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

DRAFT MINUTES

1. CALL TO ORDER

Mayor Moran called the regular meeting of the Mansfield Town Council to order at 7:02 p.m. on GoToMeeting.

2. ROLL CALL

Present: Berthelot, Bruder, Fratoni, Freudmann, Kochenburger, Moran, Schurin, Shaiken

Excused: Ausburger

3. APPROVAL OF MINUTES

Mr. Kochenburger **moved** and Mr. Schurin seconded to approve the minutes of the August 10, 2020 regular meeting as presented. Motion **passed** unanimously.

4. OPPORTUNITY FOR PUBLIC TO ADDRESS COUNCIL

None.

5. REPORT OF THE TOWN MANAGER/COVID 19 UPDATE

Interim Town Manager John Carrington presented his written report. The report is available online at www.MansfieldCT.gov and is on file with the Town Clerk.

6. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Moran reported that the press conference on Friday was successful in terms of coverage and thanked Mr. Shaiken for his work putting it together.

There has been no response from the Governor's Office yet. The Mayor noted this week marks the 100th anniversary of women's constitutional right to vote.

Mr. Shaiken reported the Mayor did a good job at the press conference. Even without the approval of the Governor's Office, the message is out there that Mansfield is encouraging the size limitation of gatherings.

Mr. Bruder thanked school staff for all the work they are doing to prepare for the start of school.

7. OLD BUSINESS

None.

8. NEW BUSINESS

A. Mansfield Middle School Roof Building Project Referendum

Mansfield Middle School Roof Building Committee Chair Paul Shapiro explained why the project is necessary and needs to be done now due to the age and condition of the roof and the current reimbursement rate from the State.

Ms. Berthelot **moved** and Mr. Shaiken seconded to adopt the following resolutions:

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MANSFIELD
AUGUST 24, 2020

Item 8A.

RESOLUTION APPROPRIATING \$2,800,000 FOR COSTS WITH RESPECT TO ROOF REPLACEMENT AND PHOTOVOLTAIC SYSTEM INSTALLATION AT MANSFIELD MIDDLE SCHOOL, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAID FROM GRANTS.

RESOLVED,

(a) That the Town of Mansfield appropriate TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$2,800,000) for costs related to various improvements to the Mansfield Middle School, consisting of: (1) design, construction and implementation of roof replacement and related improvements and work contemplated to include: (A) replacement of thermoplastic polyolefin roofing installed in 1989 with a new modified bituminous roofing membrane; (B) installation of sky lights, (C) removal and replacement of curbs, (D) provision of roof access on the first level of the school, (E) installation of proper primary and secondary water drainage, (F) addressing roof snow load and snow drift issues, and (G) provision for the installation of photovoltaic systems; and (2) design, acquisition and installation of a new, approximately 122 KW DC total system size, photovoltaic system to be installed on the school roof, contemplated to include: (A) the installation of new photovoltaic panels, associated wiring, conduit, disconnects, circuit breakers and meters, and (B) roof structure reinforcement as required. The appropriation may be spent for design, construction, demolition, acquisition, and installation costs; preparation of schematic drawings and outline specifications; equipment and materials; architectural, engineering, consultant, and other professional fees including legal fees; administrative costs, including costs related to the application for and acceptance of grants; the payment of net temporary interest and other financing costs; and other expenses related to the projects or their financing. The Mansfield Middle School Roof Building Committee shall determine the scope and particulars of the projects, and may reduce or modify the scope of the projects; and the entire appropriation may be spent on the reduced or modified projects. The Town anticipates receiving grants from the State of Connecticut in the

estimated amount of approximately \$1,902,000 to reimburse in part the eligible costs of the projects and defray in part the appropriation, for an estimated net cost to the Town approximately \$898,000.

(b) That the Town issue its bonds or notes, in an amount not to exceed TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$2,800,000) to finance the appropriation for the projects. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the projects to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the projects. The amount of the notes outstanding at any time shall not exceed TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$2,800,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a municipal advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the projects. The Town Manager, the Director of

Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Mansfield Middle School Roof Building Committee is authorized to act as a school building committee for, and to carry out, the projects and is vested with the following powers and duties: (1) to recommend the approval of design and construction expenditures for the projects pursuant to project contracts entered into by the Town in accordance with its procurement regulations, including without limitation the costs of preparation of schematic drawings and outline specifications for the projects; and (2) to exercise such other powers as are necessary or appropriate to complete the projects. Necessary expenses of the Committee shall be included in the cost of the projects.

(h) That the Board of Education is authorized to apply to the Commissioner of Education for, and to accept or reject, state grants for the projects. The Board of Education is authorized to file notices and applications with the State Board of Education for the projects, to execute grant agreements for the projects, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the projects, and to take any other actions necessary to obtain such grants or to implement such grant agreements.

(i) That the Town Manager, the Director of Finance, the Treasurer, the Board of Education, the Mansfield School Building Committee, and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the projects and to issue bonds or notes and temporary notes and obtain grants to finance the aforesaid appropriation.

Item 8A.

RESOLUTION ESTABLISHING A REFERENDUM FOR THE 2020
MANSFIELD MIDDLE SCHOOL ROOF REPLACEMENT/PHOTOVOLTAIC
INSTALLATION PROJECT APPROPRIATION AND BORROWING
AUTHORIZATION.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 8A of this meeting, appropriating \$2,800,000 for costs with respect to the 2020 Mansfield Middle School Roof Replacement/Photovoltaic Installation Project, and authorizing the issue of bonds, notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 3, 2020 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election," adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the ballots under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$2,800,000 FOR COSTS WITH RESPECT TO ROOF REPLACEMENT AND PHOTOVOLTAIC SYSTEM INSTALLATION AT MANSFIELD MIDDLE SCHOOL, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAID FROM GRANTS?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 3, 2020. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional neutral explanatory materials regarding the resolution, such text and neutral explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Motion **passed** unanimously.

B. Connecticut State Police Response to Willington Incident

Lieutenant Robert Palmer and Sergeant Keith Timme of the Connecticut State Police discussed the public outreach protocol in place during the time of the May 22, 2020 incident in Willington.

C. Communications Specialist Position

Mr. Carrington presented the recent critical need for a communications specialist in regards to the pandemic, tropical storm, pandemic, return of UConn students, and increased media contact.

Councilors expressed support for and opposition to hiring a communications specialist.

Mr. Shaiken **moved** and Ms. Berthelot seconded, effective August 24, 2020, to authorize the Interim Town Manager to recruit and fill the proposed communications specialist position that will be shared (50%) with the Mansfield Board of Education.

Mr. Schurin **moved** and Mr. Kochenburger seconded to amend the motion to add “to work in concert with the Superintendent of Schools to recruit and fill...”. Motion failed with Fratoni, Freudmann, Kochenburger, and Schurin in favor and Berthelot, Bruder, Moran, and Shaiken against.

Original motion **passed** with all in favor except Fratoni and Freudmann who voted against.

D. Health Insurance Fund Reserve Policy

Mr. Kochenburger, by recommendation of the Finance Committee, **moved**, effective, effective August 24, 2020 to approve the proposed changes to the Health Insurance Fund Reserve Policy. Motion **passed** unanimously.

E. WPCA, FY 2020/21 Willimantic Sewer Budget

Ms. Berthelot **moved** and Mr. Bruder seconded that the Council recess as the Town Council and convene as the Mansfield Water Pollution Control Authority. Motion **passed** unanimously.

Mr. Kochenburger **moved** and Ms. Berthelot seconded, effective August 24, 2020, to adopt the FY 2020/21 Willimantic Sewer Budget as presented. Motion **passed** unanimously.

F. WPCA, FY 2020/21 UConn Sewer Budget

Mr. Kochenburger **moved** and Ms. Berthelot seconded, effective August 24, 2020 to adopt the FY 2020/21 UConn Sewer budget as prepared by town staff. Motion **passed** unanimously.

Mr. Kochenburger **moved** and Mr. Bruder seconded to reconvene as the Town Council.

9. REPORTS OF COUNCIL COMMITTEES

Finance Committee Chair Mr. Kochenburger reported the Committee discussed the Town’s liability insurance and directed staff to file a claim with CIRMA for business interruption loss related to COVID.

Mr. Freudmann commented that the consultant said he thought the Town’s liability coverage was sufficient.

Committee on Committees Chair Mr. Bruder reported the Committee will meet next month and the Committee is looking for a CT Water customer to serve on the Water System Advisory Committee.

10. DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS

None.

11. PETITIONS, REQUESTS AND COMMUNICATIONS

A. PZC Referral-Proposed Amendments To Zoning Regulations 8.5.20

B. S. Patwa Ph.D, 8.10.20

C. J. Chorbak, 8.11.20

D. D. Freudmann, (SROs at E.O. Smith 2020/2021) 8.18.20

E. UCONN - Stage IA Voluntary Water Conservation Notice 08.17.20

F. CDBG-CV Mansfield Letter of Application 08.19.20

G. CDBG-CV Statement of Need and Project Description

12. FUTURE AGENDAS

None.

13. ADJOURNMENT

Mr. Bruder **moved** and Mr. Kochenburger seconded to adjourn the meeting at 9:44 p.m. The motion **passed** unanimously.

Antonia Moran, Mayor

Sara-Ann Chaine, Town Clerk