

Council Chamber | Audrey P. Beck Municipal Building
4 So. Eagleville Road, Mansfield, CT

MINUTES

1. CALL TO ORDER

Mayor Moran called the regular meeting of the Mansfield Town Council to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

2. ROLL CALL

Present: Berthelot, Bruder, Fratoni, Freudmann, Kochenburger, Moran, Schurin, Shaiken (*arrival noted below*)

Excused: Ausburger

3. APPROVAL OF MINUTES

Ms. Berthelot **moved** and Mr. Bruder seconded to approve the minutes of the February 10, 2020 regular meeting as presented. Motion **passed** unanimously.

Ms. Berthelot **moved** and Mr. Schurin seconded to add Resolution for Corporate Seal to the agenda as new business item G. Motion **passed** unanimously.

4. OPPORTUNITY FOR PUBLIC TO ADDRESS COUNCIL

Betty Wassmundt, Old Turnpike Road, asked the Council to have the Finance Committee review the Reynolds School lease and commented that the Mansfield Board of Education budget is actually a 2% increase over last year. (Statement attached.)

5. REPORT OF THE TOWN MANAGER

Interim Town Manager John Carrington presented his written report.

6. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Moran thanked the Chronicle for two recent editorials regarding Mr. Carrington and Ms. Chaine and reported that she recently attended the Stone Hill open house.

Mr. Freudmann reported that the Mayor delivered her letter addressed to the UCONN President to University staff at the recent Town Gown meeting.

7. OLD BUSINESS

None.

8. NEW BUSINESS

A. Mansfield Middle School Roof Project

(Mr. Shaiken arrived)

Superintendent of Schools Kelly Lyman, Mansfield Board of Education Chair Kathy Ward, and Facilities Director Allen Corson presented information to the Council demonstrating the need for roof replacement and reviewed the timeline for a bonding referendum and requirements for state reimbursement.

Mr. Shaiken **moved** and Mr. Kochenburger seconded, effective February 24, 2020, to establish, for an indefinite term, a five-member Mansfield Middle School Roof Building Committee to replace the Mansfield Middle School Roof and to include the installation of photovoltaic solar panels. The Committee will include the Mayor or her designee, Board of Education Chair or her designee and three representative members of the community. The Town Manager and Superintendent of Schools will serve as ex-officio members of the committee.

Mr. Freudmann **moved** and Mr. Fratoni seconded to amend the motion by changing the word “include” to “consider including.” Motion to amend **failed** with all against except Mr. Freudmann and Mr. Fratoni who voted in favor.

Original motion **passed** unanimously.

B. 2020 Small Cities (Community Development Block Grant) Public Hearing

Mr. Bruder **moved** and Ms. Berthelot seconded, effective February 24, 2020, to schedule a public hearing for 7:00 p.m. at the Town Council’s regular meeting on March 23, 2020, to solicit public comment regarding the proposed application to the State Department of Housing for funds under the Small Cities Program. Motion **passed** unanimously.

C. Senior and Disabled Transportation

Director of Human Services Patricia Schneider was joined by Commission on Aging member Martina Wharton and discussed obstacles and challenges related to senior and disabled transportation in Mansfield. Alternatives including contracting out and providing in-house transportation services were discussed.

D. Mansfield Agency Grant Program

Director of Human Services Patricia Schneider discussed the process by which Mansfield awards agency grants. Council expressed a desire for the application and award process to be more transparent and need-based.

E. Youth Services – Restorative Justice

Director of Human Services Patricia Schneider and Youth Services Supervisor Katie Bell presented regarding the possible development of a court diversion program in Mansfield.

F. Commission on the Aging – Proposed Charge Revision

Mr. Bruder, by recommendation of the Committee on Committees, **moved** to adopt the following resolution:

Resolved, that the Commission on the Aging, created by Town Council resolution on August 12, 1974 and revised by Town Council resolution on January 8, 1979, shall hereinafter be known as the Commission on Aging.

Further resolved, that the Commission on Aging shall consist of nine members who shall be appointed by the Town Council for three-year overlapping terms. The Director of Human Services and the Senior Center Supervisor shall be non-voting ex officio members. The Commission shall advise the Town Council, the Town Manager, and the Director of Human Services as to the needs and concerns of the Senior Citizens of the Town of Mansfield. The specific responsibilities of the Commission are:

1. To study the conditions and needs of Senior Citizens in the Town in relation to housing, economics, health, transportation, and other matters.
2. To recommend and evaluate programs to meet the needs of the Senior Citizens and to suggest priorities for action.
3. To provide directions to appropriate resources for Senior Citizens in need of assistance.
4. To furnish information and advocacy to agencies and service providers who support Senior Citizens.

Motion **passed** unanimously.

G. Resolution for Corporate Seal

Mr. Schurin **moved** and Mr. Freudmann seconded to adopt the following resolution:

RESOLVED, pursuant to Section C502 of the Charter of the Town of Mansfield, John C. Carrington, the Interim Town Manager of the Town of Mansfield, shall sign and make all contracts and agreements in the name of the Corporation from this day forward.

Motion **passed** unanimously.

9. REPORTS OF COUNCIL COMMITTEES

Mr. Bruder reported that the Committee on Committees is working on the Human Rights Commission charge and plans to interview for the Mansfield Middle School Roof Building Committee soon.

Mr. Bruder, by recommendation of the Committee on Committees, **moved**

- to appoint Mia Mitoma to the Eastern Regional Tourism District for a term ending 3/1/2023; and
- to appoint Miranda Davis as an alternate to the Parks and Natural Resources Committee for a term ending 10/1/2020; and
- to reappoint the following Arts Advisory Committee members for terms ending 3/1/2021:
 - David Vaughan
 - Ann Williams
 - Judith McChesney
 - Kim Bova Kaminsky
 - Susan Meisler; and
- to appoint the following representatives to the Water System Advisory Committee:
 - Adrienne McPherson as the Economic Development Commission representative
 - William Lennon as the Sustainability Committee representative

Motion **passed** unanimously.

Mr. Kochenburger reported that the Finance Committee will begin reviewing the Town's liability insurance.

Ms. Berthelot reported that the Personnel Committee will be bringing a memorandum of understanding in regards to the school resource officer program and minor changes to the Council's Rules of Procedure to the Council soon.

10. DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS

None.

11. PETITIONS, REQUESTS AND COMMUNICATIONS

A. C. Trahan Memo re: Depot Campus Lease Payments (2-11-20)

Mayor Moran referred item 11A to the Finance Committee for review.

B. K. Lyman letter re: Mansfield BOE 2020-2021 Adopted Budget (2-19-20)

C. Storrs Center Parking Operation Financial Report (January 2020)

D. Board and Committee Appointments (February 2020)

E. 2020 Farmers Forum Flyer

12. FUTURE AGENDAS

None.

13. ADJOURNMENT

Mr. Kochenbuger **moved** and Mr. Schurin seconded to adjourn the meeting at 9:29 p.m. The motion **passed** unanimously.

Antonia Moran, Mayor

Sara-Ann Chaine, Town Clerk

February 24, 2020

To: Town council

From: Betty Wassmundt 860-429-8300

Reynolds School P 53

This is a financial impact to the town, the taxpayers; you are the fiduciary for the people's money. This should have been brought to the council's Finance Committee for consideration and negotiation. This council should not vote on this until it is reviewed and considered by the Finance Committee.

Who did this negotiation and by what authority? If the finance Director did it, there is an inherent conflict of interest as she works for both entities.

P. 53: The numbers given date to 2015. There is reference to the Assessor's appraisal but this is not given to you. The current appraisal of this property, according to the Assessor, is \$1,482,500. That is twice what is stated in the documents you are given.

I see so many issues with this lease agreement that I can't possibly state and explain all of it in 5 minutes. SEND THIS TO THE FINANCE COMMITTEE AND NEGOTIATE THIS LEASE PAYMENT IN THE INTEREST OF THE MANSFIELD TAXPAYER.

Lease payments started in FY 12/13 at \$8.50/ sq.ft. (\$54,696 divided by 6420 sq.ft.) and showed very modest increases, with some declines, until FY19/20 when there was a decline of 13.6%. This schedule shows this amount to continue through FY 21/22. The agreement you have to deal with tonight begins with FY 22/23.

WHY WAS THERE THE 13.65 REDUCTION IN RENT IN FY 19/20 AND WHY IS THERE A PROPOSAL NOW FOR FY 22/23? SEND THIS TO THE FINANCE COMMITTEE .

The original lease is predicated on this Town lending \$310,000 to Region 19 (Page 56) with payments and interest paid annually over the first 8 years during which time Region 19 pays just \$1 rent. So, this Town should have expected to receive interest on \$310,000 for each of 8 years. No interest rate is stated so assuming 5% interest this amounts to \$15,500 per year or a total of \$124,000. This did not occur as Region 19 did not borrow the money.

Consequently, this Town **relinquished** rent income of 8.50 per sq.ft. for 8 years of \$436,560 along with the estimated, expected interest income of \$124,000 for a total of \$560,560 benefit to Region 19.

I DON'T THINK THIS TOWN OWES ANY MONEY TO REGION 19 BASED ON THIS INFORMATION.