



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, April 13, 2009
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
PUBLIC HEARING	
1. Fiscal Year 2009-10 Budget.....	55
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
TOWN MANAGER'S REPORT	
OLD BUSINESS	
2. Community/Campus Relations (Item #4, 03-23-09 Agenda) (no attachment)	
3. Community Water and Wastewater Issues (Item #5, 03-23-09 Agenda) (no attachment)	
4. Preliminary Regionalization Study Committee (Item #7, 03-09-09 Agenda).....	57
NEW BUSINESS	
5. Proclamation - Week of the Young Child	59
6. Historic Documents Preservation Grant.....	63
7. Resolution on Open and Transparent Government.....	69
8. Amendment to Mansfield Housing Code, Private Sewage Disposal System Maintenance	71
9. Ordinance for Obtaining Goods and Services	75
DEPARTMENTAL AND COMMITTEE REPORTS	95
REPORTS OF COUNCIL COMMITTEES	
REPORTS OF COUNCIL MEMBERS	
PETITIONS, REQUESTS AND COMMUNICATIONS	
10. <u>Chronicle</u> "Bikeway project gets fed funds" – 03/26/09	119
11. <u>Chronicle</u> "Commentary: Downtown planning has been steady..." – 03/27/09.....	121
12. <u>Chronicle</u> "Council discusses possible layoffs" – 03/27/09	123

13.	<u>Chronicle</u>	“Editorial: Sewer fees should be shared fairly” – 04/02/09	125
14.	<u>Chronicle</u>	“Editorial: We offer these threads, needles” – 03/23/09	127
15.	<u>Chronicle</u>	“Four corners becomes a ‘ghost town’” – 03/31/09	129
16.	<u>Chronicle</u>	“Landlords peeved at ordinance” – 03/24/09	131
17.	<u>Chronicle</u>	“Letters to the Editor” – 03/23/09	133
18.	<u>Chronicle</u>	“Letters to the Editor” – 03/26/09	135
19.	<u>Chronicle</u>	“Letters to the Editor” – 04/01/09	137
20.	<u>Chronicle</u>	“Mansfield budget comes in smaller” – 03/24/09	139
21.	<u>Chronicle</u>	“Mansfield ready to cope with revenue cuts” – 04/06/09	141
22.	<u>Chronicle</u>	“Mansfield schools could get safer” – 03/19/09	143
23.	<u>Chronicle</u>	“Mansfield still pushing for green buildings” – 03/31/09	145
24.	<u>Chronicle</u>	“Mansfield won’t recycle batteries” – 04/01/09	147
25.	<u>Chronicle</u>	“Obama dollars to aid local projects” – 03/12/09	149
26.	<u>Chronicle</u>	“Officials prepare to face a flu pandemic” – 04/01/09	151
27.	<u>Chronicle</u>	“Paper and plastic” – 03/28/09	153
28.	Communications Advisory Committee re: Town ordinance		155
29.	Environmental Impact Evaluation, University of Connecticut (excerpts)		159
30.	K. Grunwald re: Assistive Hearing Technology		193
31.	G. Haddad/M. Hart re: Proposed FY 2009/10 Budget		195
32.	H. Hand re: Library budget		197
33.	M. Hart re: Testimony in opposition to Governor’s Bill No. 6363		199
34.	<u>Hartford Courant</u>	“Don’t undercut smart growth” – 03/01/09	201
35.	<u>Hartford Courant</u>	“Kathy John’s, a longtime UConn favorite...” – 03/28/09	203
36.	<u>Hartford Courant</u>	“Mass transit in State to get boost from Federal...” – 03/24/09	205
37.	<u>Hartford Courant</u>	“Transit funds to benefit rail commuters,...” – 03/23/09	207
38.	<u>Mansfield Today</u>	“And the award goes to...” – 04/06/09	209
39.	<u>Mansfield Today</u>	“How to have a green – and safe – yard” – 03/26/09	211
40.	<u>Mansfield Today</u>	“Joshua’s Trust recognized for protecting...” – 04/07/09	213
41.	<u>Mansfield Today</u>	“Keep the power on” – 04/07/09	215
42.	<u>Mansfield Today</u>	“Let the sun save you some money” – 04/05/09	217
43.	<u>Mansfield Today</u>	“Mansfield Middle School just misses apex...” – 04/01/09	219
44.	<u>Mansfield Today</u>	“Mansfield prison fence topped with razor wire” – 03/25/09	221
45.	<u>Mansfield Today</u>	“Obama bill includes Storrs Center funds” – 03/11/09	223
46.	<u>Mansfield Today</u>	“Recess does a body good...” – 03/29/09	225
47.	<u>Nation’s Cities Weekly</u>	“The sustainable cities imperative” – 03/16/09	227

48. E. Paterson/M. Hart re: Storrs Center funding.....	231
49. PZC re: 2009-10 Capital Improvements Budget	233
50. <u>Reminder News</u> “Storrs Center receives funding through...” – 03/20/09	235
51. J. Sidney re: Mansfield Community Center	237
52. Smart Growth ENews	241
53. J. Smith re: CNR Fund citizen question.....	243
54. J. Smith re: Questions from a citizen.....	245
55. Tourism Summit.....	247
56. Parking Workshop with Town Council March 23, 2009	249

OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

FUTURE AGENDAS

EXECUTIVE SESSION

- 57. CGS §1-200(2) - Strategy or Negotiations with Respect to Collective Bargaining

ADJOURNMENT

**PAGE
BREAK**

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

March 23, 2009

DRAFT

Deputy Mayor Gregory Haddad called the special meeting of the Mansfield Town Council to order at 5:00 p.m. in Council Chambers of the Audrey P. Beck Building

I. CALL TO ORDER

Present: Blair, Clouette, Duffy, Haddad, Nesbitt, Paulhus, Schaefer

II. WORK SESSION

1. Parking and Storrs Center

Town Manager Matt Hart introduced Andy Hill, Project Manager for Walker Parking, who has been retained by the Town to conduct a peer review of the parking garages planned for the Storrs Green project. Mr. Hill outlined the key concepts of operations, management and enforcement policies of a parking facility. One possible area of concern is the transitioning from free parking to pay parking in the downtown area. Mr. Hill suggested the formation of a Parking Steering Committee, the development of a Parking Management Plan and outreach to the public.

Mr. Hill and Mr. Macon of Leyland Alliance answered questions from Council members, Partnership members and the public.

Deputy Mayor Gregory Haddad thanked everyone present for their participation in the work session, commenting that the questions and comments were very helpful to the Council.

III. ADJOURNMENT

The meeting adjourned at 7:05 p.m.

Gregory Haddad, Deputy Mayor

Mary Stanton, Town Clerk

REGULAR MEETING-MANSFIELD TOWN COUNCIL

March 23, 2009

DRAFT

Deputy Mayor Gregory Haddad 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, Duffy, Haddad, Nesbitt, Paulhus, Schaefer
Excused: Koehn, Paterson

II. APPROVAL OF MINUTES

Mr. Clouette moved and Mr. Nesbitt seconded to approve the minutes of the March 9, 2009 meeting as presented. Motion passed with all in favor except Ms. Duffy who abstained.

Deputy Mayor Haddad noted a change in the agenda. The scheduled public hearing would be followed by the opportunity for the public to speak. Without objection the Council agreed to the change.

III. PUBLIC HEARING

1. Amendment to Special Police Services Ordinance

The Town Clerk read the legal notice and the Deputy Mayor noted the receipt of a communication in favor of the proposed ordinance from Mark and Jeanne (Ahern) Mogayzel. (Statement attached)

Ronald Kelly, Bundy Lane, spoke in favor of the proposed amendments to the ordinance commenting that the changes could serve as an incentive for the owners of rental houses to act responsibly. He is supportive of the effort to keep things quiet.

Mike Sikoski, Wildwood Road, stated that he is not against the intent of the ordinance but feels that the landowner should not be the responsible party.

Kevin Connors, Attorney for Carriage Polo Run, LLC and Aspen Square Management, spoke in opposition to the proposed amendments. (Statement attached) After discussing his concerns regarding the effect of the amendments on his client's properties with members of the Council, Attorney Connors agreed to provide suggested wording for changes to the amendments.

Patrick Keane, Operational Manager of Carriage House, expressed his opposition to the proposed amendments. (Statement attached). Mr. Keane spoke to the efforts of management to work with the Town to ameliorate the current situation and asked the Council to review the Public Safety logs for Carriage House.

Christopher Kueffner, Ravine Road, commented that he has a general aversion to the philosophy of holding one person responsible for another's behavior. He would rather work on changing the behavior of students through education.

John Sobanik, representing Flagship Management and Celeron Square Apartments, submitted a letter from Attorney Scott F Lewis outlining their concerns. (Letter and statement attached) Mr. Sobanik suggested that an exemption to the ordinance be provided for property owners when external events, like Spring Weekend, are planned.

Mike Sikoski, Wildwood Road, noted that the ability for landowners to evict tenants is limited.

Brien Buckman, UConn student and member of USG, spoke in favor of the amendments to the ordinance commenting that the changes provide another tool for the police to use. Mr. Buckman noted that the potentially affected landowners did buy properties in a university community.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, asked the Council for a mechanism to address the questions brought before the Council by citizens and presented his suggestions for the budget. (Statement attached). Mr. Hossack agreed to submit details on his suggested \$500,000 worth of cuts to employee positions.

Deidre Goodrich, Westwood Road, expressed her desire to see Storrs Center become a reality and thanked the Town Manager and members of the Council for their continued support of the project. (Statement attached)

Henry Krisch, Farmstead Road, speaking for himself and his wife June expressed support for the sense of community that they have experienced in Mansfield for many years. They would like to see this continue with the completion of the Storrs Center project. (Statement attached).

M. Dolan Evanovich, Westwood Road, thanked the Town Council for their support of the Storrs Center project in these challenging economic times. Mr. Evanovich declared the Center will serve as an economic engine for the Town and is a smart growth project.

Ms. Blair left the meeting at 9:00 p.m.

Lynn Stoddard, Ravine Road, expressed appreciation for the support of the Town Council for the Storrs Center project noting it will offer many benefits to the Town. Ms. Stoddard commented that one of the reasons for the problems the Town is experiencing with students in the neighborhoods is a lack of places to go and things to do.

David Freudmann, Eastwood Road, stated that he is not against the Storrs Center project but that it should be financed by private money. Mike Sikoski, Wildwood Road, asked the why the tape he made of the Council meeting two weeks ago was never shown. The Town Manager will investigate.

Ms. Duffy moved and Mr. Clouette seconded to move Item 9, Town Manager's Proposed FY2009/10 Budget, to the next order of business after the discussion of the Special Police Services Ordinance. Motion passed unanimously.

V. TOWN MANAGER'S REPORT

Report attached

Town Manager Matt Hart reported that there have been a few questions posed by members of the public concerning open space purchases, payroll related items and accruals for the Town Attorney. At Deputy Mayor Haddad's request the staff is in the process of preparing a response to those questions.

VI. OLD BUSINESS

2. Amendment to Special Police Services Ordinance

Council members agreed to further discuss the changes to the ordinance at a future meeting. The Town Manager added that staff would address issues raised at the public hearing, as well as the expected additional remarks from Attorney Connors.

3. UConn Landfill Long-term Monitoring Program

Informational material.

4. Community/Campus Relations

The Manager reported that the staff is preparing for Spring Weekend and that the Campus Community Partnership is again sponsoring visits to off campus housing in an effort to educate student residents regarding what is expected of them.

5. Community Water and Wastewater Issues

Director of Planning Gregory Padick summarized the last meeting of the UConn Water and Wastewater Policy Advisory Committee.

6. Parks and Recreation Co-sponsorship Policy Revision

Mr. Schaefer moved and Mr. Paulhus seconded to adopt the Parks and Recreation Co-Sponsorship Policy dated March 23, 2009.

Director of Parks and Recreation Curt Vincente commented that all the suggestions of Council members had been incorporated into the policy.

Motion passed with all in favor except Ms. Duffy who abstained.

VII. NEW BUSINESS

7. Recreational Trails Program Grant

Mr. Clouette moved and Mr. Schaefer seconded to approve the following resolution:

Be it resolved that it is in the best interest of the Town of Mansfield to enter into contract(s) with the Department of Environmental Protection.

In furtherance of this resolution alone, Matthew W. Hart, the Town Manager of the Town of Mansfield or acting Town Manager is duly authorized on behalf of the Town of Mansfield to enter into and sign said contract(s) with the Department of Environmental Protection for the purpose of receiving funding from the Recreational Trails Program. The Town Manager is further authorized to provide such additional information and execute such other documents as may be required by the state or federal government in connection with said contract(s) and to execute any amendments, rescissions, and revisions thereto.

The Town Clerk of Mansfield is authorized to impress the seal of the Town of Mansfield on any such document, amendment, rescission, or revision.

Motion passed unanimously.

8. Acceptance of Easement for Highway Purposes – Meadowbrook and Connantville

Mr. Schaefer moved and Mr. Paulhus seconded, effective March 24, 2009, to authorize Town Manager Matthew W. Hart to accept a proposed easement for highway purposes on property of Alice Kolega, 129 Conantville Road as depicted on a map prepared by Datum Engineering and Surveying dated July 24, 2008 as revised on November 20, 2008

Motion passed unanimously.

9. Town Manager's Proposed FY 2009/10 Budget

Town Manager Matt Hart presented his budget for FY 2009/10 to the Council calling it the most challenging budget in decades. The

presentation was an overview of the Manager's proposed budget, which will be discussed in a series of Town Council workshops before the Council presents their budget at the Town Meeting on May 12th.

Mr. Hart thanked the Boards of Education, the Superintendents of Schools, the Department Heads and the Bargaining Units of the Town for their efforts and willingness to work to cut cost and protect the core services of the Town. He also offered his thanks to the Budget Team, Assistant to the Town Manager Maria Capriola, Director of Finance Jeff Smith and especially Controller and Treasurer Cherie Trahan.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Schaefer announced that he would prefer to no longer be the Chair of the Finance Committee, but would remain a member. He recommended that Mr. Clouette be appointed Chair. (Statement attached). Deputy Mayor Haddad agreed to Mr. Schaefer's suggested changes and thanked him for his years of service as Chair of the Finance Committee.

X. REPORTS OF COUNCIL MEMBERS

No reports

XI. PETITIONS, REQUEST AND COMMUNICATIONS

10. Chronicle "D19 voters missed boat to make school top grade" – 03/09/09
11. Chronicle "Development consultant dishes tips for Mansfield" – 03/11/09
12. Chronicle "Editorial: We offer these threads, needles" – 03/06/09
13. Chronicle "Health district nets \$75K grant" – 03/14/09
14. Chronicle "Letter to the Editor" – 03/12/09
15. J. DeFelice re: Law Day 2009/Nomination for Liberty Bell Award
16. Joshua's Tract Conservation and Historic Trust, Inc. re: Luce property
17. Mansfield Today "Obama bill includes Storrs Center funds" – 03/11/09
18. E. Paterson/M. Hart re: Stimulus Funding for Storrs Center

XII. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, asked for Council's help in recruiting additional volunteers to tape the Council meetings. He also reiterated his request for no increase in his taxes.

XIII. FUTURE AGENDAS

Town Manager Matt Hart suggested the issue of a Parking Steering Committee be put on a future agenda for discussion.
Mr. Clouette requested that a financial impact statement be attached to the Special Police Service Ordinance. The Town Manager will do so.

Mr. Paulhus left the meeting at 10:30 p.m.

By consensus the Town Council agreed to go into Executive Session to discuss Strategy or Negotiations with Respect to Collective Bargaining.

XIII. EXECUTIVE SESSION

CGS§1-220(2) – Strategy or Negotiations with Respect to Collective Bargaining

Present: Clouette, Duffy, Haddad, Nesbitt, Schaefer

Also Present: Town Manager Matt Hart, Assistant to the Town Manager Maria Capriola.

XIV. ADJOURNMENT

Mr. Nesbitt moved and Ms. Duffy seconded to adjourn the meeting at 11:10 P.M.

Gregory Haddad, Deputy Mayor

Mary Stanton, Town Clerk

REC'D MAR 20

Mansfield Town Council
4 South Eagleville Road
Storrs CT 06268

March 17 2009

Dear Members,

We fully support the proposed changes to the "Special Police Services Ordinance" as outlined in Manager Hart's memo of February 23rd, and encourage you to pass this amendment.

Thank you,

Mark Mogayzel

Jeanne Ahern Mogayzel

Mark and Jeanne (Ahern) Mogayzel
15 Bundy Lane
Storrs, CT 06268

March 23, 2009

To the Members of the Mansfield Town Council and Town Manager Matthew Hart:

Subject: Proposed Amendments to Special Police Services Ordinance

Good Evening.

My name is Kevin Connors. I am an attorney with the firm of Guarnaccia, Connors, Kalom & Zorn, LLC, and I appear here tonight on behalf of Carriage Polo Run, LLC and Aspen Square Management, Inc., the owner and management firm, respectively, of Carriage House Apartments.

I am accompanied tonight by Patrick Keane. We are here tonight to speak in opposition to the proposed amendments to this ordinance. Our position may be summarized as follows: The amendments represent:

- (A) an unwarranted imposition of responsibility and accountability for events implicating public safety upon the innocent owners of private property;
- (B) an inappropriate extension of the legal doctrine of vicarious liability; and
- (C) a threat to the due process rights of innocent owners of private property.

Although the ordinance, both as currently drafted and as proposed, is designed to encompass a variety of potential applications, it is apparent that its greatest impact potentially lies on Spring Weekend at the University of Connecticut. Recent history demonstrates that crowds of immense size congregate at parties from Thursday through Saturday, with Thursday being the night that has come to be associated with Carriage House Apartments.

Let me be clear about the position of my clients regarding this particular event:

- They don't want it.
- They have never wanted it.
- They would be quite happy if it never happened again.
- They do not authorize it, promote it, encourage it, or solicit attendance at it, nor have they ever done so.
- They do not profit by it or gain any other economic benefit as a result of it, nor have they ever. Indeed, quite the opposite -- this event is an economic drain that they would just as soon be rid of.

But there are inherent limitations in their ability to exercise any control over the very existence of the event, as well as its conduct while under way.

In the first place, Carriage House Drive is a public road. The owners of the apartments have no more authority to restrict the use of that road on Spring Weekend than any private person does with respect to any public road at that time or any other.

Second, to the extent that the participants may be invited guests of the tenants, the landlord is restricted in its remedies by, among other things, the General Statutes related to landlord and tenant and the rights and privileges accorded to tenants under the Housing Act. To the extent the participants are NOT invited guests of the tenants, the owners are further limited by the fact that the law looks unkindly upon self-help in dealing with trespassers, particularly those who may be belligerent or under the influence. And to even state the question as to how the owner can be expected to identify and separate the invited from the uninvited, with crowds numbering in the thousands, compels the answer "They can't".

And yet the Town proposes to authorize the billing of the unwilling owner in an unlimited amount occasioned by the untoward conduct of unwanted persons at an unwanted event.

This is wrong.

This is in contrast to the liability imposed, and understandably so, on the owner or promoter of large gatherings who stand to profit as a result, or upon the club owner who contracts with performers, knowing the history of disruptive or even violent conduct by followers of those performers at other venues.

The liability of one person, otherwise innocent, for the conduct of another is referred to in the law as the doctrine of "vicarious liability". It is expressed, variously, in statutes (such as the "family car doctrine") or in common law, as in the liability of a principal for the authorized acts of an agent. But every such example, however grounded, contains one essential element missing in this amendment: the existence of a recognized legal relationship between the actor and the person to be charged with liability for that actor's misconduct. It is this element that is missing when it comes to the owners of private property such as my client in situations as are contemplated by this amended ordinance.

Although the ownership and management of Carriage House can hardly be characterized as an "absentee landlord", as Mr. Keane will discuss in greater detail, this amendment would theoretically expose to billing for public safety services an owner who went overseas in a seasonal house exchange and whose counterparts here engaged in the type of behavior warranting public safety involvement. Knowing that there is joint and several liability with the owner of

property where such an event is occurring, that there are “deep pockets” – real or perceived – to meet the costs of uncontrolled revelry, may in fact become a disincentive to behave properly.

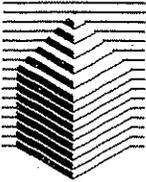
Further, the language of the amendment itself is, in several places, very troubling. As but one example, the deletion of the word “reasonably” from Section 70-4 A. is striking. A touchstone of due process is “reasonableness” and notice. When a liability, as contemplated by this ordinance, is left in the hands of an officer who is not even required to act “reasonably” in commencing the process that can have such profound consequences to a property owner, and can, in the exercise of the officer’s sole discretion, determine the scope and cost of the services to be billed to an owner, the results are too terrible to contemplate.

There are extraordinary benefits to having a large, nationally-recognized university in your community. There are also unavoidable costs and challenges. The former does not exist without the latter. While there may be times when such costs can be shared with or shifted to others, such is not always the case. This is one of those times.

Public safety is a public function. Absent participation in the event occasioning the expenditure of public funds, the owners of private property ought not to have to individually bear this shared burden.

Thank you.

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March 23, 2009

Matthew W. Hart
Town Manager
Audrey P. Beck Building
4 South Eagleville Rd
Mansfield, CT 06268-2599

Re: PROPOSED AMENDMENT TO SPECIAL POLICE SERVICES ORDINANCE

Dear Mr. Hart,

Thank you for the opportunity to address the Town Council this evening. My name is Patrick Keane and I represent Carriage Polo Run LLC, the owners of Carriage House Apartments. I am here to comment on the proposed amendment to the Special Police Services Ordinance and to review for the Town Council actions we, as the landlords, have taken to improve security at Carriage House Apartments. As the direct operational manager of Carriage House over the past three-years, I have worked closely with Town and University Staff on all of the issues we will address.

As property owners and taxpayers in the Town of Mansfield we are opposed to the proposed amendments to the Special Police Services ordinance. The proposed ordinance is over-broad, completely over-turns the "nuisance" or "second-call" intention of the original ordinance, will discourage active owner/landlord participation in security issues, puts too much discretion in the hands of the on-site officer, and will result in an ongoing municipal culture where "pay for use" will replace the idea of basic town services. I, as well as our retained counsel, will comment here tonight and in-writing on all of the above problems we see with this amendment.

Security Initiatives

The Town has legitimate health and safety concerns regarding off-campus housing which the original Special Police Services Ordinance and the adoption of the Rental Habitability Standards are designed to address. Underlying this amendment is the notion that the original ordinance, and town staff's concerted efforts to involve University and landlords in public safety discussions, has not been achieving positive results. This notion is contrary to the Town's actual experience over the past three years. To understand this point it is appropriate to review the security initiatives Carriage House ownership has implemented. A summary of our initiative's follows:

- 1) Inclusion of a strict Rules and Regulations addendum to the standard Carriage House lease making enforcement of security provisions a lease violation.

- 2) Adoption of a 3-strike disciplinary policy. There are currently 34 documented violations under this policy, 6 units are on their second violation, and 8 units are not being asked to renew their leases for the 2009-2010 school year.
- 3) Safety and Security letters issued to all residents and their co-signers to explain Lease Rules and Regulations. This letter reiterates the three-strike policy. It is mailed in August at move-in, and again in April right before Spring Weekend.
- 4) Work with Student Services and Dean of Students to ensure all student violations are reported to the University for action under the Student Code.
- 5) Adoption of a Carriage House ID Card to aid police enforcement of standing no trespass Letter of Understanding with State Police.
- 6) Enforced no-Keg policy in coordination with University Police and State Police (Note: 4 fines assessed in 2008)
- 7) Management representative is on-sight for all major party weekends and as requested.
- 8) Took prompt and direct action in late October to stop an "unauthorized" concert experience with expected crowds in the thousands.
- 9) Worked with Town Public Safety to adopt fire-code occupancy limits to curb large gatherings.
- 10) Maintenance of temporary security fence along Hunting Lodge Road as required.
- 11) Upgraded security lighting on building 20 to aid in State Police ID Checks.
- 12) Ongoing work with Student Services, Town Staff, and State Police on all outreach programs including student door-knocking, Barbeques, informal Pizza Question and Answer sessions, etc...
- 13) Pay for extra Waste haulage to prevent dumpster fires.
- 14) Coordination with the Town on Bike-Path easement to install permanent holly bushes along property line.
- 15) Compliant with any and all Rental Habitability Standards under the 2 year old Town of Mansfield Article Chapter 130, Section 901.2 inspection program. Carriage House was the first complex compliant under the new code and remains fully compliant after the second year with all fees paid.
- 16) Continues active participation in all Town and University public safety coordination meetings.

The above list is not inclusive, but it gives a good snapshot of how aggressive management has been in curbing the excesses in student behavior the proposed ordinances calls to our attention. These initiatives are tough, proactive, coordinated and they are working. I mentioned the one "unauthorized" concert we were able to stop as an example of how these measures work, there are others. I ask the Town Council before passing this new amendment to please review the Public Safety logs for Carriage House. If our police, fire, and emergency calls are down over prior years; isn't that an indication that present policy is working. If so, why the need to grant Special Police Services power?

Spring Weekend

A review of security initiatives at Carriage House would not be complete without a mention of Thursday night during Spring Weekend. We, like Celeron on Friday night, are the unwilling host of that gathering. We do not encourage it and we wholeheartedly support the Board of Trustees recommendation to shut it down. Unfortunately, I must also point out that neither the Town staff nor the University has made any concrete steps to act on the Board of Trustees Recommendation. The fact of the matter is the Thursday night party is too big and too well established for anyone to stop. This is troubling when the proposed amendment makes the landowner responsible for all the cost associated with events he or she cannot put an end to. There is a very real possibility that this new ordinance would make Carriage House and Celeron ownership responsible for all of the costs associated with Spring Weekend public safety on Thursday and Friday night when, in fact, we are on record as not wanting to host these very dangerous unsanctioned events. In addition, the tacit approval given to these large unsanctioned events on Spring Weekend encourages the notion that Carriage House is "where you go". There is no doubt that the Spring Weekend parties make it considerably more difficult for the private landlords to enforce Lease Rules and Regulations throughout the year.

Carriage Polo Run LLC is on record here tonight that we want the unsanctioned Thursday night party at Carriage House stopped this April. If the Town and University refuse to act on the Board of Trustees recommendation, we are prepared to take our request to the Governor's office. It is unpardonable that a private landlord cannot be protected from throngs of uninvited drunk college students and it is ludicrous to then charge the same landlord for the criminal trespass.

Over-broad Complaint

The proposed amendment threatens Town taxpayers with the threat of having to pay for Fire, Emergency Medical Services, Local, and State Police protection. I understand the citizens of Mansfield are tired of bearing the burden of student excess, but I caution that this amendment is over-broad and there is nothing stopping town personnel from using the ordinance to make all towns-people pay for basic services. There is no distinction in this ordinance making it only applicable to "Student Housing", as you were able to do with the habitability standards by geographic stipulation. Once this amendment is enacted, any public safety officer can charge any Mansfield resident for the full cost of their services just by writing them a written ticket.

Repeal of Nuisance or "Second Call" understanding of original Ordinance

The original ordinance was clearly written only to address "nuisance" or problem residents who habitually call out town resources. The stated purpose of the ordinance now drops the word "second" response altogether; clearly indicating all discretion will be in the hands of the responding officer. Again this speaks to basic services.

Discourages Active Management Participation

The amendment charges the public safety officer on the scene to "deliver to any person who appears to be a responsible person or to his or her agent a "Notice of Violation". Once the Notice is delivered, the responsible person has the duty to stop the event and pay the fines. On a typical Thursday night in September there is a considerable dearth of "responsible people" around Carriage House Drive. We fear the on-site Carriage House manager will become the de facto ticket collector for our entire complex and for random students who choose to violate our standing anti-Trespass rules and congregate on our lawn. This is an undue burden to place on management and will disincentive us from having on-site managers on the property at night. On-site management is the one bright spot in our continuing public safety discussions with the town; this amendment jeopardizes that.

Discretion in the hands of the on-site officer

Town and State Public Safety Officers have done an admirable job working with us in controlling any events at Carriage House. We are in their debt; however, this new amendment gives them broad powers to significantly impact the rights of all property owners in Mansfield. A police officer, on his/her own initiative, without the report of a complaint or disturbance, determines when an "event" reaches the level for action under the ordinance; he/she determines when the notice requirements have been met, and he/she determines what forces must remain to protect public safety. These three actions effectively hold the property owner (or the unlucky person the police officer deems to be a responsible person) accountable for what was, before the police officer's arrival, an essential public service. Again, this sounds fine on the face because Mansfield residents want the owners of the student properties to pay for the perceived drain on town resources; but, the amendment is much broader than that. It covers the domestic disturbance in front of your house, the car accident caused by your mailbox, or attendance at your garage sale. How much discretion do we want the on-site officers to have in determining public services from private recrimination?

Municipal Culture of "Pay for Use"

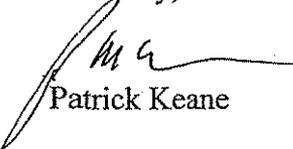
It is no secret that many municipalities, Mansfield included, are under budgetary pressure from shrinking tax rolls and the general economic environment. The timing of this new "Special Police Services" amendment is ominous. Just as town management faces the potential for cuts to essential services, along comes an apparently innocent amendment to an ordinance that has been in place for 14 years under the disguise that the original ordinance is to difficult to enforce. The proposed amendment opens the door to charge any resident a fee for using police, fire and other essential town services. It will not take long for an aggressive town staff to figure out the revenue windfall this ordinance could generate. This shortcut allows the town to avoid the unpalatable decision of curbing services or raising taxes. Instead, the town can just mail residents a bill each time the town determines the resident needed public services.

Closing

As residents of Mansfield we all reap the benefits of being near a major University. Unfortunately, those benefits carry some burdens. We at Carriage House understand that we must share in those burdens. Those burdens are already translated into significant operating costs. We must bear the costs to repair damage, haul garbage, maintain lease rules, comply with strict town habitability standards, pay for extra police, provide additional personnel at night, and a host of other challenges associated with be a responsible property owner in the Town of Mansfield. These are all costs we expect and are compensated for with our rents. The ordinance as currently drafted and enforced for the last 14 years struck a careful balance between the rights of the residents and the need for public safety. The proposed amendment will disturb a balance that has worked for 14 years while doing nothing to improve public safety. The only thing the proposed amendment will do is impose additional charges for basic services and strikes us as municipal over-reach.

Carriage House ownership is proud of our security record and our close coordination with the Town of Mansfield. We look forward to further discussion on this ordinance, and other issues as they present themselves, and I thank you for your time this evening.

Sincerely,



Patrick Keane

Cc:

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REPLY TO WEST HARTFORD

March 12, 2009

Mr. John Sobanik
Flagship Management
Celeron Square Apartments
180 Hunting Lodge Road
Storrs, Mansfield, CT 06268

Re: Amendments to Special Police Services Ordinance

Dear John:

Please understand that in evaluating the proposed amendments to the Special Police Services Ordinance, one has to put it into context. The proposed amendments are to Article 1 of Chapter 70, which was first adopted on March 27, 1995, almost 14 years ago. The original ordinance provided the ability for the town to recover the costs of police salaries for the time spent responding or remaining at a "party" and the actual cost of medical treatment to injured town employees and recover the cost of repairing town equipment. Said ordinance required the responding officer to provide written notice to the party organizer or property owner. If a second response was necessary, and the officer determined that a further disturbance occurred, a bill for the costs would be delivered to the responsible person. A responsible person was defined as *"the person or persons who own the property, where the party takes place or, in the sole discretion of the Manager, the apparent organizer of the party"* with liability being joint and several.

In my opinion, the existing ordinance was written to address concerns by the town for parties that were occurring in peoples' homes. I may be wrong, but it was probably addressing underage drinking and partying by minors who were partying when their parents were not home. As such, the language is written in a way that deals with parties only. The proposed ordinance is to address the events at which UConn students cause problems. The proposal deals with events, not parties. The term "event" is broadly defined. In an attempt to obtain moneys from practically everyone, even those persons or entities who are remotely or peripherally involved, the town wants to expand who is responsible for payment and what items are to be paid for and does this by making almost everyone who could arguably be involved with an event be strictly liable to cover the town's costs and expenses. To accomplish this end, the

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revision gives much greater discretionary power to the responding police officer, leaving all decisions to him or her.

The proposed amendment expands the old ordinance substantially. Prior to discussing the same, I should note that I have legal concerns/issues regarding the 1995 ordinance. Said concerns are compounded by the new proposed language. Please know that the following comments are not in order of the language as it appears in the ordinance. My comments are organized by how I think the discussion makes logical sense.

First, the term "party" is changed to "event." In so doing it expands the circumstances under which the costs can be passed along. Instead of a social gathering being a party or celebration, now any situation can be an event. All there has to be is a group of people who are assembled for any social activity. The activity could even be political or religious in nature.

Second the term "disturbance" is redefined. Prior to the proposal, a disturbance was an activity which appeared to constitute a nuisance. Nuisance was defined as something that reasonably causes annoyance or discomfort to those not involved in the party. The new language redefines the meaning of "disturbance" by redefining the word nuisance. It is proposed that "nuisance" is something *"which appears to constitute a nuisance in that it is dangerous, a threat to health, safety or general welfare or unreasonably causes annoyance or discomfort to people not involved in the event."* The word "dangerous" and phrase "a threat to health, safety or general welfare" are not defined. In addition, it is noted that the new ordinance, instead of evaluating the response to people who are not involved in the event, has the police officer, using his or her sole discretion, evaluate the actions of the participants of the event.

Third, the term "responsible person" is redefined. In the existing ordinance the owner of the property was the responsible party, and, at the discretion of the manager, so was the organizer of the party. The revision eliminates the discretion of the manager and makes the "apparent" organizer of the event, the property owner and his/her agent joint and severally liable. It is this language which shows that the original ordinance was really directed at homeowners for parties of under the age of majority participants. Now, the town would have it so any event anywhere, whether it was planned or spontaneous to be the subject of the ordinance. And, almost everyone who is thought to be involved is strictly liable. Also, by adding the phrase the property owner "or his agent" creates exposure for Flagship. As you know, Flagship does not own the land on which Celeron is located. The question is "is Celeron an agent of the State" and "are Flagship's employees personally liable."

Fourth, the term "costs" is completely redefined. Where previously the town could only recapture the cost of police salaries, related medical bills for injured police officers and repairs to town property, now the town wants to recapture the costs for police, fire and emergency personnel and equipment and the repair and replacement of town

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equipment and/or property. So what the town seeks to recover is substantially different. Virtually everything that can be associated with the cost to the safety services is able to be charged. This includes everything from flashlight batteries to cruisers. No longer is the town limited to repair costs it also can recover replacement costs. Obviously, one issue is what limit if anything is provided to the recapture costs. For example, if an old cruiser blows a head gasket on the way to an event, does the new cruiser get charged to the responsible person even though that was not the value of the vehicle?

Fifth, the proposed ordinance modifies the written warning requirement. The present ordinance uses a written warning given by a "responding officer" to the party. The revision modifies the term officer to be a "police officer." In addition the revision also changes the warning to state the responsible person may be charged not only for a subsequent response to the event, but may be charged for safety personnel continued response at an event, if for example the warning is given to disperse or otherwise control the event within a reasonable period of time and fail to comply. The provision does not say how the notice is to be delivered, to whom or where. So, for example, how would an out-of-town landlord be given actual notice? There is no timeframe as to how much time is allotted between the first event/notice and the second. If an event occurs annually and there is a notice given one year, is a new notice required for the following year's event. It is technically not the same event because it is not contemporaneous, but the ordinance does not elaborate. Also, under the notice provision the responsible person is required to adequately disperse or end the event. The term "adequately" is not defined. Reasonable actions by the responsible person are not deemed to be adequate because the ordinance is looking for results not effort.

Sixth, the revision changes how an appeal by someone charged is handled. The proposed ordinance permits an appeal under Chapter 129, which provides the appellant with rules which must be followed by the Town and the appellant. I believe this revision brings the ordinance more into the compliance it should have had from the beginning.

Lastly, due to the apparent known/expected problems with the ordinance the revision adds a "Savings Clause" which provides that *"should the court or competent jurisdiction declare any section of clause or provision of this article to be unconstitutional, such decision shall affect only such section, clause or provision so declared unconstitutional and shall not affect any other section, clause or provision."* Technically, this is not the type of savings clause that is used in statutory construction. It does not save a present legal activity from new regulation, it merely tries to save the ordinance from lawful attack of the ordinance itself.

In my opinion, the proposed ordinance has a number of problems. If approved it may be unenforceable due it being void for vagueness, as various terms and precise actions are not defined. In addition, it may be unenforceable due to the fact that it is overbroad and provides too much discretion to the police. Both of the above issues relate to violations of due process which are protected under the state and federal constitution. It

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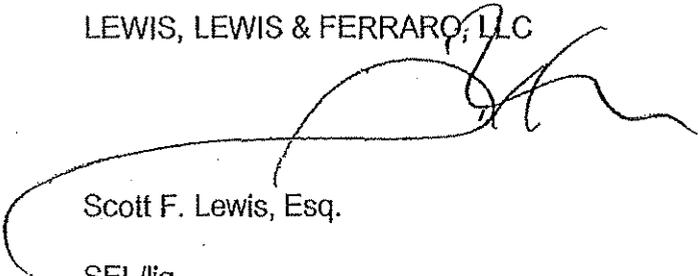
creates a possible restraint on the constitutional rights of the freedom of speech and the freedom of assembly as no activity is exempt. It may also be a form of a tax on the property owners of the Town of Mansfield. It essentially has property owners pay for things which they were already paying for under the real property tax. So, the ordinance may be seen as double taxation. If it is a tax, then there has to be a town-wide vote by registered voters. I believe that the proposal if put into effect will encourage property owners and their agents to perform self-help and be vigilantes. In order to control unanticipated costs and replace them with controlled and controllable costs, property owners and their agents will act in place of police and emergency personnel instead of running the risk of being charged by the town. So, there clearly will be unanticipated consequences. As such, a whole new set of problems will be created for the town.

While I understand the town's desire to control college students, it should not do so on the backs of real property owners and/or their agents. The proposal is draconian, abridges protected freedoms and has the texture of "Big Brother" because the ordinance says it will even survive a lawful challenge. I suspect that the application of the ordinance will not be uniformly applied. For example, does the town plan on billing the University of Connecticut if the town's emergency crews or fire crews have to go to the UCONN campus? If the town does not do so, isn't it acting in an arbitrary manner? None of this will put the Town of Mansfield in a good light.

I believe that the strict enforcement of existing criminal laws would have a much better chance of achieving the desired result. In short, I believe that the ordinance is poorly written because is violative of constitutional rights and is not in the town's best interest. And, from a practical point of view, since the language is so off the mark, I believe that the town would find that the ordinance was unenforceable based on the case law.

Sincerely,

LEWIS, LEWIS & FERRARO, L.L.C



Scott F. Lewis, Esq.

SFL/lig

BULLET LIST REGARDING AMENDMENT TO SPECIAL POLICE SERVICES ORDINANCE

- COSTS are open-ended: police, emergency, fire, staying on the scene, responding to the event, for repair and/or replacement of Town property; there are no limits as to amounts; there is no limit as to how petty the Town: police tape, batteries, also who decides when something needs to be replaced; if a cruiser is at the end of its useful life and it gets a flat tire or a blown head gasket on the way to the event, is the responsible party charged for the entire new cruiser
- DISTURBANCE is redefined by asserting that a nuisance is an activity which appears to be dangerous, a threat to health or safety or general welfare. None of those terms are defined. Who decides what is safe or against the general welfare. Though the phrase is modified by saying that it the type that causes annoyance to those not involved, it is still subjective. As drafted the town would find it difficult to state what activities this covers and what it does not cover. One can imagine that certain types of free speech could be considered dangerous or against the perceived general welfare and be an annoyance to those not involved in the activity
- EVENT is completely open: whenever 2 or more people get together it constitutes an event. There are no exceptions for religious or political gatherings because an event is defined as a social activity. Social Activity is undefined
- RESPONSIBLE PERSON is everyone; the person or persons organizing the event, the apparent organizer, the property owner, his agent. So, if someone is handing out leaflets and seems to be one of the organizers, he is liable. Liability is imposed strictly whether the person was there and knew about it or not. If it applies to all property owners, does this include the property which is owned by the State of Connecticut for the University of Connecticut? Will the town try to enforce the ordinance against the State? If not, are they acting arbitrarily? If they act arbitrarily, I believe that the court will say that the ordinance is void.
- WRITTEN NOTICE does not provide actual notice. It does not provide how out of town notice is given, to whom or where. So, an out of town landlord would get notice how? How could said landlord take any actions to stop the objectionable activity? Also, there is no time period provide as to the time between the 1st and 2nd notices. Is it 10 minutes, 2 days, what? Does an annual event require a new notice every year?
- What is the exception for a property owner who acts reasonably to stop an objectionable activity from occurring and the objectionable activity continues nonetheless? There is no such exception. The regulation uses the term "adequately", but it is not defined. So, even if a property owner acts reasonably, but not adequately he/or she is liable. So, must they hire their own security guards? Must they act as vigilantes? Is merely requesting people to leave a location sufficient? Doesn't this breed self-help, just the opposite of what the police want? It may lead to people not wanting to call the police, thinking that they will be charged for a service call.
- The goal is to impose an additional tax on landowners because if the event happened on their property then they are liable. Aren't these services covered under the existing services provided by the town.
- The "Savings Clause" is not a true statutory savings clause. It does not save current lawful activity which the ordinance attempts to regulate. It is a clause which tries to get the ordinance to be saved from its own due process failures.

CELERON SQUARE

COMMENTS TO PROPOSED PUBLIC SAFETY ORDINANCE

SECTION	LANGUAGE OF THE SECTION	CONCERNS / OBJECTIONS
<p>70-2 Purpose</p>	<p><i>IT IS THE PURPOSE OF THIS ARTICLE TO RECOVER THE TOWN'S COSTS (INCLUDING COSTS INCURRED BY THE TOWN FOR FIRE OR EMERGENCY MEDICAL SERVICES OR LOCAL OR STATE POLICE SERVICES) FOR CONTINUED OR SUBSEQUENT RESPONSES TO THE SCENE OF AN EVENT WHEN THE RESPONDING OFFICER DETERMINES THAT CONTINUED ACTIVITY CONSTITUTES A THREAT TO THE HEALTH, SAFETY OR GENERAL WELFARE OF THE PUBLIC, OR WHEN ANY SUCH OFFICER OR OFFICERS ARE PRESENT AT A LOCATION WHERE SUCH DANGEROUS ACTIVITY IS ONGOING, REASONABLY DETERMINE(S) THAT THE DEPARTURE OR ABSENCE OF POLICE, FIRE SERVICE OR EMERGENCY MEDICAL SERVICES FROM THE SITE IS A RISK TO HEALTH OR SAFETY, AND WARNS THE EVENT ORGANIZER OR PROPERTY OWNER OR THEIR AGENT THAT THE EVENT MUST BE CONTROLLED OR ENDED AND THE PARTICIPANTS DISPERSED WITHIN A REASONABLE TIME.</i></p> <p><i>HAVING TO REMAIN AT ANY SUCH EVENT TO PROTECT HEALTH AND SAFETY OR MAKING RETURN CALLS TO AN EVENT TO DISPERSE UNCOOPERATIVE PARTICIPANTS OR TO ADDRESS OTHER EVENT-RELATED ACTIVITY IS AN UNNECESSARY DRAIN ON PERSONNEL AND RESOURCES, OFTEN LEAVING OTHER AREAS OF THE TOWN WITHOUT ADEQUATE LEVELS OF POLICE, FIRE OR EMERGENCY MEDICAL SERVICES PROTECTION, WHICH CREATES A HAZARD TO THE PUBLIC, REQUIRES RESOURCES OVER AND ABOVE THE LEVEL OF SERVICES NORMALLY PROVIDED AND CONSTITUTES A PUBLIC NUISANCE, THE COSTS OF WHICH SHOULD BE PAID BY THE RESPONSIBLE PERSON.</i></p> <p><i>ENFORCEMENT OF THIS ARTICLE SHALL NEITHER REQUIRE NOR PRECLUDE THE ENFORCEMENT OF ANY CRIMINAL LAW.</i></p>	<p>Costs: the actual out of pocket costs, or the costs the town is paying for anyway when it has officers on staff</p> <p>The term activity is broad leaving the officer great latitude. He determines if an activity is a threat to health or safety: so is skateboarding such an activity, what about cycling without a helmet</p> <p>Warns the event organizer or property owner</p> <p>Remaining at the "event" is at the complete discretion of the responding police officer</p>

<p>70-3 Definitions</p>	<p><i>COSTS OF CONTINUED OR SUBSEQUENT RESPONSES - POLICE, FIRE OR EMERGENCY SERVICES PERSONNEL HAVING TO STAY AT AN EVENT TO ENSURE THE HEALTH OR SAFETY OF PARTICIPANTS AND TO PROTECT THE GENERAL PUBLIC WELFARE AFTER REASONABLE WRITTEN WARNING TO CONTROL OR DISPERSE THE EVENT HAS BEEN GIVEN WITHOUT A SUFFICIENTLY SATISFACTORY RESPONSE SHALL BE CONSIDERED A CONTINUED OR SUBSEQUENT RESPONSE FOR THE PURPOSES OF THIS ARTICLE.</i></p> <p><i>COSTS OF CONTINUED OR SUBSEQUENT RESPONSES INCLUDE THE REASONABLE COSTS FOR PUBLIC SAFETY PERSONNEL, VEHICLES AND OTHER ASSOCIATED COSTS TO THE TOWN OF MANSFIELD FOR THE TIME ACTUALLY SPENT IN RESPONDING TO OR NECESSARILY REMAINING AT THE EVENT, PLUS THE ACTUAL COST OF ANY MEDICAL TREATMENT TO INJURED TOWN OR STATE EMPLOYEES, OR EMERGENCY SERVICE PERSONNEL AND THE COST OF REPAIRING OR REPLACING ANY DAMAGED TOWN EQUIPMENT OR PROPERTY.</i></p> <p><i>DISTURBANCE - ACTIVITY AT AN EVENT WHICH APPEARS TO CONSTITUTE A NUISANCE IN THAT IT IS DANGEROUS, A THREAT TO HEALTH, SAFETY, OR GENERAL WELFARE, OR UNREASONABLY CAUSES ANNOYANCE OR DISCOMFORT TO THOSE NOT INVOLVED IN THE EVENT.</i></p> <p><i>EVENT - INCLUDES A GATHERING OR PARTY WHERE A GROUP OF PERSONS HAVE ASSEMBLED OR ARE ASSEMBLING FOR A SOCIAL OCCASION OR SOCIAL ACTIVITY.</i></p>	<p>It appears that this ordinance creates strict liability. Basically, it forces "the responsible party" to pay for services which the town is already required to provide: police, fire, emergency. So, in some ways, it is like a tax. Unfortunately, the imposition of this tax is completely discretionary and controlled by the police.</p> <p>The ordinance charges for replacement value not actual loss</p> <p>The term disturbance is broadly defined. This is because the language does not state that it is an activity that is a nuisance, but an activity which appears to constitute a nuisance. The word "appear" would cover all sorts of situations. Things can appear to be something they are not.</p> <p>Also, it says that the activity can be one which unreasonably causes annoyance or discomfort to those not involved in the event. The terms "annoyance" and "discomfort" are subjective terms. What is annoying to one person is not annoying to another.</p> <p>The term event is described very broadly. When two people are together, they are assembled in a social way. It covers everything: birthday parties, anniversary parties, fund raising, political activities, people getting together to say hi to one another.</p>
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	<p><i>RESPONSIBLE PERSON - THE PERSON OR PERSONS WHO OWN THE PROPERTY OR THEIR AGENT WHERE THE EVENT TAKES PLACE OR THE APPARENT ORGANIZER OF THE EVENT.</i></p> <p><i>IF THE RESPONSIBLE PERSON IS A MINOR, THEN THE MINOR'S PARENTS WILL ALSO BE RESPONSIBLE PARTIES.</i></p> <p><i>ANY LIABILITY UNDER THIS ARTICLE SHALL BE JOINT AND SEVERAL.</i></p>	<p>Why should property owner who has nothing to do with the event, and may have even tried to prevent the event, be responsible for the actions of others. This is guilt by association. If there is an event which is put together by corporate sponsorship and a disturbance occurs, is the corporate sponsor liable? For example, if fight breaks out at a charitable event, is the sponsor financially responsible. What if the sponsor is someone other than the charity, is the charity responsible because it is the apparent organizer?</p> <p>This is something the law currently recognizes, but not for emancipated minors.</p> <p>Again, this is guilt by association.</p>
<p>70-4 First Response, Notice and Written Warning</p>	<p><i>A. DURING A FIRST RESPONSE TO AN EVENT, IF THE RESPONDING POLICE OFFICER DETERMINES, IN THE POLICE OFFICER'S SOLE DISCRETION, THAT THE EVENT PRESENTS THE POTENTIAL FOR DANGER, ONGOING DISTURBANCE OR PUBLIC NUISANCE, THE RESPONDING OFFICER MAY, AMONG OTHER THINGS, DELIVER TO ANY PERSON WHO APPEARS TO BE A RESPONSIBLE PERSON OR TO HIS OR HER AGENT A "NOTICE OF VIOLATION AND WRITTEN WARNING: FIRST RESPONSE" WHICH SHALL CONTAIN A MESSAGE SUBSTANTIALLY AS FOLLOWS:</i></p>	<p>How much time is mandated between a warning and a breach. What if a warning is given to the owner and the owner advises the people involved to stop doing what they are doing, does such a warning from the owner satisfy sufficient satisfactory response? After all, what can the owner do. He/she has done everything he/she can without acting like a police officer. Is a homeowner required to take police type actions on his/her own. If the property owner is not present at the event, what notice does the property owner get. So, if there is a party celebrating a birthday on one date and a warning is given and the owner is out of state, is the notice mailed. Then, if there is a celebration or a job promotion two weeks later can a bill be issued. It is a separate event. What if the owner of the property is the State of Connecticut? Is the State responsible?</p>

	<p><i>THIS NOTICE OF VIOLATION IS GIVEN TO YOU AS A RESULT OF A FIRST RESPONSE BY THE TOWN OF MANSFIELD TO A DANGEROUS SITUATION, DISTURBANCE OF THE PEACE OR CREATION OF A PUBLIC NUISANCE DURING AN EVENT ORGANIZED BY YOU OR ON YOUR PROPERTY.</i></p> <p><i>YOU MAY BE CHARGED ALL PERSONNEL AND EQUIPMENT AND OTHER COSTS INCURRED AS A RESULT OF ANY CONTINUED OR SUBSEQUENT RESPONSE BY PUBLIC SAFETY PERSONNEL TO THIS LOCATION, OR IF YOU ARE WARNED TO DISPERSE OR OTHERWISE CONTROL THE EVENT WITHIN A REASONABLE TIME AND FALL TO COMPLY.</i></p> <p><i>B. THE NOTICE MAY ALSO CONTAIN SUCH OTHER INFORMATION AS DEEMED NECESSARY BY THE POLICE OFFICER AT THE SCENE OF AN EVENT AT WHICH THE OFFICER DETERMINES THAT PUBLIC SAFETY PERSONNEL MUST REMAIN TO ADDRESS A DISTURBANCE OR PUBLIC NUISANCE OR TO PROTECT ANY PERSON FROM INJURY, FOR EXAMPLE, AN ORDER TO THE RESPONSIBLE PROPERTY OWNER OR PARTY ORGANIZER TO END, DISPERSE OR OTHERWISE CONTROL THE EVENT, IN ORDER TO ACCOMPLISH THE PURPOSES OF THIS SECTION.</i></p>	<p>Doesn't this foster and support self-help. Won't it also encourage a property owner not to call the police and try to perform self-help.</p> <p>Won't people eventually not call the police. Doesn't this whole proposal generate unintended consequences.</p> <p>The police officer not only has the discretion to decide if something is an event but also can decide if the responsible person's actions are reasonable. There is no standard upon which to measure any behavior.</p> <p>There is discretion from the town as to whether the charge will be issued. This is due to the fact that the ordinance uses the word "may".</p>

<p>70-5 Continued or Subsequent Response, Preparation of Bill</p>	<p><i>IF A CONTINUED OR SUBSEQUENT RESPONSE OCCURS DUE TO AN EVENT AND AN OFFICER DETERMINES THAT A FURTHER DISTURBANCE HAS OCCURRED, OR IF A RESPONSIBLE PERSON OR HIS OR HER AGENT IS ORDERED TO END, DISPERSE OR OTHERWISE CONTROL AN EVENT AND FAILS TO ADEQUATELY DO SO, THEN A CITATION AND BILL FOR THE COSTS INCURRED BY THE TOWN FOR ITS CONTINUED OR SUBSEQUENT RESPONSE OR ANY SUCH FAILURE BY SUCH OWNER OR ORGANIZER SHALL BE PREPARED BY THE TOWN MANAGER OR HIS AGENT OR DELEGATE OR POLICE OFFICER AND PROMPTLY DELIVERED TO THE RESPONSIBLE PERSON BY A TOWN OF MANSFIELD OR STATE POLICE OFFICER DESIGNATED BY THE MUNICIPALITY</i></p>	<p>What is a subsequent response? If the event is annual and the notice is given one year, is a disturbance at the following year's event subsequent or does it constitute a new event.</p> <p>What does the word "adequately" mean? Who determines whether a response is adequate? Why not reasonable actions?</p> <p>Delivered how? Mail, in person, email. What if the responsible party is out of town? Can an out of town owner for example have an adequate response which different from a person who lives in town?</p>
<p>70-6 Collection</p>	<p><i>THE DIRECTOR OF FINANCE IS AUTHORIZED TO ENFORCE ANY SUCH CITATION AND COLLECT SUCH BILL AND REASONABLE COSTS OF COLLECTION, INCLUDING ATTORNEY'S FEES, BY RESORT TO THE PROVISIONS OF THE HEARING PROCEDURE FOR CITATIONS ORDINANCE, SET FORTH IN SECTIONS 129-1 THROUGH 129-10, INCLUSIVE OF THE TOWN OF MANSFIELD CODE OF ORDINANCES.</i></p>	
<p>70-8 Savings Clause</p>	<p><i>SHOULD THE COURT OR COMPETENT JURISDICTION DECLARE ANY SECTION OF CLAUSE OR PROVISION OF THIS ARTICLE TO BE UNCONSTITUTIONAL, SUCH DECISION SHALL AFFECT ONLY SUCH SECTION, CLAUSE OR PROVISION SO DECLARED UNCONSTITUTIONAL AND SHALL NOT AFFECT ANY OTHER SECTION, CLAUSE OR PROVISION.</i></p>	<p>This is not a true savings clause which would allow current otherwise legal activity from this regulation. It is self-serving. I am of the opinion that this provision shows that the town knows that most of the provisions violate due process rights and are unenforceable, which is why they have tried to protect the balance of the ordinance by inserting this clause.</p>

March 23, 2009

RE: Public Hearing - Comments on Revisions to Ch 70 Ordinance

Good evening! We at Celeron Square understand and support wholeheartedly the intent of the proposed revisions to the Ch. 70 Ordinance, however, we oppose this ordinance as it is currently written. We suggest that the language should be revised to address our legitimate concerns.

We are concerned that the Ordinance can be enforced on Spring Weekend or March Madness or Homecoming type weekends. There is no exception for property owners in the proposed Ordinance addressing these types of weekends which have external programming. We suggest it should contain an exception for property owners and landlords when those events occur.

The wording of the ordinance creates a strict liability for the property owner or landlord. This ordinance holds the property owner or landlord wholly liable whether or not the property owner sponsored or participated in the party or event in any way. As an agent of Celeron Square, the ordinance would make me personally liable if outsiders were to behave inappropriately on the Celeron site.

During an incident or event that triggers this Ordinance, the apparent organizer of the event may be difficult to identify. This Ordinance leaves the landlord responsible for costs even incurred by outsiders, who frequent the off-campus housing locations and apartment complexes looking for a party. They arrive by vehicle or on foot via the pervious borders and the public bicycle pathway that transects the Celeron site. Frequently they are out-of-town underage drinkers or non-Celeron residents arriving from campus, where drinking is not permitted. On-campus, underage drinking has strict consequences enforced by the Dean of Students. There are no dedicated, regularly scheduled and coordinated Police patrols that address the underage drinking problem in the off-campus community. This Ordinance cannot and should not become a "low cost" or "no cost" substitute for required Police work.

When the written notice is given after an event that triggers this Ordinance, we have concerns about how much notice is given and to whom it is given. It should be given to the organizers of the event. And, as an example, if an

event is annual event, is a notice on the first year good for all future years? Does a written notice ever expire?

Even when a tenant or tenants has clearly been identified as the “organizer of the event”, it could be challenging for the landlord to hold the tenant responsible for paying the costs under the Ordinance when the tenant knows that the landlord is equally liable. The organizers of the event should be primarily held responsible.

The Ordinance states under definitions that “*Police, fire or emergency services personnel having to stay at an event to ensure the health or safety of participants and to protect the general public welfare after reasonable written warning to control or disperse the event has been given without a sufficiently satisfactory response shall be considered a continued or subsequent response for the purposes of this article.*” There is also wording in the Ordinance that states: “*You may be charged all personnel and equipment and other costs incurred as a result of any continued or subsequent response by public safety personnel to this location, or if you are warned to disperse or otherwise control the event within a reasonable time and fail to comply.*” Any “event” that causes the police this much concern for health and safety is beyond what civilians are capable of dispersing or controlling. This is what the police and emergency services are for. This type of behavior is simply beyond our control and beyond our legal responsibilities and rights to act as police.

Although Celeron Square implements our site monitoring and towing program on most major “party” nights, when we see a larger crowd or a party that we see has potential to cause problems, we frequently choose to call the police for assistance. It is our judgment and experience that it is frequently too dangerous for civilians to intervene in trying to control and break up such parties, even what some may refer to as “smaller” ones. We think it is unrealistic that we be expected to perform work that only the police are qualified to do, and to put us in a position to take actions that most law enforcement personnel would advise against. We agree that this behavior should not occur in the first place.

We suggest that Dean of Students at UConn and the Town of Mansfield work together to put “feet on the ground” to implement and enforce consequences for bad off-campus student behavior. It has been the experience of other Universities (Frostburg State University and our own

Central Connecticut State University) that this approach is very effective. The Dean of Students can impose consequences to off-campus student behavior that are much more serious for the student than a simple fine by a landlord or police officer. However, this will require a dedicated year round effort during the party season to dampen the party culture that now exists at UConn.

We will need time to change our lease wording to address this Ordinance in an attempt to hold the people who are the actual organizers of the event responsible for the costs under Ch70. The timing is far from optimal, as we have already signed many leases for the 2009/2010 academic year. To coincide with our lease cycle, we request a delay in this Ordinance's effective date until June 1, 2010.

I have also transmitted review comments from our attorney regarding the Ch 70 Ordinance for your consideration.

Thank you for the opportunity to share our concerns with you.

Town Council 3.23.2009

I would like to discuss two general issues tonight.

The first of these pertains to the general comments made by the public, myself included. Many times questions are asked of the council, some general in nature and others very specific. These questions are of interest to the asking party and many times are of interest to the taxpayers of Mansfield. Yet I see no mechanism for responding to these concerns. The main stay of a transparent government is the ability to respond to citizen concerns. I have seen very few responses to questions asked by myself and others. These questions seem to disappear into space with no resolve/ So I ask the council to provide timely answers to questions posed through public comment via the town managers report or the website or any other means deemed acceptable to the council. Thank you.

The second issue I have is with the budget. I have mentioned for months now that I would like to see no increase in my taxes. I don't believe I am the only taxpayer who feels this way. Again I have seen no response from the town council. I understand the town manager is going to present his budget tonight and I would like to provide some food for thought. I have come across a marvelous website, SaveMansfieldCT.org , which has a mountain of information regarding the town and its operations. Obviously this site is operated by persons outside of the realm of town government, but seems to be very factual and forthcoming with details of government. Some of the issues they raise are issues I am concerned about as well so I will reiterate some of those tonight.

Reduce resident troopers from 8-9 to FIVE. Cost savings \$210,000=\$280,000

Review all employee positions with the intent to eliminate those that are nice but not necessary. Nobody wants to furlough people but without significant concessions from the unions and salary reductions amongst staff we must take the lead from the state and business and bite the bullet. When times get better we can think about rehiring some of these people. Cost savings estimated to be in excess of \$500,000

Reduce the Fire protection machine. To spend over TWO million dollars a year for a town this size is ridiculous. With the force in place and the assistance of UCONN we have more personnel and apparatus than Tolland, Vernon, Coventry, Willington, and Ashford combined. Cost savings \$500,000-750,000 per year.

Regionalize the Fire Marshall position. Currently we have one marshal and four deputies. Are all these people necessary and do we feel any safer with this many personnel in place? Potential savings \$250,000 per year.

Eliminate the appraiser position after the current revaluation is complete. Cost savings over \$100,000 per year.

Eliminate at least 50% of the personal use vehicles owned by the town. Cost savings and revenue enhancing benefits \$300,000.

Eliminate the 2.5 positions for housing inspection and reduce the directors salary by the \$8000 he was given in creating this department, This department contributes nothing to the taxpayers of Mansfield. It sounds nice but it used strictly as a student behavior modifier. Cost savings \$250,000-300,000 per year.

Sell off unused town owned land and increase our tax base. With the recent purchases of open space property we have the finest woods, hiking, and recreation areas in the region. Let's divest ourselves of non revenue producing property. Perhaps add the money to the general fund to support those areas for maintenance and improvement.

Finally do something about the "Community Center" . Either sell it off to a private enterprise and reduce the town's monetary contribution and make it a tax contributing, private entity OR fully fund the operations, pay for everything and open up membership to ALL townspeople, not just firemen and those who currently can afford to pay for membership. I would prefer to retain ownership by the town as we have made a sizeable investment in the facility already and believe to be truly called a "Community Center" it must be capable of being used by all residents, not just those who can afford to pay but by all the residents who are currently paying with their tax dollars. Cost estimated at \$500,000 additional per year or savings in excess of \$500,000 depending on which way we go.

If the council decides to listen to these suggestions and enact them, we can save \$2,180,000 dollars a year and still provide the townspeople with the services they have come to enjoy. This will more than offset the proposed increase of one mil and actually reduce taxes by 1-2 mils.

Think about it.

Ric Hossack
432 Middle Turnpike
Mansfield

March 23, 2009

Baseball player Casey Stengel once said: "There are three kinds of people: Those who make things happen, those who watch things happen, and those who say 'what happened?'"

In my three years living in Mansfield, I have worked in small ways to help make Storrs Center happen. I joined the Mansfield Downtown Partnership, helped plan the Festival on the Green and most recently became a member of Smart Growth for Mansfield, a citizen advocacy group committed to ensuring the completion of Storrs Center. I have done all of this with the goal of seeing Storrs Center become a reality.

Today, I wish to commend others who have worked very hard, and done far more, to make things happen for Storrs Center.

First, I commend Town Manager Matt Hart, Mayor Elizabeth Paterson and members of the Town Council for their continued support of Storrs Center. It's been a long and demanding process of public meetings, zoning changes, permit applications and advocating for state and federal funding. Perhaps no one could have predicted how long this process would take, but this phase is quickly coming to an end with the pending approval by the State Traffic Commission for improvements to Storrs Road. Once this is attained, it won't be long before we see shovels in the ground for the "Main Street" portion of this project.

Next, I commend Cynthia Van Zelm, Executive Director of the Mansfield Downtown Partnership and her capable Board of Directors for their tireless work to make Storrs Center a reality. With a minimal investment from the town and UConn, Cynthia has kept this project on track and helped attain some \$18M in state and federal support for Storrs Center. This is a remarkable return on investment and one of many reasons the town should continue to provide financial support to the Mansfield Downtown Partnership.

Last, I wish to commend those Mansfield residents who oppose Storrs Center or who do not think the town should invest in this project. Your opposition has sharpened the focus of the rest of us who want to make things happen. Those who want to see Mansfield fulfill its potential to become a great college town with local businesses, a walkable downtown, and green space for all to enjoy.

If you're sitting in this room tonight, I bet Casey Stengel would say you're the kind of person who makes things happen. Put that energy to good use and make Storrs Center a reality for Mansfield.

Thank you.



Deidre Goodrich
4 Westwood Road, Storrs, CT

Doing It Right in Mansfield!

Since the project began in 2002, the Downtown partnership has sponsored over 400 meetings and presentations over a period of 7 years to gain consensus from the community about the shape of the project. Storrs Center is a grass roots effort, arrived at by a transparent and collaborative process. This was not a scheme conceived by developers and politicians in back rooms and then jammed down the throats of the taxpayers.

Because of the inclusive and consensus driven style of the project, no property has been seized from landowners. There are even some property owners who chose to retain their buildings and become part of the project. Everything has been voluntary, and a voluntary process takes longer than coercion.

Starting in 2005 the project has applied for nine major permits, grants and licenses from federal, state and local agencies. These permits reflect the complex ecology of the site, the unusual quality of the project and the character of our town. These efforts have also brought \$18 million worth of external funding for Storrs Center.

A more typical, mall-like development on a simpler site, one without wetlands, existing businesses and buildings, and multiple owners (including the state's university), would certainly take less time to complete, but that's not the situation we were given. And the town has to turn a state highway (Rt 195) into a town's main street, a major undertaking all by itself.

Storrs Center needs one last permit from The CT Department of Transportation. With that in hand we will be ready to break ground. Four years to obtain eight difficult approvals is an impressive achievement. Each and every approval has included praise that our applications were the best ever submitted. We can be proud that we have taken no short cuts. Everything has been done right!

Most fast track development projects are insensitive to aesthetics, riddled with design and construction errors, and laden with long term debt born by the taxpayers.

By "Doing It Right" there are no unexpected or unpleasant surprises: the community actually controls the outcome of the project.

Skeptics assert the timing is all wrong. In fact, the timing is perfect. This is the best possible moment for the project to start. The big lesson from the current financial situation is that the era of fast and easy money is gone. The fact the Storrs Center remains completely credible to businesses and lenders is the real proof that it is on a solid foundation, designed to go the distance. Storrs Center is a project for the New Economic Era, our own local stimulus project that can help secure our economic future. With a clear payoff in terms of revenue and revitalization, it is worth the wait.

Submitted by: Henry Krisch 23 March 2009

Many people in Mansfield are concerned about the numbers--and particularly dollars--involved with the Storrs Center project. As town residents, we wonder how the town will deal with reduced payments from the state and other revenue sources. We need to have good numbers as we evaluate this or any other project. Here are some useful and interesting numbers to consider, but there are still more available at the Downtown Partnership website (where most of these figures came from).

Over 400: The number of public meetings held since 2002 by the Mansfield Downtown Partnership (MDP) or where the MDP has made a presentation about Storrs Center. Town residents have played a central role in shaping the design of the downtown area.

0: The number of graduate student housing units to be built. Storrs Center will house people of all sorts, including families, UConn faculty and staff, senior citizens,...really anyone who wants to live in a walkable and active town center.

\$0.5 million: Proposed reduction in funding by the state of CT to the Town of Mansfield in the Governor Rell's 2009-2010 budget.

\$2.6 million: The net property tax benefits to the town **each year** at full build out, according to the town's own economic consultants.

Smaller tax benefits will begin accruing to the town as soon as the first buildings are completed (\$0.9 million per year after Phase I is finished). These funds will help offset the proposed cutbacks in state funding.

\$5 million: What LeylandAlliance, the developer, has invested in the planning and pre-development process for Storrs Center--to date.

\$18 million: The amount of state and federal funding commitments already in hand (including \$10 million for the first parking garage) for Storrs Center.

\$188 million: The approximate portion of the project costs for

construction for Storrs Center that will be privately financed. That's about 85% of the total cost. Why not let Storrs Center be our own local stimulus program?

\$712,500: An appropriation in the Federal Budget signed just days ago by President Obama, which will pay for critical components of the Storrs Center infrastructure.

78: The approximate number of restaurants and retail stores (not counting offices and other businesses) that will be located at Storrs Center when the project is completed.

800 (or more): The number of full-time jobs that will be created by Storrs Center when it is completed. Even half this number would be an impressive figure and this does not include construction jobs created for the building of the project.

\$0: What the Town of Mansfield will spend on Garage 1, which will cost \$10 million dollars and be paid for entirely by a state issued bond and federal design grant.

\$0: What will be spent on a Garage 2 unless Phases I and II justify its being built. Provisions for the second garage are currently being negotiated by the town and Leyland.

1.58: The number of acres Garages 1 and 2 will cover.

7.92: The number of acres we would need to cover with parking lots, if no garages were built, creating a sea of asphalt that would cause serious storm water management and wetland degradation problems.

29: The approximate number of acres of the total site (47.7 acres) that will be preserved as greenspace, including wetlands and a protected vernal pool. Much of the 17 acres that will be developed is land that already has buildings on it or once did.

25: The number of projects where Live Work Learn Play, the retail part of the development team, have successfully dealt with the kinds of seasonal challenges Storrs Center poses. Storrs Center can and will be a year round operation.

1: The number of votes to make a difference. Come and support Storrs Center at the Town Budget meeting on May 12, 2009 and in the meantime, let a member of the Mansfield Town Council know how you feel. You can also write a letter to the Chronicle or just talk with friend.

Submitted by:
Henry Krisch
23 March 2009

June S. KRISCH

**Town Manager's Office
Town of Mansfield**

Memo

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Town Employees
Date: March 23, 2009
Re: Town Manager's Report

Below please find a report regarding various items of interest to the Town Council, staff and the community:

Budget and Finance

- *FY 2009/10 Operating Budget* – Later this evening, I will present my proposed FY 2009/10 Operating Budget to the Council and the community. We will conduct our first budget workshop at 7:00 PM this Thursday, March 26, 2009, in the Council Chambers here at the Beck Municipal Building. The Budget Review Calendar is available on the Town's website – www.mansfieldct.org

Council Requests for Information

- *Assisted Hearing Technology* – Kevin Grunwald has prepared a communication to the Town Council concerning this item. I will distribute a hard copy of the memo to the Council this evening, and include this information in the next Town Council packet.

Departmental/Division News

- *Resident State Trooper* – At 1:00 PM this Friday, March 27, 2009, the Appropriations Committee will conduct a public hearing regarding HB 6363, "An Act Implementing the Governor's Budget Recommendations Concerning General Government, Conservation, Development, Regulation, Protection, Judicial and Corrections." This bill does include the Governor's proposal to increase the reimbursement rate for the Resident State Trooper program from 70% to 85% percent effective July 1, 2009, and to 100% effective July 1, 2010. I will prepare and submit to the Appropriations Committee testimony opposing the recommended increase in the reimbursement rate, and the impact of the proposal on Mansfield. I anticipate that the public hearing will be well attended.

Member Organizations

- *Mansfield Downtown Partnership* – There are a few of items of interest regarding the Partnership and the Storrs Center project:
 - The Storrs Center development received a major commitment with the approval of a \$712,500 appropriation to be designated for critical components of the project's infrastructure. The appropriation, sponsored by Senator Joseph Lieberman and Congressman Joseph Courtney, is included in the FY2009 Omnibus Budget bill that passed the House and Senate and was signed by President Obama on March 12th. The funding will be used for construction of the pedestrian, bicycle and car friendly network of streets, sidewalks, open spaces, parks, infrastructure and landscaping that will serve the mixed-use Storrs Center neighborhood. In addition to roads, necessary utilities, public streets, and sidewalks, the project scope will include a town square and market square as well as such public amenities as bus stops, street lighting, directional signage and street furniture. It is expected that the funds will be designated for Phase 1 of the project, which will include two buildings on the North side of Dog Lane and the realignment of Dog Lane with a new intersection on Storrs Road. The development of the new infrastructure will be coordinated with forthcoming improvements to Storrs Road. Storrs Center has successfully progressed through all required pre-construction approvals except a permit

being sought from the State Traffic Commission for improvements to Storrs Road. The commencement of site work and building preparation for Phase 1A could commence in late 2009 or early 2010.

- The Town of Mansfield has made two requests to Senators Dodd and Lieberman, and Congressman Courtney for FY10 Appropriations with respect to Storrs Center and the Four Corners Water and Sewer project. The request for Storrs Center is for \$3.8 million for the network of streets, sidewalks, utilities and storm drainage systems that will serve the public infrastructure for Storrs Center. The request for Four Corners totals \$4 million to assist with the construction of water and sewer lines for Four Corners. This request includes \$1 million for a sewage pump station and \$3 million for water distribution mains. (Total cost of sewers is estimated at \$5.1 million and \$6 million for water supply and distribution). The House and Senate will be working on their appropriation bills throughout the year. While the federal fiscal year runs from October 1 to September 30, the final decisions on the award of funding may not be until as late as December 2009.
- *Regional School District 19, Preliminary Regionalization Study Committee* – Superintendent Bruce Silva is meeting later this week with the staff in the State Department of Education to discuss this topic. Following this meeting with the state, I will have more information regarding the role and responsibilities for the proposed study committee, and we can discuss this topic again at the Council's first meeting in April.

Miscellaneous

- *From the Governor's Office*
 - Governor M. Jodi Rell has announced that her budget office now estimates the shortfall in the current year's state budget at about \$667 million, reflecting an infusion of more than \$380 million in federal stimulus money but a continual, steady drop in tax collections. "The recession continues to erode all our revenue streams. It is crucial, and has been for months now, that we urgently identify and act on spending cuts," Governor Rell said. For more information, please visit www.ct.gov.
 - Governor M. Jodi Rell has announced that the federal government has notified Connecticut that it meets the criteria for an Extended Benefits (EB) program that will provide 13 additional weeks of unemployment compensation to those who are out of work. This will increase the maximum benefit entitlement to 72 weeks for many claimants. According to the Governor, the 13 weeks are in addition to the 26 weeks of state benefits and the 33 weeks of federal Emergency Unemployment Compensation (EUC-08) currently being provided to the state's jobless residents. For more information, please visit www.ct.gov.
 - Governor M. Jodi Rell has announced that the state's Recovery Working Group approved more than \$200 million in federal stimulus transportation projects to quickly create jobs on dozens of statewide transportation projects, including bridge replacement and repair, road paving and traffic signal work. The Town has submitted through the WINCOG various shovel-ready transportation projects for consideration under the stimulus program.
 - Governor M. Jodi Rell has unveiled a comprehensive state Web site to help citizens follow the flow of federal stimulus dollars into Connecticut, track the progress of stimulus-funded projects and monitor the availability and creation of jobs through the American Recovery and Reinvestment Act of 2009. The new Web site – www.recovery.ct.gov – includes sections on: explanation of the federal law; accountability of stimulus dollars; lists of "shovel-ready" projects and deadlines; latest news on the stimulus in Connecticut; and frequently asked questions.

Upcoming Events

- *Family Fun Night* – Come and enjoy some fun with your family on Friday, March 27th at the Mansfield Community Center. The pool, gym, and activity rooms will be set up with activities for families to enjoy, including a giant inflatable slide in the pool and gym from 6pm – 9pm. Don't miss it!
- *How To Do Business With The Federal Government, State Agencies, and Local Municipalities* – The Chamber of Commerce and the Small Business Administration (SBA) will be hosting "How To Do

Business With The Federal Government, State Agencies, and Local Municipalities". Attendees will learn of opportunities available to small businesses including resources and programs available, marketing tips, how to find available bids, how to decipher the difference between state and federal set-aside programs, how to develop proposals, networking with large companies, and how to successfully approach a large company. Focus will also be given to navigating through the State of Connecticut's bid portal, understanding the Supplier Diversity Program (SBE), the DBE Program, State and Federal certifications and registrations, along with an overview of the various pre-qualification processes. This workshop will be on Tuesday, March 31 from Noon until 2:00 pm at the EASTCONN Windham Mills Complex. To register visit www.WindhamChamber.com and click on the Business Resource Center programs.

- *Mansfield Downtown Partnership Open House* – April 2, 2009, 5:30 PM – 6:30 PM, Downtown Partnership Office.

Upcoming Meetings

- Mansfield Advisory Committee on the Needs of Persons with Disabilities, March 24, 2009, 2:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Downtown Partnership Advertising and Promotion Committee, March 24, 2009, 5:00 PM, Downtown Partnership Office
- Four Corners Sewer Advisory Committee, March 24, 2009, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Regional School District 19, Budget Hearing, March 24, 2009, 7:00 PM, EO Smith High School
- Agriculture Committee, March 24, 2009, 7:30 PM, Conference Room C, Audrey P. Beck Municipal Building
- Mansfield Downtown Partnership Finance and Administration Committee, March 26, 2009, 3:00 PM, Downtown Partnership Office
- Cemetery Committee, March 26, 2009, 3:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Council Budget Workshop, March 26, 2009, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Council Budget Workshop, March 30, 2009, 6:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Advocates for Children, April 1, 2009, 6:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Public Information Session on the Manager's Budget, April 2, 2009, Council Chambers, Audrey P. Beck Municipal Building
- Council Budget Workshop, April 6, 2009, 6:30 PM, Buchanan Auditorium, Mansfield Public Library
- Planning and Zoning Commission, April 6, 2009, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Communications Advisory Committee, April 6, 2009, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Emergency Management Committee, April 8, 2009, 9:30 AM, Council Chambers, Audrey P. Beck Municipal Building
- Community Quality of Life Committee, April 8, 2009, 7:00 PM, Community Room, Mansfield Community Center
- Traffic Authority, April 9, 2009, 10:30 AM, Conference Room B, Audrey P. Beck Municipal Building
- Public Hearing on Budget, April 13, 2009, 7:30PM, Council Chambers, Audrey P. Beck Municipal Building
- Town Council, April 13, 2009, 7:30PM, Council Chambers, Audrey P. Beck Municipal Building

Memorandum

To: Matt Hart
CC: Bill Hammon, Mike Nintean
From: Kevin Grunwald
Date: 3/23/2009
Re: Assistive Hearing Technology

I'm writing to provide a follow-up to your request for information on assistive hearing technology for the Town Council Chambers. Pursuant to Title II of the ADA legislation towns must make available programs, services and activities to persons with disabilities. There is however an exemption if to do so would create undue financial or administrative burdens. Determination of an undue financial burden must be made by the head of the town government or his designee and must be accompanied by a written statement of the reason for reaching that conclusion.

Bill Hammon has obtained an estimate for a "Listening System" consisting of an FM transmitter and receivers that would work through our current public address system. The estimate for the cost of this system with 10 receivers (3 of which must be hearing aid compatible) is \$1358. The disadvantage of a system of this type is that the receivers must be stored, charged, and maintained for distribution to the public. There are systems available that are compatible with a user's hearing aid, but the cost of installation of a system of this type would be significant.

I hope that this information will assist you in making your decision; please let me know if you need anything else.

Schaefer, Carl

From: Schaefer, Carl
Sent: Sunday, March 22, 2009 2:42 PM
To: Town Council; 'Matthew W. Hart'
Subject: FW:

Dear Council members and Matt,

I have asked Bruce Clouette to take over from me the Chairmanship of the Finance Committee; and he has agreed. I would remain on the Finance Committee itself.

I have two reasons for doing this: Because of my stroke (June/08), it is, at times, difficult to remember a word or a phrase; these disconnects are not permanent. But in discussions—public and private—during the Finance proceedings, I believe that Bruce can do a far better job than I. Second, from 3-5:30 PM each weekday, I have (in Manchester) radiation for prostate cancer; this will continue until early April. There may be times when I miss meetings or come to them late. Again, I have no doubt Bruce can do a much better job of handling these meetings.

As I understand it, the Mayor must make this announcement, and then the Council votes for it.

Yours,
-Carl

Carl W. Schaefer
Dept. Ecology and Evolutionary Biology
University of Connecticut
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Storrs CT 06269-3043
USA
Telephone +860 486 4455
Fax +860 486 6364

REC'D MAR 20



**TOWN OF MANSFIELD
COMMUNICATIONS ADVISORY COMMITTEE**

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
STORRS MANSFIELD, CT 06268-2599

March 16, 2009

Mansfield Town Council
4 South Eagleville Rd.
Storrs CT 06268-2599

Dear Council Members;

The Communications Advisory Committee has 7 members, who serve rotating terms, with expiration dates on March 24. This March, two members terms expire, William Powers and Richard Pelligrini. Mr. Pellegrini would like to remain on the committee. He has been a valuable member, and we welcome his decision. William Powers has expressed a desire to be removed from the Committee. His position will definitely need to be filled.

We have had a serious problem with meeting a quorum. It is a small board, and members get sick, have child care problems, travel, or have work obligations that keep them from attending meetings. We have tried to schedule the committee meetings around those dates when absences can be predicted (i.e., August, late December), but we continue to cancel meetings for lack of attendance.

We would like to request a change in the membership structure of the committee by adding an alternate, who would attend meetings, and vote when a member was absent. We believe that the alternate would become an active participant in the work of the committee, but that we would still preserve an odd number of votes.

If you would like a presentation from the Committee regarding this request, please let me, or Jaime Russell, know.

Sincerely,

For the Committee,
Antonia C. Moran,
Chair

REC'D MAR 20



**TOWN OF MANSFIELD
COMMUNICATIONS ADVISORY COMMITTEE**

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
STORRS MANSFIELD, CT 06268-2599

March 16, 2009

Mansfield Town Council
4 South Eagleville Rd.
Storrs, CT 06268-2599

Dear Council Members;

As you know, the Communications Advisory Committee has been charged with finding ways to improve communications between government and citizens in the town of Mansfield. An issue has come to our attention that we believe requires a town ordinance.

C.G.S. §9-369b prohibits all advocacy on behalf of referenda by town officials, or the expenditure of government funds to advocate for a referenda. In order to comply with this statute, the Region 19 Board of Education, acting upon the advice of their bond counsel, removed all information regarding the referendum from their website, with the exception of the motions authorizing the referendum and the actual question to be asked.

In fact, it became nearly impossible for citizens to understand why the Board had chosen to bring this referendum forward at this time. The Board circulated a one page brochure to every household in town describing the referendum, and explaining its benefits, but, to comply with the law, this was done *before* it had formally moved to put the question to the public. There were one or possibly two articles in the **Chronicle**, but other than that, the only information available was the result of direct questions asked of board members or staff. It is hard to imagine that many people took advantage of that opportunity. We believe that most voters made their decisions based on unnecessarily limited information, probably after the information that had informed the Board's decision had been removed from public view.

There is an exception, in §9-369b(d):

(d) Any municipality may provide, by ordinance, for the preparation and printing of concise summaries of arguments in favor of, and arguments opposed to, local proposals or questions approved for submission to the electors of a municipality at a referendum for which explanatory texts are prepared under subsection (a) or (b) of this section. Any such ordinance shall provide for the establishment or designation of a committee to prepare such summaries, in accordance with procedures set forth in said ordinance. The members of said committee shall be

representatives of various viewpoints concerning such local proposals or questions. The committee shall provide an opportunity for public comment on such summaries to the extent practicable. Such summaries shall be approved by vote of the legislative body of the municipality, or any other municipal body designated by the ordinance, and shall be posted and distributed in the same manner as explanatory texts under subsection (a) of this section. Each summary shall contain language clearly stating that the printing of the summary does not constitute an endorsement by or represent the official position of the municipality.

The Communications Advisory Committee strongly recommends that the Council consider passing an ordinance that allows for the creation of a committee to prepare "concise summaries of arguments in favor of, and arguments opposed to, local proposals or questions approved for submission to the electors".

The same recommendation is being made to the Region 19 Board.

While this will create an additional hurdle to cross before a recommendation can be made to the town, we believe that it is better than an absence of information.

Sincerely,



For the Committee,
Antonia C. Moran,
Chair

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

March 26, 2009

DRAFT

Deputy Mayor Gregory Haddad called the special meeting of the Mansfield Town Council to order at 7:00 p.m. in Council Chambers of the Audrey P. Beck Building

I. CALL TO ORDER

Present: Blair, Clouette, Duffy, Haddad, Koehn, Nesbitt, Paulhus, Schaefer

II. WORK SESSION

1. Major Cost Drivers/Tax Dollar Equivalent Worksheet

Flag – Separate fund lines 112 and 113

Flag – Ms. Blair will provide tax bills from Florida, which show how much of each tax bill goes to each major service.

2. Issue Papers

i. Strategic Planning

Flag – How best to link the Strategic Plan to the budget. To what extent is the budget in furtherance of the Plan?

ii. Energy Conservation

Flag – Review the Sieman's report and identify what the next logical steps should be. Evaluate the cost of the energy management system and the pay back period.

iii. Capital Expenditures and Debt

Flag – Could some of the energy systems be funded as lease purchases?

Flag – Investigate the idea of a dedicated mil rate to fund capital expenditures.

iv. Capital and Nonrecurring Fund

Flag – Institute a charge for the Teen Center and increase the charge for Bicentennial Pond

Flag – Ask CCM to investigate the concept of a bond bank either on a statewide or regional basis.

v. Fund Balance

Flag – Adopted Town Council policy is to not use the fund balance to balance the budget.

vi. Ten Year Trend – Education Spending

Deputy Mayor Haddad reported that he, the Assistant to the Town Manager and the Controller attended the Region 19 Public Hearing on the budget. The Board has asked Superintendent Silva to further reduce the budget.

vii. Debt Service Fund

3. Staffing Reductions – Impact on Services

Flag – The departmental budget narratives should reflect all staffing changes.

Flag – Identify the consolidated position (page 110) as an efficiency measure.

Flag – Identify how the Building and Housing Department will continue to maintain its function with the reduction in the code enforcement officer's position.

Flag – Request additional information to see if there are ways to keep the library open while maintaining the proposed staff reductions. Include the benefits vs. the cost of eliminating six hours a week.

Flag – Include a projection of what FY2010/11 staffing reductions would be.

Flag – Identify the Finance Clerk position (page 13) with an asterisk to show that part of the cut is in the Board of Education's budget.

Flag – Review the overtime and part time personnel cost and identify the impact of additional cuts.

4. General Discussion/Council Questions

Mr. Nesbitt asked that the following be researched:

- Provide the financial and service impacts which would result from reducing the mil rate increase to 0.
- Investigate ways to expedite studies regarding possible regionalization opportunities, including those between the police and public safety departments of UConn and the Town.
- Review the fiscal and service impact of closing Station 207
- Revisit the cross training opportunities in the Housing and Building department. Could the housing inspections on rental properties be slowed down?

- Use current open space funds for maintenance and improvements of existing land.
- Regionalize and reorganize the Animal Control Department
- Discuss ways to reduce legal fees
- Prioritize and consider decreases to the Town's contribution to area agencies

Mr. Haddad suggested that the Town look for additional regionalization opportunities and that the Council revisit the fees for emergency services.

The Deputy Mayor asked for the sense of the Council regarding including an opportunity for the public to speak at the end of each budget work session. The Council was unanimously in favor of the additional agenda item.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Jill Coughlan, 886 Stafford Road, asked if the categories of types of fire and emergency service calls were considered when determining the reduction of forces in the off peak times. Chief Dagon replied that the information was available to him when he reviewed the departmental needs.

David Freudmann, Eastwood Road, asked for an explanation as to why Natchaug Hospital cannot be taxed or added to the nontaxable list of facilities available for PILOT money. Staff explained the efforts that have been made to date and the results.

Ric Hossack, Middle Turnpike, asked the Council be prepared that the state is not going to give us the money currently in the Governor's budget. Mr. Hossack will e-mail a list of additional reductions to Council members.

IV. ADJOURNMENT

Ms. Blair moved and Ms. Duffy seconded to adjourn the meeting at 9:50 p.m.

Motion to adjourn passed unanimously.

Deputy Mayor Gregory Haddad

Mary Stanton, Town Clerk

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

March 30, 2009

DRAFT

Deputy Mayor Gregory Haddad called the special meeting of the Mansfield Town Council to order at 6:30 p.m. in Council Chambers of the Audrey P. Beck Building

I. CALL TO ORDER

Present: Clouette, Duffy, Haddad, Koehn, Nesbitt, Paulhus, Schaefer

II. WORK SESSION

1. Mansfield Board of Education

Members of the Mansfield Board of Education Present: Dudley Hamlin, Mary Feathers, Martha Kelly, Christopher Kueffner, Mark LaPlaca, Shamim Patwa and Superintendent Fred Baruzzi

Superintendent Baruzzi outlined the approved Board of Education budget reviewing the areas being reduced, the impacts on services, and anticipated additional state revenues. He noted that the use of the anticipated funds has yet to be delineated.

Members of the Council asked the Board of Education to consider a number of suggested scenarios including an additional reduction to the budget of \$186, 850; further reductions, approximately \$443,000, to bring the overall Town approved budget to a 0 mil increase; impact statements endorsed by the Board of Education indicating their tolerance level and the impact of an across the board wage freeze for all personnel.

The Council thanked the Board of Education for all their work and cooperation.

2. General Fund Revenues

Flag – Review the current status of state support for the Pilot-Holinko Estates revenue item. (Pg. 43)

Flag – Review the purpose of the Judicial Revenue Distribution revenue item. (Pg. 43)

3. Additional Cost Reduction Scenarios & Impacts

Comptroller Cherie Trahan distributed and reviewed the following: a handout comparing the Town's expenditures for general legal counsel to other similarly sized towns, showing Mansfield's cost to be significantly

lower; an itemization of the cost of overtime part time and temporary workers, and an itemization of the revenues and expenditures of the Housing Code program. As requested by the Council, a worksheet showing department head reduction options was also distributed for discussion purposes.

Flag - Itemization of energy savings to date will be provided.

Flag - Based on the current services budget, a calculation of savings realized as a result of a wage freeze at Region 19 will be provided.

Flag - The effect of a reduction to the Mansfield/UCONN transport (area agency contribution) will be identified.

Flag - Additional Town Council direction and guidance will be needed regarding potential changes to the public safety requirements of the Town.

Flag - A review of whether the anticipated cost of overtime could, in some situations, be better spent on the hiring of part time personnel will be conducted.

4. General Discussion/Council Questions

Flag - Council members will discuss specific recommendations to the Board of Education at the April 6th Town Council meeting.

Flag - Additional information regarding Council members' discussions to date should be provided to the public at the April 2nd Information session.

Flag - Information regarding the pay back period for the remaining projects on the Siemens list will be provided.

5. Opportunity for Public to Address the Council

Mike Sikoski, Wildwood Road, stated that he doesn't understand the purpose of reducing the volunteer incentives in the budget. He also discouraged reducing the area agency contributions.

Betty Wassmundt, Old Turnpike Road, asked the status of a wellness coordinator for the Town and questioned the number of librarians necessary to run the library.

David Freudmann, Eastwood Road, asked for clarification on the Mansfield/UCONN transport and on whether or not there are nursery schools in the elementary schools.

Ric Hossack, Middle Turnpike, referred to an e-mail he sent to all Council members and asked that they endorse his suggestion to cut 10% of the wages of all employees making over \$50,000 per year. Mr. Hossack also volunteered to tapé the April 2nd Informational Session.

6. Adjournment

Mr. Paulhus moved and Mr. Clouette seconded to adjourn the meeting at 9:45 p.m.

Motion passed unanimously.

Gregory Haddad, Deputy Mayor

Mary Stanton, Town Clerk

Motion to adjourn passed unanimously.

Deputy Mayor Gregory Haddad

Mary Stanton, Town Clerk

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

April 6, 2009

DRAFT

Deputy Mayor Gregory Haddad called the special meeting of the Mansfield Town Council to order at 5:30 p.m. in Buchanan Auditorium of the Mansfield Public Library

I. CALL TO ORDER

Present: Blair (until 7:30 p.m.), Clouette, Duffy, Haddad, Koehn, Nesbitt, Paulhus (arrived 7:45 p.m.), Schaefer

II. WORK SESSION

Town Manager Matt Hart distributed and reviewed handouts, which addressed questions previously asked by members of the Council including: budget cut scenarios from the Mansfield Library; a comparative analysis of electricity usage at the Community Center; anticipated savings from an across the board wage freeze for Town and Board of Education employees; a summary of statewide changes to the state budget; a listing of town vehicles and a comparison of purchasing vs. mileage; and explanation of overtime in the Department of Public Works; the hiring of part time firefighters, and the impacts of closing a fire station.

Ms. Koehn requested the budget correction sent by e-mail to members be included in the full document.

1. Mansfield Board of Education Budget

Mr. Clouette moved and Mr. Schaefer seconded that the sense of the Council is to ask the Town Manager to discuss with the Mansfield Board of Education a \$200,000 reduction to their 2009/10 budget.

Ms. Koehn amended the motion as follows:
Instruct the Town Manager to obtain the impacts of additional cut to the Board of Education budget of \$14,000 over and above the \$186,000 already suggested; to obtain the impact of a \$350,000 budget reduction; and to obtain the impact of a \$443,000 budget reduction. Seconded by Mr. Nesbitt the motion to amend passed unanimously.

The motion to approve as amended passed unanimously.

2. Fire and Emergency Services Discussion

Flag – Prepare an impact statement showing an overall decrease of \$100,000 to the Fire and Emergency Services budget.

Flag – Continue to work on the proposal to recoup some of the expenses associated with conducting fire inspections. The proposal will be sent to the Finance Committee for review.

3. Library Services Discussion

4. Operating Transfers to Other Funds

Flag – Provide a list of positions and corresponding salaries for members of the Parks and Recreation Department.

Flag – Eventually the teen center and aquatics expenditures will become part of the General Fund.

Flag – Discuss possible reallocation of money from the open space fund to maintenance of existing open space under the Capital and CNR Funding agenda item.

Flag – Add energy usage as an item of future budget work session.

5. Internal Services Funds

Flag – Add a narrative that explains the Management Service Fund and its relationship to energy use to the introduction of the budget.

6. Other Agencies/Funds

Flag – Research whether or not the Eastern Highland Health District's per capita fee includes UConn students.

7. General Discussion/Council Questions

Flag – Continue to investigate the possibility of sharing the services of a state trooper with another town.

8. Opportunity for Public to Address the Council

Charlie Eaton, Lorraine Drive, applauded the Town Manager and Council for their efforts in the budget process. He also applauded new Superintendent Fred Baruzzi on his efforts to produce the Board of Education's budget. Mr. Eaton urged the Council to go to all bargaining units in the Town and reopen the contracts. He asked the Council not to underestimate the willingness of the Education staff to contribute to the town.

Penny Potter, Warrenville Road, requested Library hours not be reduced in this year's budget. Ms. Potter commented that the Library offers many services to residents including computers, reference material and books.

Don Potter, Warrenville Road, expressed his support for emergency services and is opposed to cost recovery for these services.

Betty Wassmundt, Old Turnpike Road, agreed with the previous two speakers and asked the Council to look at the programs throughout Town noting that the current services are not sustainable. She also asked that the Council charge Region 19 for the use of the Community Center pool.

Ric Hossack, Middle Turnpike, commented that he sees the fire department as a problem and asked the Council not to succumb to the fear factor expressed regarding the closing of a fire station. Mr. Hossack also feels that the state police are not adequate protection for the Town. He suggested the ambulance service be privatized and asked the Board of Education to reopen contracts.

Mike Sikoski, Wildwood Road, commented that he and his wife attended a meeting of the Windham Fire Service District at which a budget was passed for 3 fire departments totaling, \$320,000.

David Freudmann, Eastwood Road, questioned the need for class sizes of 20 for Middle School students.

Mr. Paulhus moved and Ms. Koehn seconded to recess the meeting and go into executive session to discuss Strategy or Negotiations with Respect to Collective Bargaining as provided for in CGS§1-200(2).

Motion passed unanimously.

III. EXECUTIVE SESSION

Strategy and Negotiations with Respect to Collective Bargaining

Present: Clouette, Duffy, Haddad, Koehn, Nesbitt, Paulhus, Schaefer
Also Present: Town Manager Matthew Hart, Assistant to the Town Manager Maria Capriola, Fire Chief Dave Dagon

IV. ADJOURNMENT

Ms. Duffy moved and Mr. Schaefer seconded to adjourn the meeting.

Motion passed unanimously.

Gregory Haddad, Deputy Mayor

Mary Stanton, Town Clerk

LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING
FY 2009/2010 BUDGET

The Mansfield Town Council will hold a Public Hearing on the proposed 2009/10 Budget on April 13, 2009 at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Municipal Building, 4 South Eagleville Road.

At this hearing persons may be heard and written communications received.

Dated at Mansfield, Connecticut this 1st day of April, 2009

Mary Stanton
Mansfield Town Clerk

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to the Town Manager
Date: April 13, 2009
Re: Preliminary Regionalization Study Committee

Subject Matter/Background

At a Region 19 Board of Education budget meeting earlier this year, a representative from the Connecticut Department of Education discussed the options available to conduct a study to determine the feasibility of a regional K-12 school district. There are two primary options available: a formal study process governed by State Statute and an informal process utilizing an ad hoc regionalization study committee. Following the presentation, the board and representatives from member towns discussed the two options, and concluded that the informal process using a preliminary study committee was a better approach to this complex issue.

Interestingly, *Mansfield 2020: A Unified Vision* (our strategic plan) does support the concept of studying the feasibility of a regional K-12 school system. The purpose of the preliminary study committee would be to examine the issue in a comprehensive and objective manner, to solicit input from various stakeholders and to provide recommendations for our policymakers.

Region 19 plans to convene the first meeting of the ad hoc study committee in late May, and the four area superintendents (Region 19, Mansfield, Ashford and Willington) will facilitate the work of the ad hoc group. Ms. Shamim Patwa will serve as a representative of the Mansfield Board of Education, and the Town Council has an opportunity to appoint municipal representatives to the committee. Unless there are other council members who wish to serve on the ad hoc study committee, Mayor Paterson and I would be willing to participate in this endeavor as representatives from town government.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MuH*
CC: Maria Capriola, Assistant to the Town Manager; Kevin Grunwald, Director of Human Services
Date: April 13, 2009
Re: Proclamation – Week of the Young Child

Subject Matter/Background

The Mansfield Advocates for Children is asking the Town of Mansfield to come together for children during the *Week of the Young Child* (April 19-25, 2009). As part of the national *Week of the Young Child*, celebrated across the country, Mansfield is honoring young children and all those who make a difference in children's lives. Mansfield Advocates for Children works with our community's early childhood professionals to improve professional practice and working conditions in early childhood education, and to build public support for high-quality early childhood education programs.

The *Week of the Young Child* is a time to recognize the importance of early learning for all young children, and to bring our community together to help give all young children a great start. Mansfield Advocates for Children will be hosting several events over the course of the week (see attached calendar) to bring families of young children together, recognize the importance of early learning and early literacy, and to celebrate the teachers and policies that bring early childhood education to young children.

Recommendation

Staff recommends that the Town Council recognize the importance of the *Week of the Young Child* by issuing a formal proclamation in honor of the event.

If the Town Council supports this recommendation, the following motion is in order:

Move, effective April 13, 2009, to authorize Deputy Mayor Gregory Haddad to issue the attached Proclamation in Honor of the Week of the Young Child.

Attachments

- 1) Proclamation – Week of the Young Child
- 2) Calendar of Events for the Week of the Young Child

PROCLAMATION IN HONOR OF THE WEEK OF THE YOUNG CHILD

Whereas, the Town of Mansfield, Mansfield Advocates for Children and other local organizations, in conjunction with the National Association for the Education of Young Children, are celebrating the Week of the Young Child, April 19-25; and

Whereas, these organizations are working to improve early learning opportunities, including early literacy programs, that can provide a foundation of learning for children in Mansfield; and

Whereas, teachers, childcare workers, early care and education staff, family home providers, and others who make a difference in the lives of young children in Mansfield deserve thanks and recognition; and

Whereas, public policies that support early learning for all young children are crucial to young children's futures;

NOW, THEREFORE, BE IT RESOLVED, by the Deputy Mayor and the Mansfield Town Council that I, Gregory Haddad of the Town of Mansfield, do hereby proclaim April 19-25 as The Week of the Young Child in Mansfield and encourage all citizens to work to make a good investment in the children of our town.

Dated this 13th day of April 2009.

Gregory Haddad, Deputy Mayor

Attest: _____

Week of the Young Child Fun Sheet

Mansfield Advocates For Children



Finish each activity to get ready for school

Parents,

SCHOOL READINESS begins with you being sure that your child is:

- Getting enough rest
- Eating healthy meals and getting exercise
- Immunized
- Listening to a story every day
- Having limited TV and video time daily
- Able to dress self
- Able to get along with others

Color the caterpillar and count to ten.



Draw a Picture Of Yourself

Count how many are in each box and draw a line to the right number.

Please turn over to see our
Calendar of Events for the
Week of the Young Child,
April 18 - 25

For More Information on School Readiness, contact:

Sandy Baxter
Mansfield School Readiness Coordinator
860-429-3338
email: baxtersp@mansfieldct.org

April 2009 - Week of the Young Child Activities in Mansfield

**** "Paper Doll Portraits" Local young children's artwork will be on display at the Mansfield Library, Town Hall and local businesses ****

Saturday		Monday		Wednesday		Friday
18 /25 See Mansfield Parks and Rec. on Mansfieldct.org - parks hiking trails- take a hike with your child	19 Use Mansfield Library museum free passes	20 Grandchildren's Day at the Senior Center- Pre- register 429-0262 Mansfield Library Plant Pansies 1:30-3:00PM	21 Mansfield Library Recycle Crafts #1 1:30-3:00PM	22 Mansfield Library Chicks Galore 1:30-3:00PM	23 Mansfield Library Recycle Crafts #2 1:30-3:00PM	24 Mansfield Library Storytelling 12:30-1:00PM Mansfield Library Recycle Crafts #3 1:30-3:00PM

Fri. April 17: Mansfield Community Center Family Night for Mansfield Residents - no charge.

Copy The Shapes

Can You Count to 20? Try It!

●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●

Print Your Name On the Line Below





**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to the Town Manager; Mary Stanton, Town Clerk
Date: April 13, 2009
Re: Historic Documents Preservation Grant

Subject Matter/Background

Attached please find an application in the amount of \$5,000.00 to the state's Historic Documents Preservation Grant Program. As explained in the application, the grant funds would be used to hire Peter Bartucca of Document Management Consultants to assist with the continued implementation of the records management plan for the town and completion of a record inventory.

The state funds the grant program via a specific \$3.00 filing fee charged with the filing of land records, in which the town retains \$1.00 and remits the \$2.00 balance to the state. The State Library's Office of the Public Records Administrator oversees the fund and coordinates the grant program for Connecticut municipalities.

Financial Impact

The grant program does not require a local "match" or contribution from the town.

Recommendation

Staff recommends that the Council authorize the Town Manager to submit the grant application on behalf of the town. If the Town Council supports this recommendation, the following resolution is in order:

Resolved: That Matthew W. Hart, Mansfield Town Manager, is empowered to execute and deliver in the name and on behalf of this municipality a contract with the Connecticut State Library for a Historic Documents Preservation Grant.

Attachments

- 1) Proposed Grant Application

APPLICATION
TARGETED GRANT FY 2010
 Historic Documents Preservation Program
 Connecticut Municipalities
 GP-001 (rev. 12/08)



STATE OF CONNECTICUT
 Connecticut State Library
 PUBLIC RECORDS ADMINISTRATOR
 231 Capitol Ave., Hartford, CT 06106

This form may be completed and printed for submission at www.cslib.org/publicrecords/histdoc/grantforms.htm.

Name of Municipality:	Mansfield		
Title and Name of Municipal CEO:	Matthew W. Hart, Town Manager		
Phone: 860-429-3336	FAX: 860-429-6863	Email: Hartmw@mansfieldct.org	
Name of Town Clerk: Mary Stanton	Check if Designated Applicant <input type="checkbox"/>		
Phone: 860-429-3302	FAX: 860-429-7785	Email: Stantonml@mansfieldct.org	
Mailing Address:	4 South Eagleville Road Mansfield, CT 06268		

Grant Application Deadline: Cycle 1 April 30, 2009
 Cycle 2 September 30, 2009

Grant Period: The grant period begins after July 1, 2009 AND receipt of the signed contract. Grant projects must be completed and funds expended by June 30, 2010.

Maximum Grant Allowed: \$ 5,000 Small Municipality (population less than 25,000)
 \$10,000 Medium Municipality (population between 25,000 and 99,999)
 \$15,000 Large Municipality (population 100,000 or greater)

Amount Requested: \$5,000

Grant Category(ies): Inventory and Planning Organization and Indexing
 Program Development Storage and Facilities
 Preservation/Conservation

Budget Summary:	Grant Funds (A)	Local Funds (B)	Total Funds (A+B)
1. Consultant(s)/Vendor(s) (Total cost for consultants or vendors)	\$4700.00	\$	\$4700.00
2. Equipment (Total cost for approved items, i.e. shelving)	\$	\$	\$
3. Supplies (Total cost for approved items, i.e. archival supplies)	\$ 300.00	\$	\$ 300.00
4. Town Personnel Costs (Total cost, staff hired for project or added hours for existing staff)	\$ ¹	\$ ²	\$
5. Printing	\$	\$	\$
6. Other (Please identify on a separate sheet)	\$	\$	\$
TOTAL	\$5000.00	\$	\$5000.00

Detailed Budget: On a separate sheet provide an itemized list of expenses to be paid for by the grant. Group by the budget areas listed in the above table with a total for each. Also attach copies of any vendor quotes.

¹ Base pay only for personnel hired directly by the municipality. (Personnel costs for vendors should be listed under Consultants/Vendors).
² Personnel taxes and benefits paid by the municipality if grant funds used for base pay.

Narrative Description: On a separate sheet, please answer the following three questions.

1. Describe the project(s). Identify the specific records involved (include the type, volumes and dates), what will be done and why. (*A vendor prospectus may not be used in place of the applicant's own words.*)
2. Identify the vendor(s) and/or town personnel to be involved in the project. (For town personnel, include job title(s) and estimated number of work hours.) Describe the duties assigned to the vendor(s)/personnel.
3. Describe what the town hopes to accomplish with the grant and how it will impact the records, the office and the town.

Designation of Town Clerk as Applicant

This section to be completed only if the MCEO wishes to designate the Town Clerk to make the application for the grant.

I hereby designate, _____, the Town Clerk, as the agent for making the above application.

Signature of MCEO

Date

Typed Name and Title of MCEO

Certification of Application

This section must be signed by the applicant.

If the Town Clerk has been designated above, the Town Clerk must sign. If the Town Clerk is not designated, the MCEO must sign.

I hereby certify that the statements contained in this application are true and that all eligibility requirements as outlined in the *FY 2010 Targeted Grant Guidelines* have been met.

Signature of Applicant (MCEO or Town Clerk if Designated)

Date (*must be same as or later than above date*)

Matthew W. Hart, Town Manager
Typed Name and Title of Applicant

State Library Use Only

Grant Disposition:

Approved
Denied

Grant Award: \$ _____

Grant Number: _____

Signature of Public Records Administrator

Date

1. Describe the project. Identify the specific records involved, what will be done and why?

The goal of this phase of the implementation of our Record Management Plan is to continue to increase public access to Town records through improved maintenance and storage. We will also create an inventory of the records. Over the last year we have been reviewing documents stored in the Town Hall basement, concentrating on the capital project and small city block grant files. Once these records are addressed we will continue to review, sort and inventory the files in the over 57 boxes of documents still stored in the basement. As these boxes are examined, we will continue to sort out minutes, contracts, legal opinions, and other permanent records. This material will be inventoried, preserved and added to our archival record index on the Town's intranet. Other record material will be stored or disposed of in accordance with the record retention schedule.

In addition to categorizing the retained record material, we will revisit and update our Records Management Plan. We will continue to offer education and assistance to Town of Mansfield staff as they maintain their departmental records. The compact mobile storage units that we purchased with a Historic Preservation Grant in 2007/08 continue to serve the needs of the Town. We will build on the established process, making sure that each box of material stored in the vault is identified by department, record series, date range and retention schedule item number. Each box is also identified as a permanent record or indicates a disposal date.

2. Identify the vendors or employees to be involved in the project.

The Town will continue to use the services of Peter Bartucca of Document Management Systems. Peter has worked with Mansfield since 2004 and is an invaluable asset in our efforts to organize. Peter will provide the knowledge and assistance needed to aid us in examining the remaining material and creating an inventory.

The two Assistant Town Clerks and I will continue to devote 5-7 hours of work per week to the project. Additionally those departments who have record materials that still need to be reviewed will contribute time and effort as needed. These departments include Human Services, Public Works, Planning and Zoning, Finance, Fire and Emergency Services, Parks and Recreation and the office of the Town Manager. The custodians of records in each department will also need to allocate time for the maintenance of the records systems that have been implemented.

3. Describe what the town hopes to accomplish with the grant and how will it impact the record, the office and the town.

With this grant, Mansfield will complete the record management project first started in 2004. Great progress has been made. At the beginning of this project, Town records were stored in wire cages in the vault and on the floor in the basement. The documents in the vault were in no particular order and had been placed in an assortment of overflowing boxes. The storage conditions in the basement were even worse. Even though it has taken a lot of time and effort, the Record Management Plan is working. The sorted record material is organized, protected, and the information contained in these documents is now available to staff and public. Indexes, many with viewable documents, have been created for legal opinions, contracts, agreements, labor contracts and ad hoc studies and reports. Even with the efforts of our consultant, the clerks and the departments the work has been slow and tedious, but the progress rewarding. This grant year we will finish the review of the material, revisit and update the Record Management Plan and complete our inventory.

Town of Mansfield – Expenses for Targeted Grant FY 2010.

The majority of the grant money will be used to hire our consultant, Peter Bartucca of Document Management Systems. The \$4700 identified for this purpose will provide for 94 hours of work over the course of the grant cycle, which translates to about one full day a month. This amount of time should be adequate to allow our consultant to continue to assist us with the development of record management systems for unreviewed records and the creation of an inventory. The additional \$300 will be used for the purchase of archival boxes and other storage material.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to the Town Manager; Mary Stanton, Town Clerk
Date: April 13, 2009
Re: Resolution on Open and Transparent Government

Subject Matter/Background

As introduced by Council member Koehn, the Personnel Committee has reviewed and endorsed the attached resolution reaffirming the Town's commitment to open and transparent government.

Recommendation

The Personnel Committee recommends that the Town Council adopt the resolution as presented.

Attachments

- 1) Resolution Affirming Commitment to Open and Transparent Government



**Town of Mansfield
TOWN COUNCIL**

Resolution Affirming Commitment to Open and Transparent Government

April 13, 2009

A Resolution AFFIRMING COMMITMENT TO OPEN AND TRANSPARENT GOVERNMENT:

WHEREAS, the Mansfield Town Council has the authority to adopt resolutions and ordinances that pertain to the government and affairs of the Town;

WHEREAS, transparent is defined as "see through;" therefore, open and transparent government means that citizens are able to "see through" the workings of government;

WHEREAS, the Town of Mansfield has a long history of open government and the Town Council wishes to affirm its commitment to the principle of transparent and open government;

WHEREAS, the Town of Mansfield maintains an official website and government access television channel to enhance the access and delivery of government services and information to benefit citizens, business and employees;

WHEREAS, the website and government access television provide accessible forums in which to communicate information regarding Town government, including information concerning programs and services, budgeting, spending and policy;

WHEREAS, the Town Council desires to provide policy guidance, financial and other support to ensure the further development of the Town website, government access television channel and other means to promote open and transparent government;

NOW, THEREFORE BE IT RESOLVED, by the Mansfield Town Council to refer the task of developing and recommending policy to promote and enhance open and transparent government, while maintaining a balance between open records and security, to the Personnel Committee with a goal for the Committee to present its recommendations to the Town Council by July 2009.

NOW, THEREFORE BE IT RESOLVED, by the Mansfield Town Council to refer the task of developing and recommending policy to promote the establishment of a long-term, organization-wide strategy to enhance website access, organization and information to fulfill citizen and staff information needs, to the Communications Committee with a goal for the Committee to present its recommendations to the Town Council by October 2009.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to the Town Manager; Michael Ninteau, Director of Building and Housing Inspection
Date: April 13, 2009
Re: Amendment to Mansfield Housing Code, Private Sewage Disposal System Maintenance

Subject Matter/Background

Attached please find a proposed amendment to Section 506.3, Private Sewage Disposal System Maintenance, of the Mansfield Housing Code. Under this amendment, the maintenance cycle for private sewage disposal systems (septic tanks) would be extended from two to four years.

The Department of Building and Housing Inspection has completed the initial two-year inspection cycle of dwelling units within the certification zone. Some members of the public have voiced concern regarding the provision that requires septic tank cleaning within two years of permit issuance. Many property owners consider this regulation to be onerous. Some have voiced concern that the aggressive schedule for septic cleaning may actually be damaging their septic system and is an unnecessary financial burden.

Staff agrees that the septic maintenance program may be modified without endangering public health, and has suggested the proposed amendment to address the issue. All tanks covered by the housing code have been pumped within the past certification cycle. Septic problems are not known to be widespread and if problems do occur within the maintenance cycle the septic provisions of the housing code and public health code could address the situation.

This amendment has been reviewed and endorsed by the Committee on Community Quality of Life.

Financial Impact

This change should represent no financial impact to the Town. In comparison to current regulations, the adoption of this amendment would reduce the cost of the program for property owners by approximately \$200 per dwelling unit every four years.

Legal Review

The Town Attorney has reviewed the proposed amendment and finds that it is legally sound and may be enacted by the Council and implemented by staff.

Recommendation

In keeping with our usual procedure for the amendment of Town ordinances, staff recommends that the Town Council schedule a public hearing to solicit public comment regarding the proposed amendment.

If the Council supports this recommendation, the following motion is in order:

Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on April 27, 2009, to solicit public comment regarding the proposed amendment to Section 506.3, Private Sewage Disposal System Maintenance, of the Mansfield Housing Code.

Attachments

- 1) Proposed Amendment to Mansfield Housing Code, Private Sewage Disposal System Maintenance

PROPOSED CHANGE TO THE HOUSING CODE

Section 506.3

506.3 Private Sewage Disposal System Maintenance.

Add to SECTION 506, SANITARY DRAINAGE SYSTEM: 506.3 Private Sewage Disposal System Maintenance. Prior to a rental certificate being issued pursuant to Chapter 9 of this code, a report provided by a pumper/hauler licensed by the Connecticut Department of Public Health, demonstrating that the on-site sewage disposal system has been cleaned and serviced within the past ~~two~~ **four** years, must be submitted to the Code Official. The provisions of this section shall not apply to dwelling units that are served by a community sewer system.

PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to the Town Manager; Jeffrey Smith, Director of Finance
Date: April 13, 2009
Re: An Ordinance for Obtaining Goods and Services

Subject Matter/Background

As required by the Town Charter, attached please find a proposed Ordinance for Obtaining Goods and Services. In preparing the draft, the Director of Finance codified the Town's existing purchasing regulations and added an important section concerning sustainability and environmental concerns. The Finance Committee has reviewed and modified the draft, and is now seeking input from the full Council. For your reference, I have attached some comments presented by Council member Nesbitt as well as Mr. Smith's response to those suggestions.

Financial Impact

There are no direct financial impacts. However, it is the intention of this ordinance that the Town obtains the best possible value for the goods and services that it purchases.

Legal Review

The proposed ordinance was prepared in consultation with the Town Attorney.

Recommendation

As stated above, the Finance Committee is looking for the Council's feedback regarding the draft ordinance. If the Town Council believes that the ordinance is ready for public hearing, I recommend that you schedule the hearing for your first meeting in May. (Staff is requesting a public hearing on the amendment to the housing code for the April 27th meeting.)

If the Town Council does wish to schedule a public hearing, the following motion is suggested:

Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on May 11, 2009, to solicit public comment regarding An Ordinance for Obtaining Goods and Services.

Attachments

- 1) An Ordinance for Obtaining Goods and Services
- 2) G. Nesbitt re: Purchasing Ordinance
- 3) J. Smith re: Purchasing Ordinance
- 4) Town of Mansfield, Best Value Source Selection

Town of Mansfield
Code of Ordinances
"An Ordinance for Obtaining Goods and Services
By the Town of Mansfield"

March 9, 2009 Draft (revised)

Section 1. Title.

This chapter shall be known and may be cited as "the Ordinance for Obtaining Goods and Services.

Section 2. Legislative Authority.

This chapter is enacted pursuant to the provisions of Town Charter section C506 B (1) (c)

Section 3. Purpose and Application.

- A. The purpose of this ordinance is to provide a set of procedures designed to obtain the best possible value for the necessary goods and services purchased by the Town of Mansfield, in accordance with Article V Section 506 of the Town Charter. The Town Council has determined that competitive bidding in some instances may be against the best interest of the Town. The Council, therefore, invokes its powers under Article V Section 506B. (1)(c) to establish this ordinance designed to better ensure receipt by the Town of the best possible value for necessary goods and services by taking advantage of all prudent purchasing methods and opportunities available in the marketplace including the open competitive bidding process and delegates authority to implement these procedures to the Purchasing Agent. These procedures are further designed to provide for the fair and equitable treatment of all persons involved in public purchasing by the Town of Mansfield.

- B. This Ordinance shall apply to the purchase of all supplies, materials, equipment and other commodities and contractual services and construction (hereafter referred to as "products and services") required by any department, agency, board or commission of the Town, irrespective of the source of funds, except the purchase of specialized goods and contractual services for the purpose of instruction by the Board of Education. Nothing herein contained shall be construed to prevent the Director of Finance from serving, to the extent requested, as the Purchasing Agent for all requirements of the Board of Education.

C. In order to increase the development and awareness of environmentally sound products and services, the Town of Mansfield will ensure that wherever possible and economically feasible, specifications are amended to provide for consideration of environmental characteristics. Consideration may be given to those products that from a life cycle perspective, adversely affect the environment in the least possible way. This means that the Town of Mansfield will make a reasonable effort to choose products and services that:

- 1) are produced in an environmentally responsible friendly way
- 2) are distributed in an environmentally responsible friendly way
- 3) cause the least possible damage to the environment
- 4) can be removed in an environmentally responsible friendly way
- 5) ~~involve ethical considerations in their choice.~~

As for product areas which are not covered by environmental label criteria, the environmental impact of the product is assessed to the extent possible via the Environmental Protection Agency guides or information and guidance from other sources.

Section 4. Solicitation and award procedures.

A. As provided in the Town Charter the Director of Finance shall serve as the Purchasing Agent for the Town, and shall be responsible for the procurement of all products and services for the Town. Subject to the limitations set forth in the Charter and in section 1B of this Ordinance, the Purchasing Agent shall have the authority to approve all contract specifications, prescribe the method of source selection to be utilized in the procurement of all products or services, award all contracts for products and services based on a determination of the bidder who offers the best value to the Town, and shall have the authority necessary to enforce the purchasing provisions of the Charter and these Rules. In addition, the Purchasing Agent shall have the following specific duties:

- 1) Inspect all supplies, material and equipment ordered by and delivered to the town to ensure compliance with specifications and conditions affecting the purchase thereof, or delegate the inspection thereof to such Town employees as are authorized to purchase said supplies, materials or equipment in accord with subsection **B** of this section;
- 2) Procure and award contracts for, or supervise the procurement of, all products and services needed by the Town, and maintain custody and care of all contracts for goods and contractual services to which the Town is a party;

- 3) Transfer between offices or sell, trade, or otherwise dispose of surplus supplies, materials, or equipment belonging to the Town;
- 4) Prepare, issue, revise, and maintain all bid specifications and establish and maintain programs for specification development, and the inspection, testing, and acceptance of products and services;
- 5) Prepare and adopt operational procedures governing the procurement functions of the Town;
- 6) Have the discretion and authority for cause ~~in appropriate instances~~ to disqualify vendors for cause and to declare them to be irresponsible bidders and to remove them from receiving any business from the Town;
- 7) To cancel, in whole or in part, an invitation to bid, a request for proposals, or any other solicitation, or to reject, in whole or in part, any and all bids or proposals when to do so is in the best interests of the Town;
- 8) To require, when necessary, bid deposits, performance bonds, insurance certificates, and labor and material bonds or other similar instruments or security which protect the interests of the Town;
- 9) Procure for the Town ~~and School~~ all federal and state tax exemptions to which they are entitled;
- 10) Ensure that the Town ~~and School~~ are exempt from state fair trade laws as provided by the Connecticut General Statutes;
- 11) To join with other units of government and with private sector organizations in cooperative purchasing plans when the best interests of the Town would be served;

B. Delegations to Other Town Officials. With the approval of the Town Manager, the Purchasing Agent may delegate any portion of the authority to purchase certain products and services to other Town employees, if such delegation is deemed necessary and appropriate for the effective and efficient operation of Town government and for the procurement of those items. The Purchasing Agent may revoke such delegation at any time. The Person to whom such authority is delegated shall be responsible for complying with the requirements of the Charter, this ordinance and any rules or regulations which may exist relating to the execution of the procurement process.

C. Methods of Source Selection. In accordance with Article V of the Town Charter, unless otherwise prescribed by law, the Purchasing Agent shall take advantage of all prudent purchasing methods and opportunities available in the marketplace. This includes, but is not limited to, such methods as competitive sealed bids, competitive sealed proposals, competitive negotiation, sole source procurement, small purchase procedures, credit card procedures, bulk ordering, emergency purchases, multi-step bidding, internet purchasing, use of cooperative purchasing plans and public auctions.

In deciding which method to utilize, the Purchasing Agent may take into consideration the following factors:

- 1) how to obtain the best value for the commodity;
- 2) whether or not to utilize a fixed-price or fixed-service contract under the circumstances;
- 3) whether quality, availability, or capability is overriding in relation to price;
- 4) whether the initial installation needs to be evaluated together with subsequent maintenance and service capabilities and what priority should be given to these requirements;
- 5) what benefits are derived from product or service compatibility and standardization and what priority should be given these requirements;
- 6) whether the marketplace will respond better to a solicitation permitting not only a range of alternative proposals, but evaluation, discussion, and negotiation of them before making the award;
- 7) what is practicable and advantageous to the Town;
- 8) the availability of vendors;
- 9) the efficiency of the process;
- 10) the fair and equitable treatment of potential participants;
- 11) the degree to which specifications can be made clear and complete;
- 12) the timeliness of the process to the needs of the Town;

D. Award of Contract. Contracts shall be awarded, by the Purchasing Agent, to the vendor who offers the best value to the Town, provided that the Finance Committee shall be advised in the next quarterly financial report when the Director of Finance awards a contract for goods or services (but not professional services as defined in Section I) other than by competitive sealed bid in accordance with Article V, Section 506B (1) (c) of the Town Charter. Best value shall be determined by consideration of some or all of the following factors as deemed appropriate by the Purchasing Agent:

- 1) The quality, availability, adaptability, and efficiency of use of the products and service to the particular use required;
- 2) The degree to which the provided products and services meet the specified needs of the Town, including consideration, when appropriate, of the compatibility with and ease of integration with existing products, services, or systems;
- 3) The number, scope, and significance of conditions or exceptions attached or contained in the bid and the terms of warranties, guarantees, return policies, and insurance provisions;
- 4) Whether the vendor can supply the product or service promptly, or within the specified time, without delay or additional conditions;
- 5) The competitiveness and reasonableness of the total cost or price, including consideration of the total life-cycle cost and any operational costs that are incurred if accepted;
- 6) A cost analysis or a price analysis including the specific elements of costs, the appropriate verification of cost or pricing data, the necessity of certain costs, the reasonableness of amounts estimated for the necessary costs, the reasonableness of allowances for contingencies, the basis used for allocation of indirect costs, and the appropriateness of allocations of particular indirect costs to the proposed contract;
- 7) A price analysis involving an evaluation of prices for the same or similar products or services. Price analysis criteria include, but are not limited to: price submissions of prospective vendors in the current procurement, prior price quotations and contract prices charged by the vendor, prices published in catalogues or price lists, prices available on the open market, and in-house estimates of cost;
- 8) Whether or not the vendor can supply the product or perform the service at the price offered;

- 9) The ability, capacity, experience, skill, and judgment of the vendor to perform the contract;
- 10) The reputation, character and integrity of the vendor;
- 11) The quality of performance on previous contracts or services to the Town or others;
- 12) The previous and existing compliance by the vendor with laws and ordinances or previous performance relating to the contract or service, or on other contracts with the Town or other entities;
- 13) The sufficiency, stability, and future solvency of the financial resources of the vendor;
- 14) The ability of the vendor to provide future maintenance and service for the use of the products or services subject to the contract.

E. Common Specifications and Standards.

- 1) In accordance with this ordinance, all of the Town's departments, agencies, boards and commissions (including the Board of Education) shall work together with the Purchasing Agent to identify common needs and establish standard specifications for the purchase of goods and contractual services which are commonly used by more than one department, agency, board, or commission.
- 2) The Purchasing Agent shall be responsible for identifying goods and contractual services common to the needs of the Town, School Department and their boards and commissions and for preparing and utilizing standard written specifications submitted for such goods and contractual services. After adoption, each standard specification shall, until revised or rescinded, apply in terms and effect to every purchase and contract for said goods or contractual service. The Town Manager may exempt any using agency of the Town, and the Superintendent of Schools may exempt any agency of the Board of Education from the use of the goods or contractual services in such standard specification if, in their judgment, it is to the best interest of the Town to so do.

F. Sole Source Procurement and Brand Name Specification.

- 1) It is the policy of the Town to encourage fair and practicable competition consistent with obtaining the best possible value for the necessary products and services required by the Town. Since the use

of sole source procurement or a brand name specification is restrictive, it may be used only when the Purchasing Agent makes a written determination that there is only one practical source for the required product or service or that only the identified brand name item or items will satisfy the Town's needs and the Town Manager concurs with such finding. A requirement for a particular brand name does not justify sole source procurement if there is more than one potential vendor for that product or service.

- 2) Any request by a Using Agency that procurement be restricted to one potential contractor or be limited to a specific brand name shall be accompanied by an explanation as to why no other will be suitable or acceptable to meet the need.
 - 3) A record of all sole source procurements and brand name specifications shall be maintained. Sole source records shall list each contractor's name; the amount and type of each contract; a listing of the products or services procured under each contract; and the effective dates of the contract. Brand name records shall list the brand name specification used, the number of suppliers solicited, the identity of these suppliers, the supplier awarded the contract, and the contract price. The Town Council Finance Committee shall be advised, in the next quarterly financial report, when the Director of Finance and the Town Manager have made a determination of brand name or sole source selection.
- G. All purchases made and contracts executed by the Purchasing Agent shall be pursuant to a written or electronic purchase order from the head of the office, department or agency whose appropriation will be charged, and no contract or order shall be issued to any vendor unless and until the Director of Finance certifies that there is to the credit of such office, department or agency a sufficient unencumbered appropriation balance to pay for the supplies, materials, equipment or contractual services for which the contract or order is to be issued. This requirement may be deferred in the event that an emergency situation requires prompt action by the Purchasing Agent. This section will not prevent the use of open purchase orders or the use of a purchasing card program designed to consolidate many small transactions onto a single monthly invoice.
- H. The responsible head of each department, office, institution, board, commission, agency or instrumentality of the Town or School shall certify, in writing, to the Purchasing Agent the names of such officers or employees who shall be exclusively authorized to sign purchase orders for such respective department, office, institution, board, commission, agency or instrumentality, and all requests for purchases

shall be void unless executed by such certified officers or employees and approved by the Purchasing Agent.

- I. **Professional Services.** As the procurement of professional services is generally exempt from the requirements of competitive sealed bidding, all contracts for professional services including legal services shall be obtained in accordance with the following guidelines; with the exception of the Town Attorney who shall be chosen in accordance with Article III Section 305 of the Town Charter.
 - 1) A Request for Proposal (RFP) or Request for Qualifications (RFQ) shall be written for all requests for professional services (except as described in subsection 3 below) in excess of \$10,000. They shall be written in such a manner as to describe the requirement to be met, without having the effect of exclusively requiring a proprietary product or service, or procurement from a sole source, unless approved in accordance with the requirements of this Article.
 - 2) When the scope of work is less precise, the preferred method of obtaining professional services shall be through the use of competitive negotiation. The process used for the solicitation of proposals shall assure that a reasonable and representative number of vendors are given an opportunity to compete. The Town Manager may limit the number of qualified vendors considered and may approve solicitation by invitation or public notice.
 - 3) In accordance with Article III Section 305 (C) of the Town Charter, the Town Manager with the approval of the Town Council may obtain special legal services other than the Town Attorney. In obtaining those services the Town Manager may consider in addition to hourly rate, the reputation, character and integrity of the firm, the quality of performance on previous contracts and services to the Town, the ability of the firm to provide these services over an extended period, and the ability, capacity, experience, skill and judgment of the attorneys performing the service.
 - 4) The award of a professional services contract shall be done in a manner designed to obtain the best possible value to the Town and with consideration of the factors listed in **Subsection D** of this Ordinance titled "Award of Contract".
 - 5) Professional services are defined as:
 - a) work requiring knowledge of an advanced type in a field of study and which frequently require special credentialing, certification or licensure. Such areas include but are not limited to engineers,

architects, appraisers, medical service providers, consultants, actuaries, banking services, legal, or;

- b) work that is original and creative in character in a recognized field or artistic endeavor or requires special abilities and depends primarily on a person's invention, imagination, or creative talent. Such fields or artistic endeavor include but are not limited to the following: health & fitness, cultural arts, crafts, ice skating, specialty area instructors; and
 - c) work that requires consistent exercise of independent discretion and judgment to perform according to their own methods and without being subject to the control of the Town except as to the result of the work.
 - d) professional service providers shall not be dependent on the Town as their sole client, and must be clearly considered an independent contractor as opposed to an employee as defined by State and Federal laws, regulations, and court decisions.
- 6) On behalf of the Town, the Town Manager ~~or the Purchasing Agent~~ shall have the authority and responsibility to execute professional service contracts **in excess of \$10,000**.
- J) **Custody of Contracts.** All contracts for goods, contractual services and professional services to which the Town is a party shall be kept in the office of the Purchasing Agent and shall be under the care and custody of the Purchasing Agent unless the Purchasing Agent has delegated the authority to take custody of such a contract to another Town official in accord with subsection B of this section, All other contracts to which the Town is a party or to which any officer or board, bureau or commission of the town, acting in behalf of the Town, is a party shall be kept on file in the Town Clerk's office and shall be under the care and custody of the Town Clerk. When any officer, board, bureau or commission of said Town shall require any original contract in which the Town is interested, as aforesaid, the contract shall not be taken from the Town Clerk's or Purchasing Agent's office until such officer, board, bureau or commission has given a receipt therefore, and a copy of such contract shall be filed with the Town Clerk or Purchasing Agent, as soon as the same can be made. The above provisions shall not apply when any such contract is needed for temporary use in the town building and is returned on the same day that it is taken.

General comments (from G. Nesbitt):

It is essential that final authority does not rest with an appointed employee. This practice has the potential to allow personalities, friendships, personal problems, etc. to influence the obtaining of goods and services at the detriment of the public good and to other town employees. It is best management practice to have the person (Town Manager) who is appointing the Purchasing Agent to have review and veto authority if needed over the Purchasing Agent's major decisions. The Council relies on the Town Manager to provide the necessary oversight of all employees performing all functions.

Best management practices require that all services contracted with other independent agencies be defined in contracts and referenced in the Purchasing agreement.

It is best management practice for contractors for goods and services and professional contractors to be required to have current billing. Delayed billing impacts budgeting with the requirement to add accrued line items as well as the inability to adequately monitor specific charges incurred and billed at a later time.

Questions:

1) Does the Town provide purchasing functions for Region 19? If so, the contract needs to be referenced and guidelines included in this document.

Charter: (For reference only)

C506 B, (1) © The Town Council shall establish, by ordinance, procedures regarding the procurement of goods and services.

Purchasing Agreement draft:

Sec. # B.

This Ordinance shall apply to the purchase of all supplies, materials, equipment and other commodities and contractual services and construction (hereafter referred to as "products and services" required by any department, agency, board or commission of the Town, irrespective of the source of funds, except the purchase of specialized goods and contractual services for the purpose of instruction for the Mansfield Board of Education as defined in contractual agreements between the Town and the Mansfield Board of Education. Nothing herein contained shall be construed to prevent the Director of Finance from serving, to the extent defined in the contractual agreements between the Mansfield Boards of Education, as the Purchasing Agent for all requirements of the Board of Education.

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Section 4: Solicitation and award procedures.

A. As provided in the Town Charter the Director of Finance shall serve as the Purchasing Agent for the Town, and shall be responsible for the procurement of all products and services for the Town. Subject to the limitations set forth in the Charter and in section 1B of this Ordinance, the Purchasing Agent shall have the authority to approve all contract specifications, prescribe the method of source selection to be utilized in the

procurement of all products or services, award all contracts for products and services based on a determination of the bidder who offers the best value to the town not to exceed a total value of \$10,000. For purchases of total value exceeding \$10,000, the Town Manager must sign off on the purchase. The Purchasing Agent shall have the authority necessary to enforce the purchasing provisions of the Charter and these Rules. In addition, the purchasing Agent shall have the following specific duties:

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6) Have the discretion and authority (in appropriate instances delete or define), with the concurrence of the Town Manager, to declare vendors to be irresponsible bidders and to disqualify them from receiving any business from the Town;

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7) To cancel, in whole or in part, an invitation to bid, a request for proposals, or any other solicitation, or to reject, in whole or in part, any and all bids or proposals when to do so is in the best interests of the Town upon concurrence of the Town Manager;

(does this refer to stopping the process once it is started? Does it include purchases being made upon authorization of the Council through the budget appropriations or special authorizations?)

B) Delegations to Other Town Officials: With the approval of the Town Manager, the Purchasing Agent may delegate any portion of the authority to purchase certain product and services to other Town employees, if such delegation is deemed necessary and appropriate for the effective and efficient operation of Town government and for the procurement of those items. The Person to whom such authority is delegated shall be responsible for complying with the requirements of the Charter, this ordinance and any rules or regulations which may exist relating to the execution of the procurement process. The Purchasing Agent may revoke such delegation at any time, with approval from the Town Manager. The employee to whom the responsibility was revoked may appeal the Purchasing Agents decision to the Town Manager.

Deleted: The Purchasing Agent may revoke such delegation at any time

C) Methods and Source Selection:

15. All contracts for goods and services must include a current billing requirement (monthly or quarterly) and a penalty for noncompliance as determined by the Purchasing Agent.

D) Award of Contract: Contracts shall be awarded, by the Purchasing Agent, subject to the limitations in Section 4 (A), to the vendor who offers the best value to the Town, (The Finance Committee shall be advised in the next quarterly financial report when the Director of Finance awards a contract for goods or services (but no professional services as defined in Section 1) other than by competitive sealed bid in accordance with Article V, Seton 506B(1)© of the Town Charter.

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(Notification of the finance committee would occur after the awarding of the contract, so the awarding of the contract can not be dependent upon notification of the finance committee unless the finance committee/Council has authority to override the awarding of the contract)

E) Common Specifications and Standards:

1) In accordance with this ordinance, all of the town's departments, agencies, boards and commissions (including the Board of Education) shall work together with the Purchasing Agent to identify common needs and establish standard specifications for the purchase of goods and contractual services which are commonly used by more than one department, agency, board, or commission. Furthermore, the Mansfield Board of Education through contractual agreements will be encouraged to subscribe to these criteria.

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(without a contractual agreement, appears impossible to enforce these with the Board of Education)

D) Professional Services:

6) The Town Manager or the Purchasing Agent shall have the authority and responsibility to execute professional service contracts on behalf of the Town. All Professional Service Contracts in excess of \$5,000 require the signature of the Town Manager.

7) All Professional Service Contracts must include a current billing requirement (monthly or quarterly) and a penalty for noncompliance as determined by the Purchasing Agent.

MEMORANDUM

Town of Mansfield
Department of Finance
4 So. Eagleville Rd., Mansfield, CT 06268



To: Matthew Hart, Town Manager
From: Jeffery H. Smith, Director of Finance
Date: April 9, 2009
Re: Purchasing Ordinance

In response to your comments and Gene's concerning the proposed purchasing ordinance, I am providing the following additional information and clarifications.

1. First, it is important to note that the Town of Mansfield does not have a purchasing agent separate from the Director of Finance. Our current procedures are best described as decentralized. That is to say the individual department heads, school principals, etc., contract for routine goods and services within their areas of control. For example, the Director of Public Works will contract for street lining or the purchase of road salt, and the Director of Maintenance will contract for cleaning supplies and monitoring services. Nearly all of these purchases are off of state bids or through purchasing cooperatives. Purchases of a non-routine nature where the Town will actually seek bids or quotes are somewhat more complex and will often involve one or more meetings with the Director of Finance. Purchases that will impact large sections of the government will involve a committee of the major stake holders. For instance, the purchase and installation of a new phone system involved members of the IT Department, Finance Department, Voice Communications, and Public Works Department and at various times the Library and all of the Towns schools and the High School. We also used the services of our IT consultant and a phone consultant. The time spent between conception and installation was approximately one year. And, finally, major construction projects will usually be overseen by a building committee made up of elected officials, community members, and staff. The final step in any purchase outside of a competitive sealed bid must have a completed and signed Source Selection Document before it can go forward.
2. Purchase Orders or vouchers for payment of goods and services are audited and approved for payment in the Finance Department only when signed by a an individual with the authority to authorize a purchase. The Director of Finance reviews all payments over \$5,000 of a non-routine nature.
3. The only purchasing currently being initiated within the Finance Department is for energy.
4. All of the Town's employees are appointed either by the Manager or in the case of the Manager by the Town Council. That is the essence of our form of government. The statement in Gene's general comment that final authority should not rest with an appointed employee because personalities, friendships, or personal problems have the potential to influence their decision making to the detriment of the town would require an elected official to make these decisions. That stands the Charter and the Town Manager form of Government on its head. Moreover, I have seen no objective evidence in my nearly 40 years in local government to validate this assumption. Finally, the Finance Department is the watchdog in this case not the other way around.

5. As a practical matter the government for the Town of Mansfield is not a huge sprawling bureaucracy. The Manager sees his department heads on a daily basis and impromptu meetings for guidance on decision making are routinely sought and given.
6. I agree that current billing is more convenient, but I do not agree that it rises to the level of importance that it demands to be addressed in an ordinance. It is bad practice to enact laws to deal with minor irritations. I see no benefit to the Town of Mansfield in creating a set of procedures and actions over an occurrence that rarely happens. In fact, I am more concerned with the law of unintended consequences if we were to make too much of this anomaly. Staff time needs to be focused on ensuring that we do not over pay or pay before we receive the goods and services not the other way around. Remember, we have their money and it is invested to our benefit not theirs.
7. Region 19 has their own purchasing policies and does most of their own purchasing. The Town only gets involved in capital projects and energy. It is important to note that the Region has a major impact on the Town's budget, any expertise that the Town has in helping to keep their costs down accrues to the benefit of the Town. The current agreement will need to be reauthorized after 6/30/09. If changes are warranted they can be addressed at that time.
8. Section B ... I see no benefit in formalizing our current arrangements with the MBOE in a written document. The Mansfield Board is not a separate corporation similar to the Regional Board.
9. Section 4: Solicitation and Award Procedures: I don't believe it is a wise use of the Manager's time to make him/her into the defacto purchasing agent anymore than we should make him/her into the Public Works Director or the Fire Chief. The Manager is the town's CEO. He meets with his department heads on a regular basis. He or she should have as little operational control over day to day functions as is reasonably possible. Moreover, the Charter assigns to the Department of Finance the oversight (control) over expenditures. That includes expenditures originating within the Manager's Office. Controls over expenditures originating within the Finance Department itself are controlled by the separation of duties.
10. C) Methods and Source Selection: As stated in # 6 above this would have the perverse effect of raising prompt billing by vendors to the same level of importance as the internal audit function. Why? Our worst offender in delayed billing was Hess Energy who over a period of 18 to 24 months failed to bill the town for tens of thousands of dollars in electrical use. We had their money and their electricity and when they finally straightened out their billing we paid them....slowly. They are no longer our supplier. We don't need a local law to deal with administrative functions.
11. D) In a Town Manager form of government Town Councils are generally not involved with awarding or overriding contracts. That is the responsibility of the Town Manager and his/her Director of Finance. As a practical matter, any Town Manager or Finance Director who wants to keep his job does not enter into major contractual agreements without discussions with the elected officials.
12. E1) Unlike nearly every other town in Connecticut, Mansfield town government and the Mansfield Board of Education have worked together cooperatively since the establishment of the council-manager form of government in the early 70's. Maybe it is something in the water that has caused this remarkable degree of cooperation to the public benefit, but I expect it is something more fundamental. I expect it is simply the result of mutual respect and trust that grows up between people of good will who are sincerely interested in the Town's best interest. A contract cannot change that dynamic.

**TOWN OF MANSFIELD
BEST VALUE METHOD SOURCE SELECTION
(Purchases in excess of \$7,500.00)**

ITEM DESCRIPTION AND AMOUNT:

VENDOR NAME:

SOURCE SELECTION METHOD:	Check
1. Competitive sealed bid	_____
2. Competitive sealed RFP	_____
3. Competitive negotiation	_____
4. Sole Source	_____
5. Internet Purchasing	_____
6. Cooperative Purchasing Plan	_____
7. Public Auction	_____
8. Professional Service	_____

What factors were used in awarding contract? Please circle each item:

1. The quality, availability, adaptability, and efficiency of use of the products and service to the particular use required;
2. The degree to which the provided products and services meet the specified needs of the Town, including consideration, when appropriate, of the compatibility with and ease of integration with existing products, services, or systems;
3. The number, scope, and significance of conditions or exceptions attached or contained in the bid and the terms of warranties, guarantees, return policies, and insurance provisions,
4. Whether the vendor can supply the product or service promptly, or within the specified time, without delay or additional conditions;
5. The competitiveness and reasonableness of the total cost or price, including consideration of the total life-cycle cost and any operational costs that are incurred if accepted;
6. A cost analysis or a price analysis including the specific elements of costs, the appropriate verification of cost or pricing data, the necessity of certain costs, the reasonableness of amounts estimated for the necessary costs, the reasonableness of allowances for contingencies, the basis

used for allocation of indirect costs, and the appropriateness of allocations of particular indirect costs to the proposed contract;

7. A price analysis involving an evaluation of prices for the same or similar products or services. Price analysis criteria include, but are not limited to: price submissions of prospective vendors in the current procurement, prior price quotations and contract prices charged by the vendor, prices published in catalogues or price lists, prices available on the open market, and in-house estimates of cost;
8. Whether or not the vendor can supply the product or perform the service at the price offered;
9. The ability, capacity, experience, skill, and judgment of the vendor to perform the contract;
10. The reputation, character and integrity of the vendor;
11. The quality of performance on previous contracts or services to the Town or others.
12. The previous and existing compliance by the vendor with laws and ordinances or previous performance relating to the contract or service, or on other contracts with the Town or other entities;
13. The sufficiency, stability, and future solvency of the financial resources of the vendor;
14. The ability of the vendor to provide future maintenance and service for the use of the products or services subject to the contract;

Professional services:

1. Work requiring knowledge of an advanced type in a field of study and which frequently require special credentialing, certification or licensure. Such areas include but are not limited to engineers, architects, appraisers, medical service providers, consultants, actuaries, banking services, or;
2. Work that is original and creative in character in a recognized field or artistic endeavor or requires special abilities and depends primarily on a person's invention, imagination, or creative talent. Such fields or artistic endeavor include but are not limited to the following: health & fitness, cultural arts, crafts, ice skating, specialty area instructors; and
3. Work that requires consistent exercise of independent discretion and judgment to perform according to their own methods and without being subject to the control of the Town except as to the result of the work.

4. Professional service providers shall not be dependent on the Town as their sole client, and must be clearly considered an independent contractor as opposed to an employee as defined by State and Federal laws, regulations, and court decisions.

REQUESTED BY: _____

APPROVED BY: _____

Attach to Purchase Order - Finance copy (green)

PAGE
BREAK

MINUTES

Mansfield Advisory Committee on Persons with Disabilities

Regular Meeting - Tuesday February 24, 2009

2:30 PM - Conference Room B - Audrey P. Beck Building

- I. Recording Attendance: Present: K. Grunwald (staff), J. Sidney, J. Blanshard, K.A. Easley (staff), J. Tanner, W. Gibbs (Chair)

- II. Approval of the Minutes: The minutes for the meetings of December 23, 2008 and January 27, 2009 were accepted as written.

- III. New Business (other added by majority vote)
 - a. "Other":
 - J. Tanner asked if UConn is subject to ADA requirements. W. Gibbs stated that they have their own guidelines to adhere to. She raised concerns about access to the remodeled Dairy Bar; she does not feel that the door is accessible. Wade will look into this.
 - J. Blanshard raised concerns that snow was plowed on to the brick walk from the Town

Hall to Rt. 195, making this inaccessible for someone using a wheelchair. K. Grunwald will follow-up on this.

- J. Sidney raised concerns about the fact that one of the maintenance staff of the Community Center has been laid off. K. Grunwald raised the question as to how this is under the purview of this committee. Members feel that it presents a potential health and safety issue. J. Sidney also feels that this speaks to issues of inclusion. She would like to know who to contact about this, and how this impacts on service. K. Grunwald will follow-up. He pointed out that the Community Center has a mechanism in place for customer feedback, and he encouraged members to utilize this.

IV. Old Business

- a. Follow-Up re: a web page for this committee: W. Gibbs and K. Grunwald distributed copies of the design for this committee's web page. Members are asked to submit materials to K. Grunwald to be posted.
- b. Committee Goals for 2009: there was some discussion about using the web page to raise awareness about this committee. K. Grunwald distributed a draft article for publication and requested feedback/revisions from members. There was also some feeling that enforcement and compliance with accessible parking issues be identified as a goal, along with access to public buildings. There continues to be concern about access to the library. K. Grunwald will contact

Louise Bailey about this. Members suggested that she use the sign from the Buchanan Center asking parents to watch their children.

- c. Use of the family dressing room at the Community Center: Copies of the new Community Center newsletter were distributed with an announcement about use of the accessible dressing rooms. There was some concern about how the announcement was worded, but overall members felt it was a positive step. Some asked if the announcement can be posted on the door of the family dressing room.
- d. Status of other accessibility issues previously identified, including parking violations: K. Grunwald announced that representatives of the Post Office will be attending the March meeting to address accessibility issues.

V. Adjournment: the meeting adjourned at 3:30 PM. The next meeting will be on March 24.

Respectfully submitted,

Kevin Grunwald

DRAFT



MINUTES
MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, March 4, 2009
6:30-8:00 PM
Council Chambers- Town Hall

PRESENT: S. Baxter (staff), L. Dahn, J. Stoughton (staff), J. Goldman, C. Guerreri, J. Greene, J. Higham, A. Bloom, N. Hovorka, K. Grunwald (staff), D. McLaughlin

REGRETS: M.J. Newman, Liz Buczynski, B. Lehmann, A. Lapsis, S. Daley, A. Bladen,

ITEM	DISCUSSION	OUTCOME
Open	-Welcome: S. Baxter opened the meeting in the absence of the Chair -Vote to adopt 2/4/09 Minutes	Minutes accepted as written.
Mansfield 2020 Strategic Plan	Action Item: "Provide affordable early care and education from birth through kindergarten." This group has been asked by the Mansfield 2020 planning group to provide feedback on this action plan. A discussion ensued in response to the questions posed by the planning group, and S. Baxter will compile all of this information into a report that will be submitted to the Town Council.	S. Baxter will submit feedback to Town C by April 1.
Leadership Work Group	-Update from Leadership Work Group-Powerpoint to review Survey feedback : S. Baxter presented the results of a survey that was recently conducted by the Leadership Work Group. Overall comments made on the survey were positive; 527 responses were received. It was noted that healthcare and support for families with financial challenges are the top two priorities.	Follow-up on this su through focus group the story behind the S. Baxter will attach survey and parent o one and IT surveys response to the Tov Council.
Infant/Toddler Group	Provide feedback on proposed presentation to UConn Work/Life Group: S. Baxter announced that a group from MAC will be presenting to the Work/Life Committee on	No action taken.

	March 6.	
"Other"	K. Grunwald provided a brief orientation to the iParentNetwork website. He encouraged members of MAC to visit the site and provide feedback on how this can be utilized as a resource for parents of young children.	Please visit http://iparentnetwork and provide feedback. Note that the site is being tested, and will be released to the public until mid-August.
Next Meeting	Topics for Next Meeting on April 1, 2009: Meeting adjourned at 8:00 PM.	No specific topics were identified for the April meeting.

Respectfully Submitted,

Kevin Grunwald

MANSFIELD AGRICULTURE COMMITTEE

Minutes of March 4, 2009 meeting
Audrey P. Beck Municipal Building
Conference Room B, 7:30 p.m.

1. Acting Chairman, Al Cyr, called the meeting to order at 7:35.
2. PRESENT: Al Cyr, Charlie Galgowski, Vicky Wetherell. Also attending: Kathleen Paterson, Chris Kueffner, Mary Bacon, Anne Wiant-Rudd, Rebecca Canfield
3. Minutes of the September 3, 2008, meeting were approved.

4. Opportunity for Public Comment

Kathleen Patterson updated the committee about the Storrs Farmers Market's plans for 2009.

New Business

5. Chris Kueffner explained the proposed Working Farms Action Plan in the Mansfield 2020 Strategic Plan. The committee decided to review the plan and draft comments at their next meeting.
6. Rebecca Canfield presented an overview of Local Routes (UConn's local food buying program) and the local providers involved in the program. The committee suggested possible additional local providers and the need to raise the state's spending limit for special vendors that provide local food to UConn. The committee discussed drafting a letter in support of such an increase.
7. The committee plans to meet again on Tuesday, March 24.
8. The meeting adjourned at 9:20.

Small Group Work	Health, Education and Community Connectedness groups refined previous work based on survey results.	Changes given to L. Grossman for collation and development.
Presentation Feedback	S. Baxter shared results of the power point presentations to Town Council, PTOs, BOE and community organizations.	Some simply received the information. In some groups the presentation generated lively discussion and good suggestions for LWG.
RBA review	L. Grossman reviewed basic RBA information on strategy development.	A strategy is a logical approach to help achieve the plan's goals. Strategies don't name actions but are more of a general goal from which suggested actions will follow.
Small Group work Review of RBA performance measures	Small groups worked on strategies in light of the survey results. Small groups worked on the development of performance measures for their strategies.	L. Grossman will refine and tweak wording of the strategies and develop some performance measures for the next LWG meeting.
Next Meeting	Adjourned at 7:30 p.m. Next meeting March 19, 2009 at the Buchanan Center at the Mansfield Public Library.	RSVP to S. Baxter

Respectfully Submitted,

Gloria Bent



CEMETERY COMMITTEE MINUTES
MAY 22, 2008
3:00 pm
ROOM B
AUDREY P. BECK BUILDING

Present: Isabelle Atwood (Chair), Barry Burnham, Rudy Favretti, Winston Hawkins,
Mary Landeck, Ethel Larkin, Joyce Passmore
Staff present: Lon Hultgren, Mary Stanton, Carolyn Stearns

- Maintenance - Mr. Hultgren reported that the bees in Pink Cemetery are currently under control and that the letters to the contractors have been sent. Ms. Landeck reported that a large branch is caught up in the hemlocks in Mansfield Cemetery. Mr. Hultgren will look at it prior to Memorial Day. Sexton Stearns noted that deer in the area most probably caused the damage reported by Jane Blanshard, but to make sure Ms. Atwood will remind the contractors to be careful. Mr. Burnham will let Ms. Atwood know what level of maintenance will be appropriate for the Barrow Cemetery. Ms. Landeck will ask her husband to “bomb” the woodchucks in the Mansfield Center Cemetery.
- Restoration – Ms. Atwood and Mr. Favretti will contact Mr. Davis to fix the brownstone monolith in the Mansfield Center Cemetery. Ms. Atwood, Sexton Stearns and the Town Clerk will revisit the cemeteries to update the repair list. Mr. Favretti will check the status of the Woodland Road cemetery.
- Gurleyville – Mr. Hultgren reported that the areas to be cleared have been flagged and work is scheduled to begin this summer. He will contact the adjacent landowner for permission to gain temporary access to the site.
- Sexton Report – Ms. Stearns reported a request for a “natural burial”, a shroud and a pine box. The consensus of the Committee was not to allow these types of burials. The current regulations for the Town require a vault for burial. By consensus the Committee agreed to authorize the buying back of plots for their original purchase price. The Committee did not authorize the placement of a second bench in Pink Ravine. The consensus was that if it were approved it would be setting a precedence. They are, however, open to discussing the issue again. The Sexton reported on the activity of a local Eagle Scout candidate who is attempting to identify every veteran buried in Mansfield. The Committee thought it to be a worthwhile but daunting task. It was agreed by consensus to approve the use of aisles for oversize burials. The Town Clerk will review the Mansfield Center Cemetery map for information on the dimensions and availability of plat for indigent residents.

- Cremation Areas – In addition to the new cremation areas to be available in the Gurleyville Cemetery, Ms. Passmore announce the Storrs Cemetery now has a cremation area available for 165 burials.

The next meeting of the Committee will be scheduled for midsummer.

The meeting adjourned at 4:40 P M

Mary Stanton, Town Clerk

**MANSFIELD DOWNTOWN PARTNERSHIP
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING
Mansfield Downtown Partnership Offices
February 23, 2009
8 AM**

MINUTES

Present: Betsy Treiber (Chair), Dolan Evanovich, Jim Hintz

Staff: Cynthia van Zelm

1. Call to Order

Betsy Treiber called the meeting to order at 8:05 am.

2. Comments on Minutes

Dolan Evanovich made a motion to approve the minutes of January 12, 2009. Jim Hintz seconded the motion. The minutes were approved.

3. Student Representative on Board of Directors

Mr. Hintz updated the Committee on the conversation he had with Ms. Treiber and Cynthia van Zelm about a student representative on the Partnership Board. Mr. Hintz said students could be identified through an application process. He could help review applications or send them directly to the Board.

Mr. Evanovich said the challenge is finding a student with continuity; he recommends a freshman or sophomore and even someone who went to a local high school.

4. Update on Memberships

Ms. Treiber said that 283 members have renewed out of the 400+ that were members in FY07/08.

5. Update on Outreach and Discussion of Further Outreach

Mr. Evanovich said he will contact the remaining Deans at UConn who are not members yet.

The Committee and Ms. van Zelm reviewed the members who have not renewed and indicated which members they would call.

6. Adjourn

The meeting adjourned at 8:45 am.

Minutes taken by Cynthia van Zelm.

**MANSFIELD DOWNTOWN PARTNERSHIP
ADVERTISING AND PROMOTION COMMITTEE
Mansfield Downtown Partnership Offices
Tuesday, January 27, 2009
5:00 pm**

MINUTES

Present: Dean Woods, Dee Goodrich, Pat Hempel, Janet Jones, and Betsy Paterson

Guests: Jill Coghlan and Kirk Matson

Staff: Cynthia van Zelm and Kathleen Paterson

1. Call to Order

Dean David Woods called the meeting to order at 5:01 pm.

2. Public Comment

Jill Coghlan introduced herself to the committee. She asked for clarification about the first parking garage and suggested an open discussion about the plans for Storrs Road. She believes it would be helpful to reiterate that there is no financial commitment from the Town for Garage 1.

Kirk Matson introduced himself to the committee as the new director of von der Mehden Hall at the School of Fine Arts.

3. Approval of Minutes

Betsy Paterson moved to approve the minutes from November 19, 2008.

Janet Jones seconded the motion.

The committee approved the minutes unanimously.

4. Update on Storrs Center Project including communications

Cynthia van Zelm reported on the progress made on Storrs Center. She explained that, although the final permit for Storrs Road is still outstanding, work has begun on that project. The Town released a call for RFQs and received thirteen, which a committee is reviewing. The release of the scope of work and solicitation for applications is the next step. Ms. van Zelm noted that all of the money for Storrs Road has been received in grants.

Ms. Jones asked how the RFQs are solicited.

Ms. van Zelm explained that the Town Public Works Department sends out a legal notice and also notifies their database of engineering firms, which is extensive.

Ms. Paterson asked for an update on the final permit.

Ms. van Zelm stated that the final permit is from the State Traffic Commission (STC). The plans for Storrs Road are currently being review by the Town and UConn after the initial STC review. She added that the Partnership will be asking for letters of support from various entities in town that will be affected by the changes to Storrs Road.

Ms. van Zelm updated the committee on the changes to the first phase. The first building (DL1) proved to be too costly to build with the intended use of housing some of the relocated tenants. The plan now calls for a larger building (DL2) that will house those tenants and new tenants. The new building is more cost efficient and will be part of the first phase of building, Phase 1A.

Ms. van Zelm also informed the group of two signs that will be installed in the coming weeks. One will be in the approximate area of the Town Square and the other in the approximate area of Market Square. They will both have the contact information for the casting and leasing team. She said that an email blast will go out once they are installed.

Ms. Coghlan volunteers to assist with adding links to the email blasts.

Ms. van Zelm updated the committee on the ongoing communications efforts. She said that she is looking into holding a public information session with the League of Women Voters. Also, Monica Quigley and her staff will be meeting with Ms. van Zelm and Kathleen Paterson in March to discuss future publicity and marketing plans.

Pat Hempel asked when the Town Paper would be updated and suggested that the display in the Community Center be updated.

Ms. van Zelm agreed and said **she would discuss the Community Center display with Ms. K. Paterson and Ms. Quigley.**

Ms. K. Paterson said that the Leyland team will be updating the Town Paper for distribution in April.

5. Update on Winter Fun Day

Ms. K. Paterson reported that Winter Fun Day will take place on Sunday, February 8 from 1:00 pm to 4:00 pm in front of the Community Center. She said that the planned events include horse drawn wagon rides, ice sculptures, and the Wacky Hat Contest. She noted that it looked like ice skating would be available for the first time and that there will be three *a cappella* groups from UConn performing. She invited all of the committee members to attend and to volunteer.

6. Spring newsletter

Ms. K. Paterson informed the committee that the newsletter is scheduled to be published by the Chronicle in the newspaper on Tuesday, April 7 and in the "Shopper" on Thursday, April 9. She said that she has a tentative outline prepared and welcomed suggestions from the committee.

Ms. Hempel suggested that Ms. K. Paterson include a piece about the garage and the changes made to accommodate the available funding.

Ms. K. Paterson will include a piece on the garage.

7. Update on the kiosk

Ms. K. Paterson shared with the committee the quote she received from Joseph Merritt:
\$400/panel; \$100/heading; \$25/literature holder (all prices include installation)

She said that she and Ms. van Zelm would be discussing the kiosk with the team from Leyland. She added that the costs would be weighed against several factors including potential changes to the concept plans, the location vis a vis construction of Phase 1A, and the future use of the kiosk.

Ms. Jones asked about the future of the kiosk.

Ms. van Zelm said that she had emailed Macon Toledano and is waiting to hear from him on the subject.

Ms. Goodrich commented that the leasing signs may bring extra attention to the kiosk and that it would be good to have up-to-date information available there.

Ms. Paterson suggested that the kiosk could be used to help promote events on the green in the future.

Ms. Coghlan suggested that Bank of America might like to purchase a panel for use as an ad, as their ATM is located nearby.

Ms. Hempel commented that it would be better to have panels that could easily be changed to update construction plans and event information.

Ms. Jones suggested that, if nothing else, the literature holders should be replaced. She thought it would be beneficial to have current handouts for people to take with them.

Ms. Hempel added that she thought the kiosk received the most attention from visiting parents on campus.

The committee agreed that the literature holders should be replaced. Other updates will be determined following Ms. van Zelm and Ms. K. Paterson's meeting with the Leyland team.

8. Update on Communications Steps

Ms. van Zelm explained that she and Ms. K. Paterson have been holding monthly conference calls with Ms. Quigley, Stephanie Livolsi, Harry Lassiter, and Mr. Toledano, all from LeylandAlliance. In addition, she has been meeting with a group of Partnership members and the above team on a monthly basis. She highlighted ongoing communications efforts such as the monthly email blasts.

9. Other

Dean Woods reported that he attended the annual banquet for the UConn Marching Band and saw cakes from the Partnership thanking the band for their participation in the *Festival on the Green*. He said that the display was well done and the band members were very appreciative of the gesture.

Ms. Jones asked for an update on the *Festival*.

Ms. Paterson reported that she met informally with Ms. van Zelm and Ms. K. Paterson to discuss the *Festival*. She noted that Ms. K. Paterson will be scheduling a meeting for the committee in the coming weeks.

10. Adjourn

The meeting adjourned at 5.55 pm.

Minutes prepared by Kathleen M. Paterson.

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
February 19, 2009
8:00 a.m.

Attendance: Mr. Long, Chairperson; Mr. Simonsen, Vice Chairperson; Mr. Eddy, Secretary and Treasurer; Ms Hall, Assistant Treasurer; Ms Christison-Lagay Commissioner; and Ms Fields, Executive Director. Guests: Ms Rychling and Mr. Bergeron who are tenants at Wright's Village.

The meeting was called to order at 8:10 a.m. by the Chairperson.

MINUTES

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to accept the minutes of the January 22, 2009, Regular Meeting. Motion approved unanimously.

COMMUNICATIONS

Letter from Ms Barbara Rychling

Ms Barbara Rychling emailed Ms Fields a couple of items she wanted to address with the Board. Ms Rychling was invited to the meeting today with two items for discussion.

The first item was the laundry schedule. Ms Rychling does not believe the laundry facility is open enough unrestricted hours for Wright's Village tenants. Ms Rychling requested that she be allotted a specific laundry time due to an arm injury. Ms. Fields will follow up with Ms Rychling regarding the request.

The second item was her desire to marry and live with another resident at Wright's Village which would result in the household income exceeding the income limits. It was explained to her that income limits are set by HUD and used by the State of Connecticut for Moderate and Elderly housing eligibility. Ms Rychling does not believe these limits to be fair and requested information on whom to contact to address the issue. She was directed to Congressman Courtney for further assistance.

Ms Rychling also requested that her drain that comes off the side of her unit be assessed to see if any action could be taken to change the water flow. Ms Fields will address the issue with Maintenance and Ms Rychling

After Ms Rychling left the meeting, further discussion was held on the laundry facility concern. It was decided that Ms Fields would investigate the possibility of installing a door to the outside for the facility to enable Wrights Village residents to do laundry when the Senior Center is closed. In addition, she will investigate the possibility of installing additional machines to increase capacity.

Letter from Attorney McGrath – Eviction Update

Mr. Maugeri contacted William R. Breetz, Esq., who sent Attorney McGrath a notarized statement from Mr. Maugeri stating that he was willing to move to any other apartment in Wright's Village. Ms Fields and Attorney McGrath discussed the issue. Mr Maugeri was legally evicted and he is not

eligible to reapply for Elderly Housing pursuant to Section 8-113(a)(m) which defines "Elderly Persons." Attorney McGrath responded to Attorney Breetz that Mr. Maugeri would not be offered a unit.

Request for 2008 Administrative Fees for Mid Month Contracts - HUD

HUD advised Housing Authorities that additional fees would be available on the basis of 50% of the published 2008 fee rates under the administrative fee set-aside for those Housing Authorities who applied for the fees prior to February 20, 2009. Ms Fields submitted the request on February 10, 2009. Fees will be pro-rated based on total requests and funds available.

REPORTS OF THE DIRECTOR

Bills

A motion was made by Mr. Simonsen and seconded by Ms Christison-Lagay to accept the January 2009 Bills. Motion approved unanimously.

Financial Reports –A (General)

December 2008 Financials were not available.

Financial Report-B (Section 8 Statistical Report)

December 2008 Financials were not available.

REPORT FROM TENANT REPRESENTATIVE

None

UNFINISHED BUSINESS

Finance Meeting Report

The Finance Committee met and reviewed the "cash on hand" for each program account for each month and determined that each individual program account should be changed to a money market account to enable the money to produce some income while being held for short term bill payment.

Ms Piette and Ms Fields were asked to provide a cost benefit analysis to the Board on the purchase of the HAPPY Direct Deposit software which allows direct deposit to landlords and participants. Purchasing the software will save a minimum of \$500 per year. Ms Fields requested that the Board approve the purchase at the initial purchase price of \$735.00.

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to approve the purchase of the HAPPY Direct Deposit Software. Motion approved unanimously.

It was decided to review the Life Cycle report for Holinko Estates first. The report indicates that roofs and asphalt are the next large expenditures. Ms Fields would like to address, in conjunction with any asphalt repair, a new site for the dumpsters currently positioned at the corners of Building 4. Ms Fields will call an independent inspector to get an updated estimate of costs on both the roofs and asphalt.

A site visit to Holinko Estates was planned and an invitation to all Board Members was extended. The site visit is scheduled for Wednesday, March 11, 2009 at 8:00 a.m.

Outside Lighting at Wright's Village

Con Serv, Inc. has replaced all times with photo eye except the one in the front which will be replaced on Friday. The cost will be \$1,560.00.

Barking Dogs at Wright's Village

In the case of the first dog, Ms Fields spoke with one of the owners' workers and the dog is in a training program which seems to be successful. Ms Fields has not received any more complaints regarding that dog.

In the case of the second dog, Ms Fields has tried to contact both the daughter and the niece of the owner of the dog to set up a meeting and has not had any calls returned. The Resident Service Coordinator has spoken to the dog owner and she maintains her belief that the dog only barks when people come to the door. She is not interested in the disturbance it may be causing her neighbors. Ms Fields has not had any more complaints regarding the dog.

A motion was made by Mr. Simonsen and seconded by Ms Christison-Lagay to override the pet policy of the January Board Meeting and replace it with the previous policy in place in December 2008. Motion approved unanimously.

Policy Review

Policy review continues. No policies were reviewed at this meeting.

NEW BUSINESS

Property Loss Claim

Unit 701 at Wright's Village was flooded due to a broken water pipe on February 3, 2009. The unit will have to be completely gutted and rebuilt. The estimated cost by the insurance adjuster is between \$30,000 and \$40,000. Ms Fields is overseeing the repairs.

Ms Lemire has requested that the Board consider picking up half of her cost of moving her personal items out of the unit. Half of that cost would be \$150.00. This cost is not being reimbursed by insurance coverage because she was not carrying renters insurance. The Housing Authority has allowed her to store her personal items in the garage abutting her unit. The Housing Authority cannot pay the costs associated with moving a tenant's personal items, however, Ms Lemire's rent will be abated while the unit cannot be occupied and the rent savings will cover the cost of moving her items.

OTHER BUSINESS

None

ADJOURNMENT

The Chairperson declared the meeting adjourned at 10:40 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

Minutes Mansfield Library Advisory Board Meeting
March 10, 2009

Present: L. Bailey, ex officio, S.Q. Clark, presiding,
H. Hand, R. Pollack, recording, D. Truman
Absent: E. BarShalom, B. Katz, E. Chibeau, W. Hare,
Visitors; None

The meeting was called to order 7:00 PM

MINUTES: Minutes of the Dec. 2 meeting were accepted.
COMMUNICATIONS: None

LIBRARIAN REPORT:

A. Regarding the Budget

1. L Bailey was asked to cut her budget.
2. L. Bailey cut 10 hours for two P/T workers.
3. Instead of closing on Wednesday, there will be a new schedule with shortened hours. On Monday the Library will be opened from 9AM until 6PM, Tuesday from 10AM to 8PM, Wednesday from 10AM to 6PM, Thursday from 10AM to 6PM, Friday 10AM to 6PM and Saturday 10AM 5PM, a difference of 6 hours.
4. The Friends agreed to fund other lines of budget such as the summer reading club, a new computer for children (AWE Literacy) and ancestry.com software.
5. In addition there will be a wage freeze and no merit increases.

B. Challenges to maintain key services

1. Compared to 8 other towns as Avon, Simsbury, Coventry, Farmington, etc. Mansfield is above average in only one category, C card circulation.
2. Three staff members need to be present when the Library is open so the Children's Librarian may have to limit some outreach.
3. Reference questions and reader's advisory questions increased 66%, more people entered the Library last year, circulation increased 6%. Want Library to continue to accommodate patrons.
4. The Friends contribute 15% of the total materials budget. That is about par with other Libraries.
5. Must keep up with book purchases or else may lose chance to acquire material.
6. Need some money for substitutes to cover staff illness or vacation time.

C. Motion from the Advisory Board: Resolved: The Library Board recognizes with appreciation the thorough research undertaken and presented by Ms. Bailey. We regretfully acknowledge the fiscal need of this year's cycle which has prompted these carefully thought out and judicious cuts in the budget, including hours. We recommend that Library funds and hours be restored in the earliest possible year's budget once the economy returns to more reliably sound footing. Voted YES unanimously.

New Business;

- A. New Board Member - L Bailey will ask Jim Greene to consider becoming a new Board Member whose term of office will be until 11-1-2010.
- B. Next Meeting- June 2, 2009- 7PM. Perhaps a field trip to try the new children's computer!

Old Business; none

Submitted By:
Rita Pollack, Recording Secretary

**Town of Mansfield
Personnel Committee
February 18, 2009
Audrey Beck Municipal Building, Conference Room B/C**

Members Present: Deputy Mayor Gregg Haddad, Councilor Helen Koehn, Councilor Christopher Paulhus

Staff Present: Assistant to Town Manager Maria Capriola, Town Manager Matt Hart

I. CALL TO ORDER

The meeting came to order at 6:45p.m.

II. MINUTES

The minutes of December 3, 2008 were passed (Haddad, Koehn - in favor; Paulhus – abstention)

Ms. Koehn made a motion, seconded by Mr. Paulhus, and unanimously approved by the Committee to work towards scheduling a monthly regular meeting of the Personnel Committee.

Through consensus, and time permitting, the Committee agreed to add the following agenda items to the agenda: Town Manager's Report; Resolution on Transparency in Government. If these items are not discussed, they will be reserved for a future meeting agenda.

III. CLASSIFICATION OF FINANCE DIRECTOR POSITION

Mr. Hart and Ms. Capriola discussed proposed changes to the Finance Director classification such as: a revised pay grade; a revised job description; and revising the financial services agreement with Region 19. Notably, the revisions to the position classification would encompass work performed for the Town-MBOE-Region 19. Proposed changes would be effective July 1, 2009. Discussion occurred with the Committee regarding the pay grade, job description, compensation levels, market data and the cost sharing arrangements between the Town-MBOE-Region 19. The Committee did not endorse employer sponsored annuity options for this position. Ms. Koehn made the motion, seconded by Haddad to, "effective February 18, 2009, to endorse setting the pay grade for the Finance Director position as grade 32, salary range of \$95,000-\$120,000, of the town administrators pay plan." The motion was approved by members present (Haddad, Koehn).

IV. ETHICS CODE

Mr. Haddad invited Mike Sikoski, Chair of the Ethics Board, to participate in a discussion about the Ethics Board's recommended changes to the Ethics Code. Discussion occurred regarding the difference between an ethics inquiry and an ethics complaint. Mr. Sikoski stated that he recently attended a CCM seminar on ethics, and as a result, the Board may bring additional proposals to the Council/Committee. As a result, no action was taken on the ethics code at this meeting. The Committee will continue this discussion at a future meeting.

V. ADJOURNMENT

The meeting concluded at 8:25 p.m.

Respectfully Submitted,
Maria E. Capriola
Assistant to Town Manager

**Mansfield Youth Service Bureau Advisory Board
MINUTES**

Tuesday, February 10, 2009
12:00 noon @ Mansfield Town Hall
Conf. B

PRESENT: E. Mantzaris (Chair), F. Perrotti, J. Marchon, A. Hoyt,
K. Grunwald (staff), P. Michalak (staff), K. McNamara, (Staff)
K. Taylor (Secretary)

ABSENT: E. Griffin, C. Morrell, K. H. Spottiswoode, S. Riffle

- I. **Call to Order:** Chair E. Mantzaris called the meeting to order at 12:00 PM.
- II. **Approval of minutes:** The minutes of the 1/13/09 meeting were reviewed. F. Perrotti made a motion to approve the minutes as submitted. Unanimously approved.
- III. Sandy Baxter, School Readiness Coordinator, made a power point presentation on the work done as a result of the Pre-school Quality Initiative Grant. The purpose of the grant is to create a plan to improve the lives of children birth through 8 years and their families. As part of the process the leadership group is bringing to the community strategies and actions which they have developed. The group is asking for community feedback on their work. The planning process will be completed by July 2009. Sandy asked that members complete the on line survey. K. Grunwald added that there will be a training session available on Results Based Accountability to assist in calculating the needs of Mansfield families. K. Grunwald will update the board when that becomes available.
- IV. **Reports**
Director's Report – K. Grunwald updated the board regarding the town budget. He stated that each town department has been asked to look at a 5% to 10% reduction, possibly effecting staffing.

Coordinator's Report – P. Michalak summarized the monthly activities listed below for the board:

January 2009

- Presented a plaque of appreciation to Mr. Hendricks second grade class for their 'blanket' project. His class hand made fleece blankets for young children. YSB staff distributed the blankets to families.
- Thanked South East School for the hats and gloves for Mansfield families. Every year their school has a giving tree in the main office and children, families and staff donate hats, mittens and scarves. YSB distributes the items to families.

- New volunteer coordinator: Yerina Ranjit, planning and coordination of our volunteer orientation and training sessions. She has a master's degree in journalism and bachelor degree in social work. She is helping us with the increasing numbers of volunteers. Some of the tasks achieved after her recruitment are:
 - Creating formal volunteer packet, including information and guideline sheets
 - Organized an orientation for student volunteers and work study students
 - Created a system whereby volunteers are more accountable to their responsibilities. They will be writing feedbacks on weekly basis for YSB.
 - Delegated tasks to various volunteers based on their skills and availability
 - Wrote an article about the Grief Group published in the town Web site

- Partnership with UConn baseball team: Met with Jim Penders from Uconn Baseball team. Team players are volunteering as mentors in our COPE program each week throughout the semester. Team will be sending post card to 25 children in our Big Friend's Program as the team travels around the country. More opportunities are being worked on.

- PAWS: Continued planning for our 20 Town PAWS leadership conference for middle and high school students.

- Grief Matters: Mary Coburn, a celebrant volunteer with Grief Matters facilitated a two-hour training and team building session for 13 community volunteers including school personnel, clergy, professionals, therapists, retired professionals, students participated.
 - First session of Grief Matters was held on the evening of January 25
 - Volunteers wrote feedback of the program
 - Published an article in the town Web site and Mansfield Today about Grief Matters

- Multi- family group: Due to the size of the multi family group it will be divided into two groups to accommodate the number of families. Facilitated multi family group

- Passes for Community Center: Developed relationship with Community Center for passes to use the facility

- Grandparents Raising Grandchildren Group met this month and continues to support each other and share ideas and knowledge regarding their responsibilities as parents.

- Third Annual Winter Fun Day: Provided a volunteer for the event.

- MMS: Co-facilitated the MMS middle school special-Ed dinner. Ellen Boehle, school psychologist, discussed the future of Special Education and that the state is proposing that special education children main stream.
- COPE: COPE has new volunteers one from Eastern Connecticut University, four from Uconn including two members of the Uconn Baseball Team.
- Student art work: Preparing an afternoon reception at the community center for an MMS student, to displaying his art work and receive acknowledgement from the community.
- Updating service statistics: Continue to work on stats that best reflect the work we do.
- Meetings:
 - Attended PPT
 - Attended weekly meetings at the middle school
 - Meeting with psychologists
 - Meeting with Rachel division of special education / board of ed to discuss the best way to facilitate communication between the school psychologist and the YSB staff

P. Michalak touched on some of the highlights of the YSB's monthly activities with the Board. P. Michalak also informed the Board members that Ken Caputo from Villari's Martial Arts Studio, whom they met earlier in the year, continues to be involved with Mansfield Youth Service Bureau.

V. Old Business

NECASA – K. Grunwald informed the Board that NECASA had submitted an application for funds from the Town of Mansfield. He also stated that due to the budget cuts there was no guarantee of approval. The Board recommended \$800.00 be awarded to NECASA.

VI. New Business

None

VII. Other: none.

Adjournment: The meeting adjourned at 12:35 PM.

NOTE: The next meeting has been changed from March 10th to March 17th at noon in Conference Room B.

Respectfully submitted,

Karen L. Taylor
Secretary

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: April 8, 2009



Re: **Monthly Report of Zoning Enforcement Activity**
For the month of March, 2009

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	12	4	7	98	132
Certificates of Compliance issued	5	10	5	107	149
Site inspections	26	14	29	417	590
Complaints received from the Public	2	1	0	40	21
Complaints requiring inspection	2	0	0	23	15
Potential/Actual violations found	15	3	10	39	24
Enforcement letters	7	4	7	80	124
Notices to issue ZBA forms	1	0	3	4	15
Notices of Zoning Violations issued	9	3	3	48	37
Zoning Citations issued	2	0	2	10	25

Zoning permits issued this month for single family homes = 1, 2-fm = 1, multi-fm = 0
 2008/09 fiscal year total: s-fm = 13, 2-fm = 1, multi-fm = 0

3/26

Bikeway project gets fed funds

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — Mansfield's Birch Road Bikeway Project was selected to receive \$300,000 in stimulus funding, according to state, local and federal officials this week.

The project was selected by the state's Recovery Working Group — the group responsible for deciding which projects qualify for funding from the federal American Recovery and Reinvestment Act.

"This is good news for Mansfield because it's important that small communities are not left out of federal stimulus funding," said state Rep. Denise Merrill, D-Mansfield. "The stimulus act includes a wide range of projects — large and small — to help stimulate our economy and create jobs."

With the federal funding, town

officials will connect an existing bikeway located on Hunting Lodge Road to the existing bikeway on Route 44.

Connecting the two bikeways will add an additional 700 feet of bikeway.

Funding for the project will also be used to pay for installation of drainage systems, clearing space, removing trees and laying foundations.

Town officials said they hope to put the project out to bid once details have been finalized with the state. Once work begins, the bikeway should be completed within four to six months. The project is expected to go out to bid within a month.

Mansfield Deputy Mayor Gregory Haddad said with funding for this project, town officials will be able to continue work on other bike pathways around town

as well.

"The Birch Road bikeway is part of a pretty extensive network of bikeways in Mansfield," said Haddad this morning.

According to Haddad, it was important for Mansfield to continue improving and increasing the network because alternative transportation in Mansfield — and in a college town — is helpful.

Haddad said Mansfield has received grants in the past to continue increasing the number of bikeways in town and he expects the town will continue to apply for more funding in the future.

"It just make sense to build a bikeway," he said. "The net result provides a safer alternative for bikers that's pretty useful."

He said by having bikeways that are not along main roads, bikers can remain safe from heavy traffic.

**PAGE
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Downtown planning has been steady, deliberate

The Chronicle 3/27/09

By LYNN STODDARD and
JAY RUECKI

More than 10 years ago some local folks had a vision. They imagined what Mansfield would be like with a town green. A place where a mix of businesses would thrive because they were linked to a residential village, connected with green spaces, close to the University of Connecticut campus and designed to the scale of a walkable New England community. As the vision and the number of visionaries grew, they pictured a downtown that would be pedestrian focused, family oriented, student friendly, community minded and environmentally conscious.

Careful Planning and Design. Creating a well planned downtown is hard and complex work. It takes thinking and it takes time. The years of planning for Storrs Center have laid the foundation for our new downtown in a deliberate manner. The planning included more than 400 public meetings and presentations, inviting residents' ideas and giving them a major role in shaping the project. The result is a design focused on three main elements (mixed-used development, a town square, and market-rate housing), a unique partnership of the town, the university and the developer (Leyland Alliance), and a four-phase construction plan that allows for continued modifications based on market demands and conditions. The innovative planning process and design of Storrs Center have earned awards from 1,000 Friends of Connecticut and The Connecticut Main Street Center. These organizations recognized the project's compactness and land use efficiency, mix of uses, environmental sustain-

Commentary

ability, and emphasis on community-based planning.

Vision Does Not Become Reality Overnight. Achieving consensus on the design of Storrs Center was a critical first step that has been followed by many other steps to prepare for construction of the downtown. Key studies have been conducted and independently reviewed to ensure that the plan is economically viable and environmentally appropriate. Project partners have successfully won over \$18 million in state and federal grants for the public components of the planning and construction costs, including the recently announced federal appropriation of \$712,000 to help build the infrastructure for Storrs Center. The project received regulatory approvals from agencies as varied as the town's Planning and Zoning Commission, the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers. The last major hurdle is a permit from the State Traffic Commission for improvements to Storrs Road, which will literally pave the way for Phase 1A.

Major Economic Benefits. In these times of economic stress, Storrs Center is our very own shovel-ready stimulus project. Local businesses will benefit — the pedestrian focus, the carefully selected mix of stores and restaurants and the combination of commercial and residential space all serve to create a supportive business environment. Workers will benefit — the downtown will generate up to 800 new jobs. And taxpayers will benefit — Storrs

Center will bring in as much as \$2.6 million annually in tax revenues after expenses are taken into account. These revenues can help fund education and other town priorities and reduce dependence on dwindling state and federal aid. Best of all, these benefits will be achieved by leveraging major private investments with relatively small town expenditures. About 85 percent of the total construction costs will be privately financed, and, in fact, Leyland Alliance has already invested \$5 million in planning and pre-development costs.

A Smart Investment. Storrs Center will strengthen our community and our local economy. It is a smart plan. It is a smart investment. Progress has been marked by the measured milestones of deliberate preparation — an award-winning design, numerous financing and funding successes and long-awaited regulatory approvals. These may not be ribbon-cutting photo ops, but they provide impressive evidence of progress, with the finish line in sight. We commend all of the partners and the community for the seemingly contrasting qualities of patience and daring in support of a vision to create a vibrant place to live, work, learn and play. We invite community members to continue to learn the facts about Storrs Center, to participate, and to support the project so that, together, we can take the remaining few steps to get our shovels in the ground.

Stoddard and Rueckl are members of Smart Growth for Mansfield, an organization seeking to educate the community about Storrs Center and support the completion of the project. For more information, visit www.SmartGrowthForMansfield.org.

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Council discusses possible layoffs

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — Town council members met Thursday night to discuss layoffs that may result from the proposed \$43.38 million 2009-10 budget for the first time since the budget was unveiled during the council's Monday meeting.

The council has several budget sessions to review the budget before it adopts it April 20, with each session broken down into different topics of the budget for individual evaluation and discussion.

Thursday, council members spoke about several topics, but discussions regarding staff layoffs and workforce reductions were of concern for council members.

In the proposed budget, building and housing inspection, finance, fire and emergency services, human resources, human services, the library and public works are all lined up to see a reduction in staff, hours or both.

Town Manager Matthew Hart estimated proposed staff changes would result in a savings of approximately \$730,000.

"As I explained Monday, the budget does contemplate a reduction in work force," said Hart. "There are a few true layoffs."

Hart said the council — as policy makers — should be aware of the impacts of these

reductions and layoffs.

While council members said it may be necessary to make reductions, some members said specific cuts should be looked at more carefully before agreeing to all reductions proposed.

"One way to look at the budget reductions and staff is 'oh well, services have to be cut' or how can we reorganize our services," said member Helen Koehn.

Hart said he agreed with Koehn and said the intent of staff reductions is to "maximize efficiencies further" and to "pick up the slack with other personnel in departments."

According to Koehn, the town's public works department has been "taking a hit" for the past several budget sessions and continues to take deep cuts in funding and staff.

This continuous cutting worried Koehn who said she was afraid the department would be close to the breaking point.

"All services have a breaking point," said Koehn. "Where's the breaking point for this department?"

With the proposed budget, the department would be reduced from two full-time administrative support positions to one full-time position, the department's "maintainer" position would be eliminated and the road foreman position would be left vacant.

"The question is, we're not losing the skills?" said member Alison Blair. "We're reworking it."

Hart said the skills in the department will remain the same, but by cutting a position the department will still be short one person. "You're still losing a person," he said.

Mansfield Public Works Director Lon Hultgren said the department would be gaining efficiencies, but a reduction in staff is still a reduction in staff.

"We gain some efficiencies," he said. "But in the long run, you're right, we're missing a body."

Hultgren said the department would still be able to operate efficiently, but there is not "much slack left" for the department to trim back services.

The council's new approach to budget review includes in-depth discussions about specific topics each session.

"This is a little bit different than what we've done in the past," said Deputy Mayor Gregory Haddad. "We're not looking at the forest and not seeing the trees."

During Thursday's meeting council members were asked to review the budget and start flagging specific budget items they wished to talk about during upcoming sessions.

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Sewer fees should be shared fairly ^{4/2}

It does not appear to be very rational that the Windham Water Pollution Control Authority would vote to increase sewer fees by 10 percent to raise an additional \$200,000 at the same time it is spending more than \$225,000 to fight an arbitration over how sewer fees are shared.

While it may be that the technical language of the authority's agreement with the town of Mansfield may not include sharing the fees from a relatively new grease processing system, the spirit of the agreement was to share fees proportionately.

It would appear that officials at the authority may have been a bit less than open with officials in Mansfield when the new system went into effect, since it took several years before that town realized it might be getting shortchanged.

The authority reportedly built up a nest egg of \$7 million in cash reserves, in large part due to the ability to process grease from Mansfield restaurants.

The extra income came to light during talks about proposed upgrades and improvements to the authority's facility at 2 Main St. in Willimantic next to Recreation Park.

Those facilities have not seen any major upgrades since 1972, according to officials.

Mansfield officials, rightly, feel they are entitled to a proportional share of that extra income under the original agreement.

Authority officials argue income from grease processing was not included in that agreement.

Since the dispute, Mansfield has reportedly not paid \$36,000 in fees owed to the authority and about \$5,800 for its share of architectural plans.

But the spirit of the original agreement was to share costs and income proportionately between the two communities.

Mansfield should be entitled to a share of the additional income, less a share of the expense for the new equipment.

On one hand, the authority should have made Mansfield officials aware of the new process and additional costs and income at the outset.

On the other hand, it would have made sense for Mansfield to have designated a town official to regularly attend authority meetings, then the new equipment, and income, would not have been a surprise.

It may well make sense going forward that Mansfield be entitled to appoint a member to the authority's board.

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Opinion 3/23

Chronicle

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

We offer these threads, needles

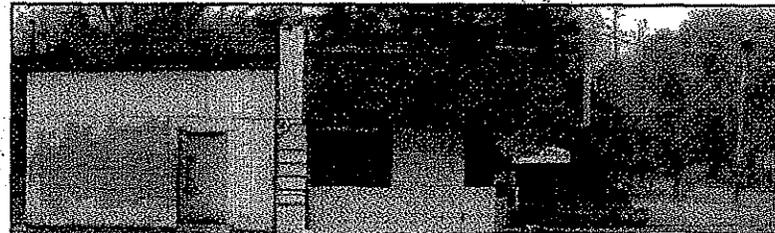
Threads to the Mansfield Board of Education for saying “no” to registrars’ hopes to bring polls back to Southeast School. Voters haven’t visited the school since 2005, when post-Sept. 11, 2001 security worries prompted the town and schools to find another polling site. At a recent school board meeting, similar concerns were raised following a request from voter registrars to bring the voting machines back to Southeast. While the risk to student and staff appears to be minimal, we agree that — if an alternative location exists — Mansfield should avoid using a school if it can. Since 2005, the District 3 polling place has been at the Buchanan Center at the Mansfield Public Library.

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Roxanne Pandolfi photos

LEFT: Kathy John's restaurant at the intersection of routes 195 and 44 in Mansfield recently closed its doors. ABOVE: Next to Kathy John's is a vacant Citgo station. BELOW: This empty building has housed several eateries.



-129-

FOUR CORNERS BECOMES A 'GHOST TOWN'

Empty storefronts line once-thriving Mansfield intersection

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — Dilapidated buildings, “for sale” signs and general emptiness describe what used to be a booming commercial section of Mansfield — the area known to local residents as Mansfield Four Corners.

Currently, the intersection of routes 44 and 195 is home to a pharmacy, a gas station and an auto repair shop.

There used to be much more in what some call a “ghost town” intersection.

“It was a shame to see everything close up,” said Paul Siversten, an employee at Dick’s Auto Care, the only building occupied directly across Route 44 from the now-vacant Kathy John’s restaurant. “It’s

a ghost town.”

With a multimillion-dollar Downtown Storrs project dominating local development headlines, town officials are also hoping a yet-to-be-finalized sewer project could revitalize a once-prosperous section of town.

Those still at the site say the emptiness impacts them indirectly.

Despite seeing a steady stream of business, Siversten said many assume the garage is closed since the garage is surrounded by vacant buildings. “They think we’re closed,” he said.

Kathy John’s restaurant — the brown building with its old-fashioned charm — was once filled with countless ice cream flavors, homemade cookies, stamps and other odds-and-ends. It closed in early February.

The closure of the restaurant and a landmark often referred to by area residents when giving directions, left one of the “four corners” completely empty.

Siversten said he thought a Walgreens Pharmacy was going to be built in the existing Kathy John’s location, but said he was not certain about the project.

Although the once-busy intersection remains bare and vacant, Mansfield officials said they hope to revitalize it within the next few years.

Current Four Corner parcel owners include:

- Kathleen Jones, Columbia, Kathy John’s, 643 Middle Turnpike.
- Mansfield Acquisition Inc., Albany, N.Y., gas station and Dunkin’ Donuts, 1659 Storrs Road.

(Four Corners, Page 4)

Item #15

OUR CORNERS BECOMES A 'GHOST TOWN'

Continued from Page 1)

Richard Kreuzscher, Storrs, s Auto Care, 644 Middle nike.

Merchant Mansfield LLC, isocket, R.I., CVS Pharmacy, Middle Turnpike.

Mary Krivanec, Willington, it plaza, 1650 Storrs Road.

Michael Lahan, Deborah n, Amanda Boukas, Kathleen i, Willimantic, vacant gas n, 1660 Storrs Road.

rural Mansfield, the Four ers section used to be a comial hub. Town officials hope l become so again.

s always been one of our nercial areas," said Mans- Director of Planning Greg- adick, adding the intersection otential for both commercial esidential development.

said he knew the owners of Kathy John's restaurant had in talks with developers for otential sale of the build- out he thought the restaurant d have remained open until a business moved to the site.

thought they'd stay in exist- until a new project came in," id, adding he was surprised the unannounced closing.

ile no application from Wal- as has been filed, town offi- confirmed they have heard lation about a Walgreens.

y to future development at sfield Four Corners is sim- sewers.

ording to Padick, mem- of the Four Corners Sewer sory Committee — a sub- mittee of the town council ave been researching ways to ove the intersection's infra- ture.

rently, buildings located off intersection have individual

septic systems and private wells, but if the committee completes its task, new sewer lines will be built, connecting all the buildings into one sewage system.

Town Manager Matthew Hart said the sewers would be connect- ed to the University of Connect- icut's treatment facility nearby on campus.

He said water for the intersec- tion may come from Connecticut Water located on Route 195 in Tolland, though that deal is not yet finalized.

Padick and Hart said any im- provements made to the intersec- tion will coincide with construc- tion made in downtown Mansfield and the Storrs Center project.

"This won't happen overnight," said Padick.

With plans for the \$220-million Storrs Center project moving forward and the potential re-growth of Four Corners being researched, Padick said he was not afraid the two commercial sites will com- pete with each other.

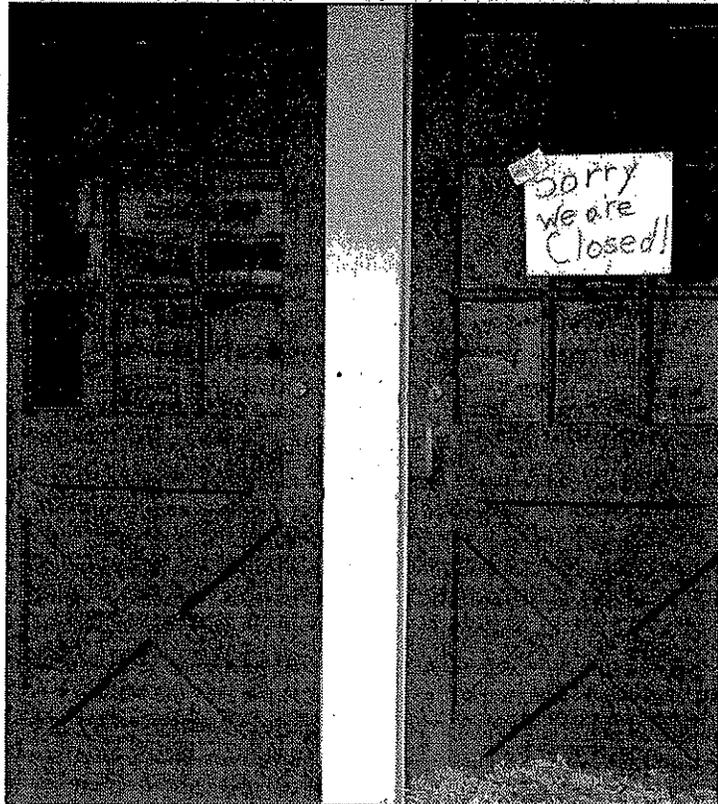
He said a comprehensive study was conducted 10 years ago and the two areas offer different types of shopping.

Padick said Four Corners was more of an automotive-necessary shopping center and downtown development was more pedestrian focused.

Hart agreed with Padick and said downtown development was "more civic and cultural."

According to Hart, officials from the Storrs Center project and those looking to redevelop Four Corners are working together to be "synergistic" in the future development of both.

Mansfield Downtown Partner- ship Executive Director Cynthia van Zelm said she hoped the two



Roxanne Pandolfi

A 'closed' sign hangs from one of the doors of Kathy John's restaurant at the intersection of routes 195 and 44 in Mansfield.

commercial sites would be "com- plimentary toward each other" once both are finished.

She said plans for Storrs Center are "moving ahead" and said there has been good dialogue between the center's developers and poten- tial tenants.

Both Hart and Padick said the current economy doesn't favor development and investors may not be looking to spend money on new projects.

Despite the lull in building, any changes made to the intersection are seen as a first step to future growth.

"This opportunity is one where we don't have a lot of opportunities right now," said Padick, adding if sewer work is not delayed, the site should be ready for development once the economy improves.

According to Siversten, up- grades would be welcome, but since town officials have been saying it would happen for so long, he is not sure any improve- ments will be made.

"It's always 'two years,'" he said, adding he was in favor of redeveloping the intersection. "I'd love to see something happen with these places."

Landlords peeved at ordinance

By **CAITLIN M. DINEEN** 3/24
Chronicle Staff Writer

MANSFIELD — Proposed amendments to expand the town's "special police services" ordinance were greeted with a mix of protest and support for a second time since the ordinance was sent to town councilors in January.

An attorney and a member of the management group responsible for Carriage House apartments attended Monday's council meeting to express displeasure with proposed changes.

A representative from Celeron Square apartments also attended the meeting.

The ordinance revisions will continue to be reviewed by the council for a future vote. The next council meeting is April 13.

Currently, the ordinance states any costs incurred by Mansfield for police services be paid for by the organizer of a "party" that consumes police time and services for the second time in one evening.

A bill is only prepared after the orga-
(Landlords, Page 4)

Landlords peeved at ordinance

(Continued from Page 1)

nizer of the party is given a written warning to end what police deem a "dangerous activity."

If the town council revises the ordinance, the term "party" will change to "event" and it will expand the services billed to include fire and emergency medical services.

The revision still includes a first warning, however.

Once changed, the ordinance would be re-titled the "special public safety services" ordinance.

Those representing Carriage House — an apartment complex with a high number of University of Connecticut students — said the ordinance would pass fees along to landlords or property owners even though they are not the ones sponsoring the event.

Kevin Connors, an attorney representing Carriage House, said the apartment's property owners do not condone or support events that take place at the complex, especially Thursday night events before the university's Spring Weekend celebration.

"They don't want it, they have never wanted it," said Connors. "They'd be quite happy if it never happened again."

Connors said it is not fair to fine an owner for any events that takes place on their property if they are not the sponsor of the event.

"It's the billing of an unwilling owner of an unlimited amount at an unwanted event," he

said.

Connors said he was especially concerned with how the ordinance would be enforced during Spring Weekend, when there are too many students to control.

According to John Jackman, Mansfield's fire marshal and director of emergency management, the ordinance would not necessarily be used for Spring Weekend since there are already additional emergency personnel in place during the annual party weekend.

Jackman said the ordinance was not meant to defer responsibility to the property owner or landlord, it is meant to fine all appropriate parties whether it be the property owner, landlord and/or the tenant of the residence.

"It can go to the landlord," said Jackman. "But the intent is for it to go to the responsible party."

Pat Keane, a manager representing Carriage House, said his problem with the ordinance is the property owner could be fined even if he or she had no involvement in the event cited by police.

"Our question or our problem is, why the middle man?" said Keane. "Cite the lease owner."

Jackman said Mansfield police will still continue to track down the organizer of any event to include them in any citations issued.

"The police officers are pretty reasonable," he said. "They're good at finding the responsible person or persons."

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Editor:

3/23

As spring arrives in Connecticut so does the annual and disturbing Spring Weekend ritual/debacle at the University of Connecticut. I have attended meetings of the Mansfield Campus Community Partnership for more than a year because of my distress over the impact of "spring weekend" on my community and I have come to two surprising conclusions.

1. Spring Weekend, the sanctioned, on-campus event, is not a problem. It is a celebration of the end of the academic year and a lot of very good planning goes into creating the event. The problem is the non-sanctioned, off-campus events where thousands of students and visitors endanger themselves and others because of inebriation, alcohol poisoning, drunk driving, sexual assault and other destructive behavior.

2. Monitoring this largely illegal behavior is very complex and expensive because of the many local and state agencies responsible for public safety, i.e. campus police, university officials, state police, EMTs, town officials, and property managers at the various apartment complexes. Jurisdictions overlap and collide in some cases. The cumulative cost of this three or four day event cannot be accurately calculated because of the numbers of agencies that are responsible for oversight and the costs incurred as a result of overtime and additional staff. Almost all of these costs are created by students and their guests who are not residents of this area and do not pay taxes to local governments.

Because of the ambiguous status of students when they are disruptive off campus, the University of Connecticut, both administration and trustees, has been ambiguous and vague, unwilling to take a very firm hand in contributing to the control of these non-sanctioned events. Semi-paralysis, glossed over in flowery language and unwillingness to discuss the real bottom line — damage to persons, property and budgets — has set in. I fear that we are about to experience another public disaster exacerbated by the lack of will and the lack of accountability of the University of Connecticut for its students and the delicate relationship between the town and the school. Events on campus are not the problem.

Events off campus are a serious problem. Because the many agencies that have a hand in coping with this problem cannot take strong, convincing, collective action, the problem will probably be with us for at least another year. We can't afford the cost to people, property or budgets, and the implied message is that this kind of behavior is tolerable, if only to the people who aren't paying and the people who can't quite figure out how to be responsible. When will we see effective collaboration to bring these very dangerous events down to a level that we can live with?

Jane Fried,
Mansfield Center

The author is a former staff member at the University of Connecticut. She is currently a professor at Central Connecticut State University.

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3/26
Editor:

When will the Storrs Center project happen (letter of Jane Blanshard et al. in *the Chronicle* March 12)?

Not soon enough. If interested parties looked into it (www.smartgrowthformansfield.org), they'd find that the project is one state Department of Transportation permit away from applying for town permits for the first phase.

Yes, they would also learn that the tortuous process of obtaining required approvals and permits for the project has taken seven long years (did you want us to cut corners?).

If we were building a shopping mall in Mansfield, we would all have good cause for concern. But we are building the antithesis of a mall.

"Downtown" means a community where people live as well as work. Downtown is where you shop at the food store, the bakery and pick up your mail at the post office. Downtown is where you find a variety of res-

taurants, retail shops and services.

Downtown is where you get out of your car and walk from one store or office to another. Downtown is where you catch the bus for a trip, or park your bicycle in the town square and read *the Chronicle* on a park bench. Downtown is where you buy your locally-grown food at the farmers market. Downtown is where you go to meet your friends at a restaurant or pub. Downtown is where you share celebrations with family, friends and neighbors.

Currently, downtown is not available in Storrs.

Is this the time for investment and expansion? You bet it is. The Downtown Project is Mansfield's only economic initiative that can generate substantial revenues to keep our taxes in check. If you're impatient, or if you want your taxes to go up and up as state revenues go down and down, you might dismiss this project, but inadvisably.

Not me. I know the project will have a positive impact on our community, even if we have to wait a little bit longer to enjoy it. In the meantime, keep your eye on the prize, and the facts.

Stephen M. Bacon
Kahan, Kerensky & Capossela, LLP
Storrs

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Editor: 4/1

A Community Voices by Lynn Stoddard etc. followed letters from Stephen Bacon etc. in your pages. They seem to oppose Jane Blanshard et al.

The evaded topic is an extraordinary new town to be created from nothing (except never-mentioned time and tax money).

Bacon professionals tell us about "Downtown: a community where people live as well as work." You "catch the bus for a trip," but no one gets off the incoming bus. You "pick up your mail at the post office." No home delivery. All workers are townies. No climate or weather.

It's a sad letter. It must come from people seriously involved in the project, yet it is absolutely void of hope. Was it our rejection of the high school track?

Stoddard etc. are inspired. We begin with a revivalist meeting. "More than 10 years ago some local folks had a vision." No names, but "local folks." Dubya's speech writers warmed local hearts with that phrase. Now we look at the vision itself. Stoddard denies interest in mall making. We local folks know that malls in Connecticut do not inspire visions.

But our local folks, however visionary, are also beginners. Annually, newly fledged architects design new structures. The older architects' annual responses include nice, but no stairs ... no lavatories ... no fire escapes.

Voters still don't know why these professionals didn't eagerly invest their own money in the project 10 years ago, before the country's economic collapse, or why our local folk didn't get to work themselves.

The visionaries of Stoddard etc. represent "Smart Growth for Mansfield."

"Together," they say, "we can take the remaining few steps to get our shovels in the ground." That's an odd way to shovel, but shovels seem appropriate tools.

Thrift — since the recession is real, not a vision — suggests that we voters ought to vote for some simple shoveling. One grave would hold this project, except for its hot air.

Don O'Hara
Mansfield Center

Editor:

A letter published March 26 promoted the Storrs Center project and approvingly

Letters to the Editor

mentioned a group called Smart Growth for Mansfield.

An opinion piece contributed by two members of that group was published the following day. But what is so smart about ignoring the matter of two money-losing parking garages which the Town of Mansfield would have to own, maintain, operate and, at great cost, staff 365 days per year, 18 hours per day?

The University of Connecticut owns the land on which the two proposed garages would be built. UConn and developer Leyland Alliance know that the garages will lose money.

That is why they have both refused to own and operate them. Now that is what I call smart.

It is also smart to get comprehensive information rather than selective happy-talk "smart growth" boosterism.

I would rely on both the town's informative web site (www.mansfieldct.org) and that of a dedicated civic watchdog group (www.save-mansfieldct.org).

David Freudmann
Mansfield

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Mansfield budget comes in smaller

By CAITLIN M. DINEEN *3/24*
Chronicle Staff Writer

MANSFIELD — Town Manager Matthew Hart Monday unveiled the town's proposed 2009-10 budget, saying town leaders tried to keep the current economy in mind when crafting the figures.

"It should come as no surprise to people that this is a very challenging time to prepare a budget," said Hart during Monday's regular town council meeting. "It's probably been the most challenging budget we've had to prepared in decades."

The proposed budget reflects a 0.7-percent decrease over the current year's spending plan.

Hart said the budget — including the town's budget, the Mansfield Board of Education budget and the town's share of the Regional School District 19 budget — would total \$43.38 million this year.

The current spending plan is \$43.69 million.

Despite the decrease in the overall budget, Hart said Mansfield is losing revenue.

This means the town's mill rate would still need to increase 0.9 mills — bringing the mill rate to 26.14 mills — to generate enough revenue for the proposed spending plan. For a home assessed at \$200,000, taxpayers could see an increase of \$180 to \$5,228.

According to Hart, the proposed budget was accomplished by decreasing the amount of funding for each of the three aspects of the budget.

The town's portion of the budget decreased by \$159,890, the Mansfield Board of Education budget decreased by \$100,230 and Mansfield's share of the District 19 budget decreased by \$56,573.

Hart said the town worked with both school superintendents — Fred Baruzzi of Mansfield's board of education and Bruce Silva from District 19 — and

department heads to reduce spending wherever possible.

"The goal is to preserve core goals and other important services while lowering expenditures," he said.

Bringing in a lower budget, however, came with a reduction in Mansfield's workforce, said Hart.

"There are a couple of true layoffs," said Hart, adding another five or six positions will have their hours reduced.

Overall, no salary increases have been given to town staff members because a wage freeze was implemented "across the board," said Hart.

While the proposed budget reflects decreases in spending in all areas, Hart said he was not completely happy with the budget presented Monday and hopes to decrease spending even further.

"I am recommending the council work with the boards of education to further reduce the budget to reach a 0.49-mill increase," said Hart.

He said this could be achieved if an additional \$35,000 is cut from the town budget, \$186,850 is cut from the local board of education budget and \$136,315 is cut from the District 19 budget.

If this is done, the proposed budget would drop to \$43.06 million.

With a mill rate increase of 0.49 mills, next year's mill rate would be 25.73 mills. For a home assessed at \$200,000, taxpayers could see an increase of \$98 to \$5,146.

The budget now goes to town council for review — which Hart said will be adopted by April 20 — before it goes to town residents in the May 12 annual town meeting and, possibly, a petition-driven referendum later.

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Mansfield ready to cope with revenue cuts

By CAITLIN M. DINEEN
Chronicle Staff Writer 4/6

MANSFIELD — The town stands to lose an estimated \$1.2 million in state revenue compared to this year and, with the budget far from finalized, officials have established a back-up plan in case more funds fall through.

During a budget information session last week, officials were prompted to discuss the question of "what if" regarding state funding and its volatility.

"Intergovernmental funding may or may not hold," said resident Nancy Tomastik. "Do you have a fall-back position?"

Tomastik said she was concerned with Mansfield's reliance on state funding because Connecticut is "hurting" financially and reductions to the state's budget were "very likely to have a ripple effect on us."

Of Mansfield's proposed \$43.38 million combined town/school budget, 42 percent of revenue would come from intergovernmental funds, including payment in lieu of taxes (PILOT) funds, education cost sharing grants and other state or federal revenue sources.

The proposed budget reflects a mill rate of 26.14 — an increase of 0.9 mills.

However, Town Manager Mat-

thew Hart has already recommended the town council cut the budget so it would require an increase of 0.49 mills — or 25.73 mills.

For a home assessed at \$200,000, taxpayers would see an increase of \$98 to \$5,244 if the mill rate increases by 0.49 mills.

How difficult it is to come to that mark hinges on state revenues.

Hart said he and other town officials are prepared to make additional cuts to the budget if it becomes necessary.

According to Hart, he asked department heads for 5 and 10 percent decreases in their budget when he was first crafting his proposed budget.

He said if state funding changes or decreases, he would first look at the budget information he already has before making any cuts.

"The initial focus is on larger departments," said Hart, adding small departments have most funding going toward staff.

According to Hart, the town may be in a position where residents approve a budget before the state finalizes its budget.

"We can't predict it," said Hart, adding he based his state aid figures off the governor's proposed budget.

In the situation where Mansfield's budget is finalized before the state's, Hart said the town may need to make quick decisions and cuts from departments during fiscal year 2010 to adjust for any changes in state aid.

If it becomes necessary to cut the budget after it has been approved, Hart said town officials would be ready because it would not be the first time last-minute cuts would need to be made.

"We did that for the current year," said Hart.

He said there was a change in state funding last year and town officials had to cut from various departments to find \$400,000 in savings.

Town council member Bruce Clouette said if the budget needs to be cut, he was not "personally in favor of going to the taxpayers."

"The first thing we'd do is implement manager implemented cuts based on discussions with the town council," said Clouette.

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3/19/09

Mansfield schools could get safer

Release of school safety grants at risk, though

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — The local board of education has agreed to accept state funding for improved security measures if they are released from the state Department of Emergency Management and Homeland Security.

Mansfield is among three northeastern Connecticut towns — including Putnam and Killingly — slated to receive funding to update security measures in local schools. The funds are through the state's Security Assistance for Education grants, which are geared toward improving school safety and security in the state's public schools.

Mansfield would get \$87,374, according to the notice of grant award Superintendent Fred Baruzzi received in February.

As part of the grant, Mansfield education officials are required to contribute \$32,548 for the grant program, for a total of \$119,922 in funding for bulked-up security.

Baruzzi said the funds Mansfield must include have already been earmarked if the grant arrives.

However, the future of grant funds remain unclear, as Gov. M. Jodi Rell originally pushed to have the grant program suspended this year as the state battles a \$2.8 billion budget deficit.

"With the state facing a budget crisis, we need to make smart investments with our state's dollars, and investing in the safety of our schools is a smart move," said state Senate President Pro Tempore Donald E. Williams, Jr., D-Brooklyn. "Few issues are more fundamental and we preserved these dollars to make sure that schools and districts with security infrastructure needs will be able to follow through with improve-

ments."

Williams said Annie E. Vinton Elementary, Southeast Elementary, Goodwin Elementary and Mansfield Middle School would benefit directly from the grant.

Once the grant is broken down, the elementary schools would each receive \$21,097 and the middle school would get \$24,083.

Baruzzi said if funding is released, the schools will have new locks installed in classroom doors, additional swipe card points will be added to main doorways of schools and cameras would be installed on the outside of school buildings.

According to Baruzzi, ideas for ways to bulk up security at the four schools were gathered from local state police officials.

"We don't have the capability to have a lockdown in school," said Baruzzi. "And given the change of today's environment, the thought is it might be something we want to do."

Currently, doors can only be locked from the outside at Mansfield Middle School, defeating the purpose of school safety, said middle school Principal Jeff Cryan.

"The whole idea is the teacher doesn't have to go in the hallway to lock the door," said Cryan. "It will keep teachers out of the hallway in case of an intruder situation."

If grant funding does come through, Mansfield education officials will need to act quickly in using the funds because the grant is only good until the end of the 2009 fiscal year.

"This money is all planned out," said board Chairman Mary Feathers.

"We'll have a very short timeframe to spend the money."

PAGE
BREAK

onn., Tuesday, March 31, 2009 3

Mansfield still pushing for green buildings

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — Mansfield Finance Director Jeffrey Smith told council members recently that initiatives taken by the town to conserve energy seem to be working.

Smith said the town has reduced the amount of oil the Audrey P. Beck Municipal Building uses and the solar panels and co-generation plant installed at the Mansfield Community Center have saved the town money. "I know with oil you've got tanks," he said at a special council meeting last Thursday. "It's not how much you buy, it's how much you use."

Smith joked the oil company called him and asked why the town was not using more oil.

To reduce energy use at the municipal building, the town had the building weather stripped — plugging up areas where cold air may enter the building.

In addition to fixing the exterior, a maximum and minimum building temperature was established.

The solar panels at the center have been up and operating for the last six months and the co-generation started up last month, he said.

A co-generation plant is one unit that can simultaneously produce heat and power from one fuel source.

Although Smith said fiscal details of the town's energy conservation remain fuzzy — due to a lack of a sophisticated measuring tool — the solar panels have saved 20 percent of the center's energy use. "We have to eventually have a more sophisticated way to see what we're saving," said Smith.

Energy saving readings for the co-generation plant were not yet available.

In addition to saving energy through existing measures, Smith said the town would soon be working to make the town's middle school more energy- and cost-efficient as well.

Upgrades to Mansfield Middle School are slated to begin as early as the school's April vacation to convert the school from electrical heat to natural gas heat.

According to Smith, the middle school improvements will be done by Manchester-based Nutmeg Mechanical Services, Inc.

While Mansfield does not yet have the total amount of funding for the project — officials said the town is short \$800,000 — Smith said the project will start even without full funding.

The current \$3.8 million available for the project is enough to get the gas line up to the building, said Smith.

"We have all the funding we need to move forward with the base work," he said, adding if the remaining \$800,000 is made available, the rest of the school's upgrades, including converting the library to gas heat and installing a co-generation plant, will be complete.

Smith said, once the whole building is converted, the town could save \$80,000 a year in energy costs at the school.

Town Manager Matthew Hart said \$2.8 million of the project's cost was funded through state grants. The other \$1.02 million for the project is bonded.

Hart said the cost for the project was originally estimated at \$3.8 million. Since the initial analysis, costs have increased by \$800,000, mostly due to increased construction costs and changing from oil to natural gas heat.

He said the town has applied for additional funding from the state to cover the unexpected increases.

According to Smith, the town has run out of money to start other major energy conservation initiatives and that is why the town has stopped looking into other cost-saving measures.

"Right now we've spent all our money and we're trying to earn it back," he said.

Hart said it was important for Mansfield to reduce its carbon footprint.

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Mansfield won't recycle batteries

By **CAITLIN M. DINEEN** //
Chronicle Staff Writer

MANSFIELD — Officials announced Tuesday that the town will no longer be recycling alkaline batteries because doing so is costly to taxpayers.

Despite a decrease in the cost to recycle alkaline batteries, the town recycles so many batteries that recycling them has become expensive for Mansfield. "It was decided because the per-pound price is costly," said Mansfield Recycling Coordinator Virginia Walton.

In 2008, the town recycled 5,500 pounds of batteries and paid approximately \$2,530 to do so. Recycling one pound of alkaline batteries costs the town 46 cents.

In addition to the cost associated with recycling the batteries, Walton said it spent a lot of staff time to sort through alkaline and rechargeable batteries because they were recycled into one container — instead of being divided by area residents.

"It takes a significant amount of staff time to sort through them,"

she said.

Walton said the money saved from no longer recycling the batteries will be used to offset the lack of revenue generated by the town when it recycles paper and cardboard. She said savings will go back to the town's solid waste budget — which is not part of the general town budget.

According to officials, the town first started recycling the batteries in 1999 when mercury was used in the manufacture of batteries.

They said mercury is no longer used in the batteries, but the town has continued to recycle them.

According to Walton, alkaline batteries can be thrown out in the regular trash and will be incinerated with residents' regular garbage. She said battery collection locations, such as the town hall and the public library foyer, will no longer collect batteries at all.

Walton said the town will continue to accept rechargeable batteries at the town transfer station, but all other battery collection at other town locations will be discontinued.

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Obama dollars to aid local projects

UConn, Mansfield, hospital to benefit

WASHINGTON — A total of \$5.85 million in federal funding will aid several projects, including the downtown Storrs project, several University of Connecticut initiatives and a Windham Community Memorial Hospital program.

President Barack Obama signed into law Wednesday the Fiscal Year 2009 Omnibus Appropriations package that funds the federal government through October of this year.

The legislation includes funding for eight federal agency budgets not completed prior to the end of the 110th Congress.

"Each of the projects that I have secured represents job growth and economic opportunity for eastern Connecticut and the entire state," said U.S. Rep. Joe Courtney, D-2nd District. "Critical research and development will help to spur technological advancements right here in eastern Connecticut, after-school programs will keep our kids off the streets, and healthcare and law enforcement agencies get a boost to help make our communities safer and healthier."

"These are important initiatives that may otherwise not have been noticed in the federal bureaucracy and I am pleased that they have been supported by my colleagues in Congress and by President Obama."

Local beneficiaries include:

- Town of Mansfield, Storrs Center downtown infrastructure, for \$712,500.

Funding will be used for construction of the network of streets, sidewalks, utilities and storm drainage systems that will serve as the public infrastructure for Storrs Center, a mixed-use, college town center and main street environment in Mansfield near UConn.

- Windham Community Memorial Hospital in Willimantic for its prenatal case management services for low-income women for \$95,000.

Funding will be used to provide case management services for 100 women who are uninsured or underinsured and pregnant. Services include prenatal and postnatal care including the delivery of babies.

- University of Connecticut, Center of Excellence for Vaccine Research, for \$2.2 million.

Funding will be used to support the construction of a new animal health research facility.

- University of Connecticut, Center for Invasive Plants for \$295,000.

Funding will be used to continue a multi-state, interdisciplinary program to develop novel and effective technologies to address problems caused by invasive plants that are economically and environmentally damaging to New England and to the nation as a whole.

- University of Connecticut, animal vaccines for \$1.5 million.

Funding supports continued research of vaccines and diagnostics for swine, cattle and chickens.

- University of Connecticut, Food Marketing Policy Center, for \$401,000.

Funding will be used to support the FMPC's ongoing research programs on the food industry, including the economics of food safety and security.

FMPC staff routinely serve as a source of expertise for government agencies, private firms and the national news media on food pricing, food access, antitrust and food safety issues.

- University of Connecticut, National Undersea Research Program, for \$350,000.

Funding will be used to continue the program at UConn to develop underwater exploration technologies.

- University of Connecticut, Avery Point Technology Center in Groton, for \$292,329.

Funding will be used to continue a five-year effort to expand business incubation facilities at the Avery Point campus.

THE CHRONICLE 12 MARCH 2009

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Officials prepare to face a flu pandemic

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — To prepare for what is being called an “inevitable” influenza pandemic, officials from local schools, businesses, churches and other community partners will discuss emergency response techniques.

Officials from the Mansfield-based Eastern Highland Health District will host an informational training exercise Thursday to prepare those organizations for how to respond to pandemic influenza.

The event takes place in the Audrey P. Beck Municipal Building from 8 a.m. to 12:30 p.m. It is not

a public forum, with agencies and organizations specifically invited to attend.

EHHD Director Robert Miller said the session brings together a “cross-section of disciplines” of people who would be directly impacted by a pandemic.

Miller said health officials and scientists are concerned the avian flu — which has sickened hundreds of people worldwide — will experience a “genetic shift” and become transmittable from human to human.

A genetic shift is when a string of the flu virus mutates into a different string of the same virus.

He said concerns over any avi-

an flu mutations are legitimate because once it changes it would be a completely new type of flu and no one in the world would have immunity to the disease.

“When humans are infected by avian strand the mortality rate is 50 percent,” said Miller, adding the new virus would be a “serious threat to the population of the Earth.”

According to the Centers for Disease Control and Prevention, avian influenza is a type of flu commonly found in birds.

The center’s web site said the virus is spread by sick birds through their saliva, nasal secre-

(Officials, Page 4)

Officials prepare for bird flu pandemic

(Continued from Page 1)

tions and feces. Birds can die from the virus.

Although Miller said scientists cannot pinpoint when the mutation could occur, he said "history tells us the world experiences a pandemic every 30 years or so." Miller said the last pandemic was in the 1960s.

Pandemic flu has been defined as "the virulent human flu that causes a global outbreak, or pandemic, of serious illness," by the PandemicFlu.gov, which is a web site operated by the HHS Interagency Public Affairs Group Influenza Preparedness and Response.

The event Thursday is a discussion-based event to stimulate conversation about community-based, non-pharmaceutical ways to respond to a potential pandemic flu.

Miller said the event was important because the flu can easily be spread and a pandemic is inevitable.

"It will happen eventually," Miller said.

He said Thursday's forum is to prepare different agencies and groups in town for how to respond if, and when, an outbreak happens.

"It's important for those agencies to think ahead of time," he said. "(To think about) what to do now to prepare for the (pandemic)."

According to Miller, Thursday will lay groundwork for the future and help ease the situation for local organizations if they have to deal with a pandemic.

He said it was necessary to prepare now instead of waiting until something happens and then look for solutions.

"When it occurs, the last thing we want to happen is have (the pandemic) occur and then come together," said Miller.

He said the meeting will focus on what to do — without the use of medicine — when a flu outbreak hits the region.

During the meeting, agencies and groups in attendance will discuss social distancing, self-shielding, isolation and quarantine, respiratory etiquette education, event cancellations, business closings and mandatory school closings or suspensions and other emergency response plans.

According to Miller, once flu spreads throughout the region it would be important to address the virus early to save people from illness or death.

"The bottom line is we're looking at the number of people who get sick and die from this (pandemic)," said Miller.

The EHHD serves Andover, Ashford, Bolton, Chaplin, Columbia, Coventry, Mansfield, Scotland, Tolland and Willington.

For more information about EHHD, visit www.ehhd.org. For more information about avian flu, visit www.cdc.gov/flu/avian.

Paper and Plastic ^{3/28}

Mansfield official testifies for total bag fees

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — It was not only state representatives who spoke out in favor of imposing a 5-cent fee for plastic and paper shopping bags during a conference earlier this week in Hartford.

Mansfield Recycling Coordinator Virginia Walton said the legislation — which is also supported by state Rep. Denise Merrill, D-Mansfield — that would ban both plastic and paper bags.

Walton was in attendance at Tuesday's hearing and spoke in favor of the fee when she spoke on behalf of the town's solid waste advisory committee.

Walton said she was in favor of reducing the number of both plastic and paper bags, adding a fee for bags may help do that.

According to Walton, the committee has spent the past year researching the negative effects of plastic bags both locally and internationally.

"It's a global problem," said Walton.

She said, in addition to littering streets and getting caught in trees, plastic bags end up in waterways and are potentially dangerous to sea life that consumes the plastic.

Mansfield official wants fees for all bags

(Continued from Page 1)

"It's things like that which are really a concern," she said.

Walton said the invention of plastic "opened a whole new world to us," but with that new world comes new problems and concerns.

"The plastic waste is really a problem," she said.

While Walton is hopeful the legislation will pass, she said committee members in Mansfield are

aware they cannot control what happens with every plastic bag everywhere.

"It's a universal concern, but we can only take care of our place," said Walton.

She said the committee can only act where the committee has influence.

According to Walton, if the legislation does not pass, the local committee could look to pass an ordinance banning plastic bags.

She said no towns in Connecticut are "empowered to charge a fee" for the bags.

If Mansfield were able to ban plastic bags, the town would follow in the footsteps of Westport — whose ban on plastic bags became effective this month.

The Town of Windham is also considering a ban on plastic grocery bags.

She said, although members of the local committee have sur-

veyed area merchants — who seem to be in support of reducing the number of plastic bags in town — there may be hesitation among state residents if the legislation passes.

"Change is always painful," said Walton. "Even if it's small."

However, she said people would be more accepting of the change overtime.

"It's just a matter of adjusting," she said.

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**TOWN OF MANSFIELD
COMMUNICATIONS ADVISORY COMMITTEE**

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
STORRS MANSFIELD, CT 06268-2599

March 16, 2009

Mansfield Town Council
4 South Eagleville Rd.
Storrs, CT 06268-2599

Dear Council Members;

As you know, the Communications Advisory Committee has been charged with finding ways to improve communications between government and citizens in the town of Mansfield. An issue has come to our attention that we believe requires a town ordinance.

C.G.S. §9-369b prohibits all advocacy on behalf of referenda by town officials, or the expenditure of government funds to advocate for a referenda. In order to comply with this statute, the Region 19 Board of Education, acting upon the advice of their bond counsel, removed all information regarding the referendum from their website, with the exception of the motions authorizing the referendum and the actual question to be asked.

