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REGULAR MEETING-MASFIELD TOWN COUNCIL
MAY 8, 2006

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Clouette moved and Mr. Paulhus seconded to approve the minutes of the April 24, 2006 special meeting.
Motion so passed.

Mr. Clouette moved and Mr. Hawkins seconded to approve the minutes of the April 24, 2006 regular meeting. Mr. Paulhus noted that he left the meeting at 10:30 p.m. Motion passed as corrected with Mr. Paulhus abstaining.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence in honor of our troops around the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Nancy Flynn, 23 Philip Drive, questioned why an informational message regarding the Budget Referendum for Regional District 19 was not on the Mansfield website, nor the public access channel nor on the META mail. She feels that the town should make more of an effort to inform its citizens.

Meredith Lindsey, 72 Beech Mountain Road, thanked the Council for their efforts to advertise the Annual Town Meeting and expressed dismay that the same was not done for the Region 19 Budget Referendum.

Nancy Silander, 30 Silver Falls Lane, expressed concern regarding the creep of rental properties from Hunting Lodge Road into the neighboring areas.

Jim Knox, Birch Road, expressed appreciation for the Council's work and their response to the comments at the public hearing. He questioned several areas of the staff's recommendations including septic system inspection, parking and fees. He asked the Council to toughen up the code.

Lori Riley, 6 Silver Falls Lane, agreed with the path the Council is taking and urged that education of students be part of the plan.

Gaye Tuchman, 23 Silver Falls Lane, has discussed the issue of rental properties in

her classes at UConn and has found that the students don't see the problem.

Terry Bitwinski, 16 Silver Falls Lane, encouraged the Council to pass a stringent housing code that would engender respect for all in the neighborhood.

Carol Pellegrine, 269 Clover Mill Road, suggested that the Council use signage to advertise events in town and look again at the idea of a newsletter to all postal patrons.

Mr. Hawkins moved and Ms. Blair seconded to move Item 5 to the next item on the agenda. Motion so passed.

5. Proclamation in Recognition of Emergency Services & Public Safety Personnel

Mr. Haddad moved and Mr. Hawkins seconded, effective May 8, 2006, to authorize the Mayor to issue the attached Proclamation in Recognition of Emergency Services and Public Safety Personnel, to acknowledge the efforts of the volunteers and employees who worked tirelessly on behalf of the community during UConn Spring Weekend 2006.

Motion so passed.

Mayor Paterson read the Proclamation and presented plaques to representatives of the services. She thanked them for their efforts on behalf of the Council and the citizens.

Mr. Haddad moved and Mr. Hawkins seconded to move Item 6 to the next item on the agenda. Motion so passed.

6. Purchase of Ferno Basket Set for Mansfield Fire and Emergency Services

Mr. Haddad moved and Mr. Hawkins seconded, effective May 8, 2006, to authorize staff to purchase a Ferno Basket wheel set for the Mansfield Fire Department in the name of Mansfield's volunteer fire personnel for their commendable performance over Spring Weekend 2006 and for the valuable contribution they make to the town all year long.

Motion so passed.

The Council requested a plaque be affixed to the basket indicating its origin.

V. NEW BUSINESS

1. Housing Code for the Town of Mansfield

Mr. Hawkins moved and Mr. Paulhus seconded, to adopt the Ordinance for Adoption of the International Property Maintenance Code, a Housing Code for the Town of Mansfield, as presented by staff in its draft dated May 8, 2006, which

includes a proposed new section 505.2.1 requiring as part of the rental certification program a test to ensure that water meets certain minimum potability standards, and which ordinance shall become effective on July 1, 2006.

Matt Hart, Assistant Town Manager, discussed suggested changes to the code as a result of the public hearing and Council concerns. According to the Town Attorney, the code needs to be amended to ensure that staff provides owners with a notice of violation before issuing a citation for a violation of the rental certification program. Additionally, the code could, if the Council wishes, be amended to require owners to clean septic systems on a periodic basis. He provided changes to the code that would accomplish each item.

Mr. Haddad moved to add the proposed changes outlined by Mr. Hart, seconded by Ms. Koehn the motion was accepted as a friendly amendment by Mr. Hawkins and Mr. Paulhus.

The motion now reads: Move, to adopt the Ordinance for Adoption of the International Property Maintenance Code, a Housing Code for the Town of Mansfield, as presented by staff in its draft dated, may 8, 2006, which includes a proposed new sections 505.2.1 requiring as part of the rental certification program a test to ensure that water meets certain minimum potability standards, and which draft has been revised to include a proposed amendment to section 901.6 providing a notice of violation procedure applicable to Chapter 9 of the Code, and a proposed new section 506.3 requiring as part of the rental certification program the regular cleaning and servicing of private sewage disposal systems. Provided further that such ordinance, as amended, shall become effective on July 1, 2006

Mr. Haddad noted that a bill has passed the legislature and is awaiting the Governor's signature that would increase the fines to \$250 as of October 1, 2006. After some discussion the Council decided that they could revisit the issue if and when the change becomes law.

Ms. Koehn moved to amend section 901- Term of Certificate. The amendment would add after "...shall be one-hundred-fifty dollars (\$150) for the two year period"... "for units with septic systems and two hundred-twenty-five dollars for a two year period for a dwelling not connected to a public water supply." Seconded by Mr. Haddad.

Mr. Paulhus called the question, seconded by Mr. Hawkins the motion passed with Ms. Blair, Mr. Clouette, Mr. Hawkins, Ms. Paterson, Ms. Redding, and Mr. Schaefer in favor. Mr. Haddad and Ms. Koehn voted against the motion.

The motion to amend failed with Ms. Blair, Mr. Clouette, Mr. Hawkins, Ms. Paterson, Mr. Paulhus and Mr. Schaefer in opposition and Ms. Koehn, Mr. Haddad and Ms. Redding in favor.

The motion to approve the ordinance establishing a Housing Code for the Town of Mansfield, as amended, passed.

Marty Berliner, Town Manager, thanked the staff for all their work saying that this

ordinance is a great first step in addressing the problems related to rental housing.

2. Ordinance Regulating Cats

Ms. Blair moved and Ms. Koehn seconded, effective May 8, 2006, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on May 22, 2006, to solicit public comment regarding the proposed Ordinance Regulation Cats.

Motion so passed.

3. Fenton River

No Report

4. Campus/Community Relations

No Report

VI. OLD BUSINESS

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5. Proclamation in Recognition of Emergency Services & Public Safety Personnel

Addressed above

6. Purchase of Ferno Basket Set for Mansfield Fire and Emergency Services

Addressed Above

7. Town of Mansfield Annual Report, Fiscal Year 2004/05

No Report

8. Management Letter Comments and Audit Adjustment for Year Ended June 30, 2005

Mr. Hawkins moved and Mr. Paulhus seconded, effective May 8, 2006, to refer the Management Letter Comments and Audit Adjustments for Year Ended June 20, 2005 to the Finance Committee.

Motion so passed.

9. Agreement between Thames Valley Council for Community Action, Inc. and the Town of Mansfield.

Mr. Haddad moved and Mr. Hawkins seconded, effective May 8, 2006, to authorize the Town Manager to execute the proposed Agreement between Thames Valley Council for Community Action, Inc. and the Town of Mansfield.

Motion so passed.

- VII. DEPARTMENTAL REPORTS

- Mr. Paulhus noted that he, Ms. Koehn and Mr. Schaefer also attended the first meeting of the Charter Revision Commission. The minutes list only Mayor Paterson.

- VIII. QUARTERLY REPORTS

- To be discussed at the next meeting

- IX. REPORTS OF COUNCIL COMMITTEES

- X. REPORT OF COUNCIL MEMBERS

- Ms. Koehn, Mr. Hawkins, Mayor Paterson and Mr. Clouette attended the post mortem on Spring Weekend held at the Eagleville Fire House. Members of the State Department of Emergency Management were very impressed with the Command Control Center Operation.

The Mayor reported attending the UConn Department of Public Policy Spring Celebration Dinner at which Assistant Town Manager, Matt Hart, received the First Annual Distinguished Alumni Award. She congratulated Mr. Hart.

- XI. TOWN MANAGER'S REPORT

- XII. Marty Berliner, Town Manager, reported on the Adopted State Budget noting that there were some increases and some decreases in funding but the overall impact on the mill rate is negligible.

- Mr. Berliner announced the receipt of a \$32,000 state grant for Elderly and Disabled Demand Responsive Transportation for State Fiscal Year 2007.

Mr. Berliner reminded members of the Annual Meeting on May 9, 2006.

The Town Manager announced the UConn Administration will make a presentation to the Council regarding the master plan. He suggested that the Planning and Zoning Commission as well as the public be invited.

The downtown connector bids have been opened and have been sent to the Department of Economic Redevelopment for approval. Construction is slated to begin soon.

The Planning and Zoning Commission will hold public hearings on June 5 to hear comments on four applications for the 1A Building of the Downtown Partnership.

- XIII. FUTURE AGENDA ITEMS

- Ms Redding requested that the Council consider the possibility of a newsletter for the town and also post the Housing Code on the town's home page. Mr. Clouette suggested that the Council explore ways to better communicate with the public on

an ongoing basis.

Ms. Koehn would like to explore the feasibility of a parking ordinance.

Mr. Haddad suggested that the Council hold an informational session for the public to outline the process underway to hire a new Town Manager. He recommended asking Peter Curry, the consultant for the project, to make a presentation at an upcoming meeting.

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XIV. PETITIONS, REQUEST AND COMMUNICATIONS

10. CCM re: Preliminary Analysis of Adopted State Budget for FY 06-07:
Impact on Mansfield

11. Connecticut Department of Transportation re: State Matching Grant Program
Application

12. M. Hart re: Partnership Grant Program 2006

13. Mansfield Self& RV Storage re: Assistance to Mansfield Residents

14. Notice and Warning of the Annual Town Meeting

15. E. Paterson re: University Spring Weekend

16. C. van Zelm to DECD re: March 30, 2006 Progress Report for the Downtown
Mansfield Revitalization and Enhancement Project

XV. ADJOURNMENT

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Ms. Blair moved and Mr. Paulhus seconded to adjourn the meeting at 9:40 p.m.

Motion so passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk