

REGULAR MEETING-MANSFIELD TOWN COUNCIL-FEBRUARY 27, 2006

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:35 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Blair, Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding
Absent: Schaefer

II. APPROVAL OF MINUTES

Mr. Clouette moved and Ms. Blair seconded to approve the minutes of the February 13, 2006 meeting.

Motion so passed.

Mr. Paulhus moved and Mr. Hawkins seconded to approve the minutes of the February 20, 2006 special meeting.

Motion so passed.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence and asked those present to especially hold in their thoughts the five young people from the area that are currently in North Carolina preparing for deployment to Afghanistan.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

The Mayor requested that members of the public who wished to comment on the Feasibility Study for Assisted Living hold their questions until after the presentation. She invited others to come forward.

V. OLD BUSINESS

1. Market Feasibility Study for Assisted Living

Mayor Paterson introduced Susan Brecht and Beth Wills from Brecht Associates. The Mayor noted that Brecht Associates was retained to evaluate the market for assisted living. She explained that the Town Council would not discuss the issue tonight but would, in the very near future, decide what additional steps to take. She thanked the members of the audience for their efforts and interest in the issue of assisted living.

Susan Brecht described the study and explained that her firm was hired to conduct a study to see whether or not the Town of Mansfield and the surrounding area could support various different types of senior housing. The types of housing they looked at were active adult for those 55 and over, independent living with services, and assisted living. The goal was to provide the town with development

guidelines to use when it is asked to review future development proposals. Beth Wills commented on the criteria considered in the study such as the market area definition, the demographic trends, the competitive environment, existing resources and income guidelines. Ms. Brecht outlined the recommendations of the study, which included the recommendation that conditions may be very favorable for a small combined independent and assisted living development for the middle-income market.

Mayor Paterson thanked the presenters and asked for questions.

Sharry Goldman complimented Brecht Associates on their report and commented that the terminology used in Connecticut is somewhat different than that used in other locations and that locally there is not as much difference between the concepts of independent and assisted living. She also questioned footnote #5 in Section 1.2 and population projections in Section 3.2.

Jane Ann Bobbitt questioned whether or not the consultants felt that there is a sense of urgency to move ahead before other market forces can do so. Ms. Brecht said that this is a fairly self contained market and since the town was not identified by large developers earlier during the boom times it is more of a market for a smaller independent developer.

Kevin Grunwald, Director of Social Services, expressed surprise at the low-end economic guideline determined in the study. Ms. Brecht explained that given the income statistics of the area they tried to establish a broad, but reasonable, economic market.

George Cole asked how we could encourage developers to come in to Mansfield to build such a facility. Ms. Brecht stated that the town could reach out to the developer community or perhaps establish a committee to look for possibilities.

Sharry Goldman, on behalf of the Coalition on Assisted Living, thanked the Town Council, the Town Manager and the Assistant Town Manager for taking up this issue and for finding an excellent company to do this study.

Mayor Paterson reiterated that although the Town Council will not be acting tonight they would be taking action and will be looking at possibilities and putting together a plan in the near future.

Mr. Clouette added that there are ongoing indications from the University that they want to cooperate with this endeavor.

2. Fenton River

No Action

Mr. Clouette moved to add to the Agenda (Item 3A) approval of the Financial Report dated December 31, 2005. Seconded by Ms. Blair the motion passed.

3. Campus/Community Relations

Ms. Koehn asked Matt Hart, Assistant Town Manager, to report what transpired at the Hillyndale Road neighborhood meeting. Mr. Hart commented that there were 50-60 people present and that the subjects discussed were mostly quality of life issues such as noise, traffic, litter, and parties. The owners of the property in question were present as was a student who lives there. Ms. Koehn questioned how the current weekend patrols are being financed. The Assistant Town Manager noted that some patrols have been funded by existing grants and some of the apartment houses have hired town officers to do private duty work. In response to a question regarding the timing of the draft ordinance regarding housing, Mr. Hart stated that the Council has often taken a couple of meetings to look at draft ordinances and that the plan is to include this draft in the packet for the next meeting. Mr. Clouette suggested that the draft be an item for discussion at the next meeting. A discussion ensued regarding the ordinances on underage drinking and littering

3a. Financial Report

Mr. Clouette moved and Mr. Hawkins seconded to accept the Town of Mansfield Financial Statements dated December 31, 2005.

Motion so passed.

VI. NEW BUSINESS

4. Budget Review Calendar for Fiscal Year 2006/07

Mr. Paulhus moved and Mr. Clouette seconded effective February 27, 2006 to adopt the Budget Review Calendar for Fiscal Year 2006/07, as presented by town staff.

Ms. Blair requested that the starting time for the meetings be 6:30 p.m. Ms. Koehn requested that review of the Recreation budget be moved from April 12th to another date and noticed that on April 29th E.O. Smith has a Public Hearing on their budget. The Assistant Town Manager suggested that the staff revise the calendar and present it at the next meeting.

Mr. Paulhus moved and Mr. Hawkins seconded to table the motion.

Motion so passed.

5. Earth Day, April 22, 2006

Staff will report on local activities.

VII. DEPARTMENTAL REPORTS

VIII. REPORTS OF COUNCIL COMMITTEES

Ms. Redding, Chair of the Committee on Committees, moved to approve the following names for reappointment to the Correctional Facility Liaison and Public Safety Committee: Audrey Barberet, Major Ronald Blicher (UCONN), Richard Pellegrine and Lt Walter Solenski (Coventry). These appointments are coterminous with the Town Council.

Motion so passed.

Ms. Redding moved, effective February 27, 2006, to establish a Memorial Day Committee. The purpose of the Committee will be to oversee the town's Memorial Day observances and will consist of 5 members who will serve 3-year terms subject to Town Council approval. Matt Hart will be the staff person for the Committee.

Motion so passed.

IX. REPORTS OF COUNCIL MEMBERS

Mr. Clouette reported on the University/Town Relations Committee, which met at the UCONN sewage plant. Town Council members were impressed with the facility and the professional manner in which it is run.

Mr. Paulhus reported on the Strategic Planning Committee's progress. The Committee is going to do some additional investigative work to see how other towns have approached this issue.

Ms. Koehn reported on the activities of the Special Committee on Charter Revision. Interviews start this week and there are 20 people who have expressed interest.

Mayor Paterson described last Saturday's forum sponsored by the Mansfield Advocate for Children Committee featuring Mayor DeStefano and Denise Merrill. Mayor Malloy will be at the next forum in two weeks and there are preliminary plans to have the Governor or someone from her staff at the following one. The Mayor commended the group for bringing the candidates to Mansfield.

The Mayor thanked Representative Merrill for meeting with members of the Downtown Partnership and the Department of Economic and Community Development. A lot of questions were answered and there are plans to meet again over the next few months to finalize plans.

The Mayor attended a Conference on Small Towns meeting with the Manager and the Assistant Manager where much of the discussion focused on the Governor's proposal to eliminate the motor vehicle tax.

The Mayor, Cynthia van Zelm and members of the Downtown Partnership have visited staff members of the Congressional offices to talk about the public portion of the downtown. She and Ms. Van Zelm will be heading to Washington this Wednesday to speak directly to Congressman Simmons, Senator Dodd and Senator Lieberman.

Senator Lieberman is holding a forum on April 10th on climate control and has asked

the Mayor to participate on the panel and to extended invitations to any Council members who might be interested in attending.

X. TOWN MANAGER'S REPORT

Matt Hart, Assistant Town Manager, updated the Council on the Spay/Neuter Ordinance suggested by a member of the public last meeting. He has talked to the town attorney regarding whether or not the town would have the power to pass such an ordinance. Attorney O'Brien believes it is possible and so the item will be put on a future agenda for discussion.

XI. FUTURE AGENDA

Mr. Hawkins requested that the Council be kept apprised on the plans for Spring weekend.

XII. PETITIONS, REQUESTS AND COMMUNICATIONS

6. Connecticut Conference of Municipalities, Governor's Proposed budget Revisions: Car Tax Repeal and Small Increases in State Aid
7. Connecticut Conference of Municipalities, Governor's Proposed Budget Revisions: Governor Proposes Small Increase in Municipal Aid and Repeal of Property Taxes on Most Passenger Cars.
8. Connecticut Conference of Municipalities Legislative Committee re: Analysis of Bush Administration's FY 2007 Budget Proposal
9. Connecticut General Assembly, SB No. 58, "An Act Eliminating the Personal Property Tax on Certain Motor Vehicles and Establishing a Casino Assistance Revenue Fund"
10. Office of the Secretary of the State, Help America Vote Act and Voting Machine Update
11. Regional School District #19, Calendar for Budget Year 2006-2007
12. The Daily Campus, February 8, 2006, "State Officials Raid Bars"
13. UConn Fact Sheet 2006

XIII. EXECUTIVE SESSION

Mr. Paulhus moved and Mr. Clouette seconded to go into Executive Session.

Motion so passed.

Present: Blair, Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding
 Also present: Martin Berliner Town Manager, Matt Hart Assistant Town Manager and David Dagon Fire Chief
 Absent: Mr. Schaefer

Personnel/Collective Bargaining

Ms. Koehn moved and Ms. Blair seconded to move out of Executive Session.

Motion so passed

Mr. Paulhus moved and Mr. Haddad seconded to adjourn the meeting at 9:35 p.m.

Motion so passed

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk