113,450. 3-unit properties had a per unit price range of \$73,167 to \$91,667 per unit, with an average per unit price of \$82,416. 4-unit properties sold for prices ranging from \$50,000 to \$95,000 per unit, with an average per unit price of \$62,042.

The remaining 20 sales were commercial properties and vacant land.

TOPICS FOR UPCOMING CITY COUNCIL MEETINGS ...

September 9	Consultant Work Development Review Board Appointment DID Presentation ? Master Plan Public Hearing (1 st) Community Fund ? Ice Rink Update
September 23	5:30 Mowatt Site Visit 6:30 Mowatt Hearing Master Plan Public Hearing (2 nd) Appointments to Design Review Committee; Planning Commission, Montpelier Housing Authority; and Historic Preservation Committee
September 24	Public Budget Discussion 1 (Capitol Plaza)
October 13	Public Budget Discussion 2 (MHS Cafeteria)
October 14	Debrief Public Forums Goals Status Update
October 28	Preliminary Budget



William J. Fraser
City Manager

MONTPELIER HOUSING AUTHORITY

*155 Main Street
Montpelier, Vermont 05602
(802) 229-9232*

August 24, 2015

William J. Fraser, City Manager
39 Main Street, City Hall
Montpelier, VT 05602

Dear Bill:

Enclosed please find our check in the amount of \$11,959.54.

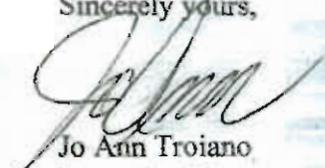
This represents our payment in lieu of taxes (PILOT) for the fiscal year which ended June 30, 2015 for Pioneer Apartments.

The Cooperative Agreement between the Authority and the City requires that we pay the City an amount based on 10% of the total rental income for Pioneer Apartments minus utility costs. A copy of the computation is enclosed for your records.

As always, we appreciate your continued support of our efforts.

Please feel free to call me if you have questions or need additional information.

Sincerely yours,


Jo Ann Troiano
Executive Director