In fact, it became nearly impossible for citizens to understand why the Board had chosen to bring this referendum forward at this time. The Board circulated a one page brochure to every household in town describing the referendum, and explaining its benefits, but, to comply with the law, this was done *before* it had formally moved to put the question to the public. There were one or possibly two articles in the **Chronicle**, but other than that, the only information available was the result of direct questions asked of board members or staff. It is hard to imagine that many people took advantage of that opportunity. We believe that most voters made their decisions based on unnecessarily limited information, probably after the information that had informed the Board's decision had been removed from public view.

There is an exception, in §9-369b(d):

(d) Any municipality may provide, by ordinance, for the preparation and printing of concise summaries of arguments in favor of, and arguments opposed to, local proposals or questions approved for submission to the electors of a municipality at a referendum for which explanatory texts are prepared under subsection (a) or (b) of this section. Any such ordinance shall provide for the establishment or designation of a committee to prepare such summaries, in accordance with procedures set forth in said ordinance. The members of said committee shall be

representatives of various viewpoints concerning such local proposals or questions. The committee shall provide an opportunity for public comment on such summaries to the extent practicable. Such summaries shall be approved by vote of the legislative body of the municipality, or any other municipal body designated by the ordinance, and shall be posted and distributed in the same manner as explanatory texts under subsection (a) of this section. Each summary shall contain language clearly stating that the printing of the summary does not constitute an endorsement by or represent the official position of the municipality.

The Communications Advisory Committee strongly recommends that the Council consider passing an ordinance that allows for the creation of a committee to prepare "concise summaries of arguments in favor of, and arguments opposed to, local proposals or questions approved for submission to the electors".

The same recommendation is being made to the Region 19 Board.

While this will create an additional hurdle to cross before a recommendation can be made to the town, we believe that it is better than an absence of information.

Sincerely,



For the Committee,
Antonia C. Moran,
Chair

Matthew W. Hart

From: Jeffrey H. Smith
Sent: Wednesday, April 01, 2009 6:14 PM
To: Matthew W. Hart
Subject: FW: RSD 19 -- Public Information on Bond Referendum
Follow Up Flag: Follow up
Flag Status: Orange

From: Gillette, Douglas W. [mailto:dwgillette@daypitney.com]
Sent: Mon 3/30/2009 5:46 PM
To: Bruce Silva
Cc: Jeffrey H. Smith
Subject: RSD 19 -- Public Information on Bond Referendum

Bruce:

A regional school district is not authorized under Conn. Gen. Stat. Sec. 9-369b(d) to create a committee to prepare and distribute pro-con summaries for referendum questions as: (1) a regional school district is not a "municipality" for purposes of Sec. 9-369b (see Conn. Gen. Stat. Sec. 9-1(i)), and (2) a regional school district does not have the power to adopt ordinances, both of which are required to implement this provision.

Were the statute to be amended to permit a regional school district to create such a committee, I would be pleased to discuss some of the practical considerations that the operation such a committee might entail.

Best regards,
Doug

Douglas W. Gillette
Attorney at Law
Day Pitney LLP
242 Trumbull Street | Hartford CT 06103-1212
| t (860) 275 0186 | f (860) 881 2453
dwgillette@daypitney.com www.daypitney.com

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2. Notice of EIE for Construction of Two Academic Buildings

Municipality where proposed project will be located: Storrs, CT

Address of Project Location: Fairfield Way

Project Description: The University of Connecticut plans to construct a 136,000 square foot LEED Silver certified classroom and academic offices building at the location of the former UConn Co-op and a 60,000 square foot LEED Silver certified classroom building at the location of the former Pharmacy Building.

Project Map: See Site Location Map.

Comments for this EIE will be accepted until the close of business on:

May 21, 2009 (4:30 PM)

The public can view a copy of this EIE at:

University of Connecticut, Office of Environmental Policy
Mansfield Town Hall (Clerk's Office)
Mansfield Public Library

There is a public hearing scheduled for this EIE on:

Date: May 20, 2009

Time: 7:00 p.m.

Place: UConn Bishop Center
One Bishop Circle
Storrs, CT 06269-4056

Entrance is off of 195, see: Directions to Bishop Center

Notes: Doors open at 6:30 pm. The hearing will conclude at the end of the public comments.

Send your comments about this EIE to:

Name: Paul E. Ferri, Environmental Compliance Analyst
Agency: University of Connecticut, Office of Environmental Policy
Address: 31 LeDoyt Road, U-Box 3055, Storrs, Connecticut
06269-3055

Fax: (860) 486-5477
Email: paul.ferri@uconn.edu

If you have questions about the public hearing, or where you can review this EIE, or similar matters, please contact Paul Ferri at:

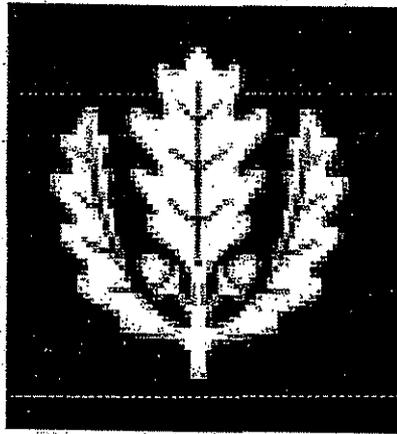
Phone: (860) 486-9295
Email: paul.ferri@uconn.edu

DRAFT ENVIRONMENTAL IMPACT EVALUATION
CONSTRUCTION OF TWO ACADEMIC CLASSROOM/
DEPARTMENTAL BUILDINGS

UNIVERSITY OF CONNECTICUT
STORRS, CONNECTICUT

MMI #1958-08-1

April 2009



Prepared for:

University of Connecticut
31 Ledoyt Road
Storrs, Connecticut 06269

Prepared by:

MILONE & MACBROOM, INC.
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773
www.miloneandmacbroom.com

TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	ES-1
1.0 PURPOSE AND NEED.....	1-1
1.1 Introduction.....	1-1
1.2 The Connecticut Environmental Policy Act (CEPA) Process.....	1-5
1.3 Description of Proposed Action.....	1-7
1.4 Project Need and Justification	1-12
1.5 Relationship to Other Projects and Planning Documents	1-15
2.0 ALTERNATIVES ANALYSIS	2-1
2.1 Alternatives Overview	2-1
2.2 No Action or No Build Alternative (Alternative #1).....	2-2
2.3 Alternatives Site Analysis.....	2-2
2.3.1 Alternative #2 – Single Building at East Building Site	2-6
2.3.2 Alternative #3 – Two New Classroom/Departmental Buildings Along Fairfield Way	2-8
2.3.3 Alternative #4 – One New Building at East Building Site and Renovate Either Arjona or Monteith Building or Both Buildings.....	2-10
2.3.4 Alternative #5 – Two New Classroom/Departmental Buildings and Limited Renovation of the Existing Arjona and Monteith Buildings.....	2-12
2.4 Preferred Alternative.....	2-14
3.0 EXISTING ENVIRONMENT AND ANALYSIS OF IMPACT	3-1
3.1 Land Use and Zoning.....	3-1
3.1.1 Statewide Land Use Conservation and Development.....	3-1
3.1.2 Windham Regional Land Use Plan.....	3-5
3.1.3 Municipal Plan of Conservation and Development	3-7
3.1.4 Zoning.....	3-8
3.1.5 Land Uses in the Project Vicinity	3-8
3.1.6 Analysis of Impact	3-11
3.2 Socioeconomics	3-12
3.2.1 Demographics	3-12
3.2.2 Employment.....	3-13
3.2.3 Analysis of Impact.....	3-14
3.3 Community Facilities and Services	3-14
3.3.1 Education	3-15

3.3.2	Public Safety and Emergency Services.....	3-15
3.3.3	Parks and Recreation.....	3-16
3.3.4	Analysis of Impact.....	3-16
3.4	Aesthetic/Visual Resources.....	3-17
3.4.1	Existing Aesthetics.....	3-17
3.4.2	Analysis of Impact.....	3-21
3.5	Public Utilities and Services.....	3-22
3.5.1	Water Supply.....	3-22
3.5.2	Sanitary Sewer.....	3-26
3.5.3	Storm Sewer.....	3-27
3.5.4	Electric, Gas, Telephone, and Cable Service.....	3-31
3.5.5	Steam and Chilled Water.....	3-33
3.5.6	Analysis of Impact.....	3-34
3.6	Cultural Resources.....	3-35
3.7	Traffic and Parking.....	3-36
3.8	Water Resources.....	3-39
3.8.1	Surface Water Resources.....	3-39
3.8.2	Eagleville Brook TMDL Analysis.....	3-42
3.8.3	Ground Water Resources.....	3-44
3.8.4	Analysis of Impact.....	3-45
3.9	Flood Hazard Potential.....	3-45
3.10	Biological Environment.....	3-46
3.10.1	Vegetation.....	3-46
3.10.2	Inland Wetlands.....	3-47
3.10.3	Wildlife.....	3-47
3.10.4	Species of Special Concern.....	3-48
3.10.5	Fisheries.....	3-48
3.10.6	Analysis of Impact.....	3-49
3.11	Physical Environment.....	3-49
3.11.1	Topography.....	3-49
3.11.2	Bedrock Geology.....	3-50
3.11.3	Surficial Geology.....	3-52
3.11.4	Analysis of Impact.....	3-52
3.12	Air Quality.....	3-55
3.12.1	Air Quality Standards.....	3-55
3.12.2	Analysis of Impact.....	3-57
3.13	Noise.....	3-60
3.13.1	Existing Environment.....	3-60
3.13.2	Analysis of Impact.....	3-61
3.14	Solid Waste and Hazardous Materials.....	3-61
3.14.1	Existing Environment.....	3-61
3.14.2	Analysis of Impact.....	3-63

4.0	IMPACT ANALYSIS SUMMARY	4-1
4.1	Unavoidable Adverse Environmental Impacts	4-1
4.2	Irreversible and Irretrievable Commitment of Resources.....	4-2
4.3	Cumulative Impacts	4-3
4.4	Mitigation Opportunities That Offset Adverse Environmental Impacts.....	4-5
4.5	Certificates, Permits, Approvals	4-6
4.6	Project Costs and Benefits	4-8
5.0	CONSULTATION AND COORDINATION	5-1
5.1	Scoping	5-1
5.2	Public Review	5-2
6.0	DOCUMENT PREPARERS	6-1
7.0	REFERENCES	7-1

TABLES

	<u>Page</u>
TABLE ES-1 Environmental Impact and Mitigation Opportunity Analysis	ES-3
TABLE ES-2 List of Potentially Required Construction and Operational Permits	ES-5
TABLE 2-1 Alternatives Evaluation Criteria Summary	2-6
TABLE 3-1 Historic Population in Mansfield (1774-2000)	3-13
TABLE 3-2 Public Schools in the Town of Mansfield	3-15
TABLE 3-3 Potential On-Site Wildlife Species	3-47
TABLE 3-4 National Ambient Air Quality Standards	3-56
TABLE 3-5 Class B Emitter to Designated Receptor	3-61
TABLE 4-1 Mitigation Opportunities Summary	4-5
TABLE 4-2 List of Potentially Required Construction and Operational Permits	4-7

FIGURES

Figure 1-1 Town Location Map	1-2
Figure 1-2 Topographic Location Map	1-3
Figure 1-3 UConn Storrs Campus Plan	1-4
Figure 1-4 Proposed East Building and West Building Layout	1-8
Figure 1-5 Possible Renovation of Arjona and Monteith Buildings	1-9
Figure 2-1 Alternatives #2, #3, #4, and #5	2-4
Figure 3-1 2005-2010 State Plan of Conservation and Development Map	3-4
Figure 3-2 2006 Mansfield Plan of Conservation and Development Map	3-6
Figure 3-3 2006 Aerial Photograph Location Map	3-10
Figure 3-4 West Building Site Photo Log	3-11
Figure 3-5 East Building Site Photo Log	3-11
Figure 3-6 Arjona and Monteith Buildings Photo Log	3-20
Figure 3-7 Utility Services Map	3-21
Figure 3-8 Project Roads Map	3-31
Figure 3-9 Subregional Drainage Basin Map	3-4
Figure 3-10 Bedrock Geology Map	3-5
Figure 3-11 Surficial Materials Map	3-5
Figure 3-12 Soils Type Map	3-5

APPENDICES

Appendix A	Project Scoping Notice and Review Agency Comments
Appendix B	Connecticut Commission on Culture and Tourism Correspondence

EXECUTIVE SUMMARY

The University of Connecticut (the University) is in the process of executing its *2006 Campus Master Plan Update* via the UConn 2000 Capital Program, much of which involves new construction and renovation of academic and research facilities. As part of this effort, the University is undertaking a project that involves the design and construction of two new buildings that will house the five social sciences departments associated with the College of Liberal Arts and Sciences (CLAS) as well as general purpose classrooms to replace program activities located in the Henry Ruthven Monteith (Monteith) and Jamie Homero Arjona (Arjona) buildings located on the main campus in Storrs, Connecticut.

The University has retained Milone & MacBroom, Inc. to complete an Environmental Impact Evaluation (EIE) for the construction of the new buildings. The format and content of this EIE are based upon the requirements of the Connecticut Environmental Policy Act (CEPA), Sections 22a-1 through 22a-1h of the Connecticut General Statutes (CGS), and Sections 22a-1 through 22a-1a-12 of the Regulations of Connecticut State Agencies (RCSA). State funds will be used for the design, construction, and renovation of the existing and proposed facilities, thus triggering the CEPA process.

This EIE establishes the purpose and need for the project, assesses alternatives, evaluates the existing environment conditions, and analyzes potential adverse impacts to the environment. In addition, the EIE identifies mitigation opportunities for any adverse impacts and identifies likely construction and operational permitting requirements for the project.

Based on the strategic goals and the fundamental characteristics identified within the *Campus Master Plan*, the primary goals and objectives for the proposed project are to:

- Provide approximately 190,000 square feet of new classroom and departmental office building space
- Maintain the function of the outdated Arjona and Monteith buildings and provide future expansion space
- Construct high performance, sustainable buildings that are integrated with the University's educational mission and master plan
- Meet the academic needs of the departments to be relocated to the new Social Sciences and Humanities buildings and provide efficient transition for their relocation
- Maintain proximity to the academic core (i.e., Babbidge Library, Center of Undergraduate Education, and Student Union)
- Maintain proximity to Fairfield Way and implement the southern segment of Academic Way
- Promote gathering places for the University community
- Develop a project that is consistent with the 2007 Water and Wastewater Master Plan, Eagleville Brook Total Maximum Daily Load Analysis, and Water Conservation Plan
- Achieve reasonable construction and long-term operating costs.

Alternatives Analysis

Guidelines established through the *Campus Master Plan*, academic requirements, and preliminary design reports were used to develop a series of goals and objectives for this project. Several alternatives were developed during this process. Apart from the "No Action" or "No Build" alternative, several alternative on-campus locations and several different building configurations were considered for the new Social Sciences and Humanities buildings. Alternatives were measured against the identified project purpose, goals, and objectives presented herein.

The preferred alternative calls for the construction of two new Leadership in Energy and Environmental Design (LEED®) certified classroom and faculty department office buildings, and maintains use for the Arjona and Monteith buildings. The new buildings consist of approximately 190,000 gross square feet. The East Building will provide 130,000 square feet of faculty, laboratory, and classroom space. The West Building will provide 60,000 square feet of general purpose classroom space.

Limited renovation of the Arjona and Monteith buildings will provide the University with needed swing space for future campus improvement programs. Swing space is building space that is used for substitute space while existing space is being renovated or reconstructed. The long-term use for Arjona and Monteith has not been determined. The proposed building configuration will create strong definition along the upper and lower sections of Fairfield Way, maintain connection of Fairfield Way, allow for future expansion of the Psychology building, and meet departmental needs. Furthermore, the preferred alternative will accomplish the goals and objectives set forth by the *Campus Master Plan* as well as the project-specific goals and objectives.

Environmental Impact and Mitigation Opportunity Analysis

Existing environmental conditions were assessed at the project site to help determine whether the project would adversely impact the environment. Table ES-1 presents the project's environmental impact and mitigation opportunity analysis.

**TABLE ES-1
Environmental Impact and Mitigation Opportunity Analysis**

Resource Category	Proposed Impact	Proposed Mitigation
Land Use and Zoning/Long-range State and Local Planning	→ None	→ None
Socioeconomics	→ None	→ None
Community Facilities and Services	→ None	→ None
Aesthetic/Visual Resources	→ Short-term aesthetic impacts while buildings are being constructed and/or renovated.	→ Buildings will be designed in conformance with University architectural design policies. → Limited renovation of Arjona and Monteith buildings will improve aesthetics.
Utilities and Services	→ Future buildings will increase electrical, drinking water, wastewater, steam, and chilled water demands.	→ Proposed utility connections will be coordinated with appropriate campus utility managers, as necessary, prior to construction. → Meters will be installed at each building to monitor water consumption. → Water and energy conservation measures will be incorporated into the new building designs. → The proposed project will not result in increases in peak rates of runoff over existing conditions for storms up to and including the 100-year storm for any subdrainage basin within the project site. → LEED silver certification design parameters will be applied for stormwater treatment, water conservation, and energy conservation. → Postdevelopment stormwater treatment practices and maintenance requirements will be implemented to address stormwater quantity and quality that are consistent with the <i>DEP's 2004 Stormwater Quality Manual</i> guidelines.
Cultural Resources	→ None	→ None
Traffic and Parking	→ Temporary construction-related traffic. → Existing Homer Babbidge Library access road and seven handicap spaces fall within the East Building footprint.	→ Appropriate traffic management techniques during construction will be incorporated into the final project plans and specifications. → Relocate access road and reconfigure handicap spaces around proposed building.
Water Resources	→ Short-term land disturbances related to construction.	→ The stormwater management plan has been designed such that the proposed project will not result in increases in peak rates of runoff over existing conditions for storms up to and including the 100-year storm for any subdrainage basin within the project site. → A greenroof system is proposed to partially offset impervious surface increases. → Appropriate sediment and erosion control devices will be incorporated as specified on the plans and in accordance with the <i>2002 CT Guidelines for Soil Erosion and Sediment Control</i> .
Flood Hazard Potential	→ None	→ None

Resource Category	Proposed Impact	Proposed Mitigation
Biological Resources	→ None	→ None
Topography, Geology, and Soils	→ None	→ None
Air Quality	→ Short-term impacts associated with construction activities.	<ul style="list-style-type: none"> → Construction best management practices will be undertaken to limit dust impacts. → Excessive construction equipment idling will be prohibited, and air pollution control devices (e.g., particulate filters) and clean fuels will be used during project construction where appropriate.
Noise	→ Short-term impacts associated with construction activities.	<ul style="list-style-type: none"> → The project will conform to Connecticut noise regulations. → Construction will be limited to daylight hours. → Construction equipment will be properly maintained. → Advance notification will be provided to nearby receptors if construction activities are anticipated to produce temporary excessive noise levels.
Solid Waste and Hazardous Materials	<ul style="list-style-type: none"> → Construction of the project will result in one-time generation of minimal amounts of construction-related waste. → 	<ul style="list-style-type: none"> → Storage of fluids associated with construction equipment and vehicles will be in accordance with applicable regulations. → The campuswide recycling program will be implemented at proposed buildings. → Recycled content materials will be used in the new building construction. → Recycling opportunities will be explored for construction wastes. → Handling and disposal of removal waste will be conducted in accordance with applicable solid waste regulations.

Overall, this project will cause some minor unavoidable adverse and cumulative environmental impacts as a result of increases to utility and energy consumption as well as impacts associated with the construction phase of the project. The project offsets these impacts by providing appropriate mitigation measures as identified in Table ES-1.

Table ES-2 presents a list of potential construction and operational permits that would likely be required as part of this project.

**TABLE ES-2
List of Potentially Required Construction and Operational Permits**

Permit/Approval	Reviewing Authority	Typical Permit Processing Schedule
Flood Management Certification	Department of Environmental Protection	6 months
General Permit for Stormwater and Dewatering Wastewaters from Construction Activities	Department of Environmental Protection	1 month
Wastewater Discharge Permit	Department of Environmental Protection	3 months
General Permit for Hydrostatic Testing Wastewater	Department of Environmental Protection	1 month
General Permit for Miscellaneous Discharges of Sewer Compatible Wastewater	Department of Environmental Protection	1 month
Certificate of Operation	Department of Transportation	1 month
Site Plan Sign-Off	Department of Public Health	1 month

existing plumbing fixtures at both buildings are intended to provide enhancement to the University.

This project is not anticipated to negatively impact the aesthetics currently found within the center of campus, along Route 195, and around Mirror Lake. Rather, it is anticipated to serve as an enhancement to the aesthetic character of the surrounding areas.

3.5 Public Utilities and Services

The utility systems on campus include both public and private utilities. Public utilities include natural gas and electricity (13.8 kV). Private utilities are those owned and operated by the University and include steam, chilled water, drinking water, sewer, storm sewers, electricity (4,800 volt and below), telephone, and cable television. The existing utilities are shown in Figure 3-7. Existing utilities are described below.

3.5.1 Water Supply

The University owns and operates a water supply and distribution system that serves the Storrs campus as well as areas within the town of Mansfield. Water is supplied to the main campus by stratified drift wells located along the Willimantic and Fenton Rivers. Level A aquifer mapping has been completed for the two wellfields. The recharge areas do not extend to the portion of the main campus where the new East and West Buildings will be located.

Academic and nonresidential domestic use for the students, faculty, and other related staff that utilize the campus facilities each day make up the second largest water use category at UConn. Total domestic usage for the academic and other nonresidential buildings is 94 million gallons per year, representing 19 percent of the total water use.

The University has implemented a strong water conservation plan for all new construction activities including such measures as reducing the demand by replacing old water and steam lines; construction of new buildings with low flow toilets, showerheads, and faucets; and water consumption efficient heating and cooling systems. Many of these water conservation measures are being incorporated in the East and West Buildings as well as the contemplated renovation of the Arjona and Monteith buildings.

The Arjona and Monteith buildings are already served by the University's potable water supply system and separate steam system. Potable water to the East and West Building sites will be provided from existing water mains located nearby. Since the proposed pipeline connections for the two proposed buildings will occur along paved accessways and previously disturbed land, the direct environmental impact is expected to be negligible.

Domestic water will be provided to the proposed East Building from the northwest corner of the site. Domestic water risers will be located throughout the building. Steam-fired domestic water heat exchangers will be provided within the basement of the building. Domestic water will be provided to the West Building from the northeast corner of the building. Domestic water risers will be located throughout the building. Steam-fired domestic water heaters will be provided within the basement of the building. Water meters will be installed at both the East and West Buildings.

The two proposed buildings will be equipped with water efficient toilets, faucets, and showerheads. High efficiency toilets (HETs) utilize 1.28 gallons per flush as compared to a traditional 1.6 gallon per flush toilet. High efficiency urinals (HEUs) utilize 0.5 gallons per flush as compared to a traditional 1.0 gallon per flush urinal. Low flow lavatory faucets will also be used in the kitchen and lavatory areas. Proposed lavatory faucet flow controls will generate flow rates between 0.5 and 1.0 gallons per minute (gpm) while proposed kitchen faucets will generate a flow rate of 1.5 gpm.

Proposed renovation measures within the Arjona and Monteith buildings include upgrading existing plumbing fixtures such as toilets, urinals, faucets, and showerheads with high efficiency fixtures.

Metered water consumption data for existing classroom/departmental buildings was reviewed. The average water usage within a typical classroom/departmental building similar to the proposed East and West Buildings is 2,000 gallons per day per building. The existing Arjona and Monteith buildings with few water conservation measures are believed to use approximately 3,000 gallons per day per building. Neither building is directly metered. As part of the renovations to the Arjona and Monteith buildings, the existing toilets, faucets, and showerheads will be upgraded to more water efficient fixtures. These upgrades are anticipated to lower the average water usage within these buildings by approximately 1,000 gallons per day per building resulting in a 2,000 gallon per day reduction in water use. In addition, if the Arjona and Monteith buildings are renovated, each building will also be metered.

Applying these rule-of-thumb estimates of 2,000 gpd per new or renovated building and 3,000 gpd per older building, one could conclude that the present potable water demand for Arjona and Monteith (total of 6,000 gpd) would be replaced by a total water demand on the order of 8,000 gpd for the two renovated buildings and the two new buildings. In reality, a net increase of 2,000 gpd will not occur because the proposed new buildings will accommodate some relocated uses that currently occur in the Arjona and Monteith buildings. Likewise, the Arjona and Monteith buildings are anticipated to be used as "swing space" for other existing uses on campus. Limited renovations to Arjona and Monteith will include water saving plumbing fixtures where applicable. As such, the overall consumptive water use by students and faculty on the entire campus will be unaffected by the redistribution of students among the renovated Arjona and Monteith buildings and the new East and West Buildings.

With regard to nonpotable water usage, the added demand placed on the water supply system for heating at the proposed East and West Buildings will be largely offset by increased efficiencies that are being realized throughout the steam system, including reduction of steam losses.

3.5.2 Sanitary Sewer

The University wastewater system includes the Water Pollution Control Facility (WPCF) at the main campus, collection system pump stations, and collection system piping. The current service area for the wastewater collection system includes the main campus, the Depot campus, and nonuniversity properties immediately surrounding the campuses. The WPCF design capacity is 3.0 million gallons per day (mgd) (average flow) and 7.0 mgd (peak flow). Average flow to the WPCF is approximately 1.2 mgd. The wastewater collection system is served by a number of pump stations, including 22 stations that serve the main and Depot campuses. A gravity pipeline conveys the treated wastewater to the Willimantic River.

The proposed buildings will be served by the University's sewer collection system. The West Building will be serviced by a lateral located at the northwest corner of the site. The East Building will be serviced by a lateral located at the northwest corner of the site. Sanitary, waste, and vent piping will be provided to drain all fixtures by gravity means to the building sanitary service. Fixtures will be Americans with Disabilities Act (ADA) compliant as required, or designed to meet federal, state, and local health code requirements. Plumbing fixtures will be of commercial grade flush valve type with wall-mounted closets and urinals or as directed by the University, complete with all required appurtenances. Lavatories will have metering type faucets in public spaces. All plumbing fixtures will meet current University water conservation requirements.

As indicated in the preceding discussion and assuming sanitary wastewater generation to be approximately equivalent to water consumption, total project flows from the proposed

project will be on the order of 2,000 gallons per day per building or less. Some of this flow is currently generated by the Arjona and Monteith buildings. The WPCF has more than enough treatment capacity to support the addition of the proposed East and West Buildings. The combined flows from the East and West Building sites and the Arjona and Monteith buildings can be collected and treated with the existing sewage facilities without negative impact.

3.5.3 Storm Sewer

Stormwater runoff is comprised of excess precipitation that flows over the ground surface and impervious areas to storm drains or watercourses. Its quality will reflect the land uses and surfaces it contacts. The Conservation and Development Policies Plan for Connecticut recognizes the expanding significance of nonpoint pollution sources in water quality concerns. In rebuilding or expanding urban infrastructure, the Plan recommends incorporating appropriate stormwater management technologies to minimize adverse impacts of runoff on surface or ground waters. For new development, the Plan promotes the design and engineering approaches to stormwater handling that minimize the amount of impervious cover and incorporation of nonstructural design features and management techniques to renovate runoff.

The Department of Environmental Protection's (DEP's) Inland Waters Resource Division routinely recommends controls designed to remove sediment and oil or grease typically found in runoff from parking and driving areas. Potential controls include gross particle separators, deep sump catch basins with oil and grease traps, and/or sedimentation basins. The DEP recommends that any catch basins installed in conjunction with paving have deep sumps to trap sediments and hoods to trap oil and grease. If more than one acre of pavement drains to a common discharge point, the DEP recommends installation of a gross particle separator. Provisions for periodic maintenance are recommended by the DEP.

The project is situated along the drainage divide between the Willimantic River Basin (No. 3100) and the Fenton River Basin (No. 3207) of the Willimantic and Natchaug Regional Basins, respectively. The West Building site has several catch basins that collect and direct stormwater into the Eagleville Brook basin, a subwatershed of the Willimantic River Basin.

The East Building site currently drains to both the Eagleville Brook subwatershed and the Fenton River Basin. The northwest portion of the East Building site drains to a series of catch basins that are directed into the Eagleville Brook watershed. The central and southern portions of the East Building site are collected in a series of catch basins that drain southeast into Mirror Lake, a small impoundment located within the Roberts Brook basin, a subwatershed of the Fenton River Basin. The Arjona and Monteith sites drain east into Mirror Lake and the Roberts Brook basin.

The CTDEP has developed a Total Maximum Daily Load (TMDL) for Eagleville Brook. A full discussion of the Eagleville Brook TMDL is presented in Section 3.8.2. It is important that the University find ways of reducing impervious cover and improving stormwater management on the main campus. The Eagleville Brook TMDL has identified that the upper portion of the Eagleville Brook watershed (in which the main campus is located) has an impervious cover of approximately 27 percent. This exceeds the targeted TMDL impervious cover of 12 percent and, therefore, new buildings must include measures that reduce impervious cover.

The two fundamental storm drainage needs for the project site are to (1) avoid or minimize downstream water quality impacts by treating stormwater prior to discharge; and (2) no net increase in peak rate of runoff. Specific concepts are to control pollutants at their sources, plan for both frequent and rare storm events, avoid unnecessary impervious cover, and use multiple treatment practices to reduce pollution loadings and concentrations. Concepts for reducing peak rates of runoff include underground detention systems and vegetated detention basins.

The University's campuswide drainage master plan calls for the renovation of stormwater to standards set by the DEP and the Environmental Protection Agency (EPA), including stormwater management standards specified in section 25-68h-3 of the Regulations of Connecticut State Agencies. Control measures include provisions to trap suspended solids, oil/grease, and other materials associated with runoff from roadways, parking lots, roofs, and other impervious surfaces. The plan will govern the control of impacts associated with the volume of stormwater discharged from developed sites on campus.

The East Building utilizes both stormwater and subsurface (e.g., underslab) drainage systems. The East Building roof consists of impervious PVC, which will collect and direct the stormwater into bioswales. Water from the 15,000 square foot northern portion of the building roof will be directed to the north bioswale, and water from the 11,800 square foot southern portion of the building roof will be directed to the south bioswale. The northern bioswale will be discharged slowly to an existing stormwater sewer pipe that drains into the Eagleville Brook watershed. The southern bioswale will have an overflow to an underground detention tank to accommodate larger storm events. This tank will discharge slowly into a stormwater pipe that discharges into Mirror Lake and the Fenton River Basin. None of the stormwater is planned to be reused on site. The underslab drainage water from the East Building is designed to be pumped directly into the storm sewers.

The West Building will only require stormwater drainage systems. The foundation will be a waterproofed thickened slab so there is no underslab drainage water. The West Building has two roof heights. The lower roof is a green roof and will retain much of the stormwater during an average storm. The upper roof will consist of impervious PVC. All stormwater from both roofs will be directed to a large bioswale sized to accommodate the two-year storm. The bioswale will have an overflow to an underground detention tank which has been sized for the 100-year storm event. This tank will be discharged slowly to an existing stormwater sewer pipe that drains into the Eagleville Brook watershed. None of the stormwater is planned to be reused on site.

The University is currently evaluating two alternatives, one of which collects the underslab drainage water for use as greywater to flush toilets in the East Building and the other which uses the collected underslab drainage water for irrigation water at the Student Union quadrangle. Since these are expensive alternatives, the University has not yet decided to accept either of them.

The greenroof system will include construction of a watertight roof system that will accommodate the installation of a perennial garden or lawn on the roof. The greenroof garden will increase absorption of water and filtering of pollutants from stormwater runoff and, most importantly, reduces impervious cover.

The greenroof garden is typically planted with alpine type plants and those plants that can retain a certain amount of moisture within their leaves or bulbs. Plant selection will be limited to those species that are known to flourish in areas of high heat, drought, wind, direct sun, and temperature extremes and should be particularly adaptable to the sometimes harsh conditions of a greenroof. Plant species typically used include coneflower, coreopsis, black-eyed Susan, sedum, grass, and goldenrod. Some greenroofs are planted with lawn that can be maintained and often require irrigation to maintain the lawn during harsh conditions such as drought. Excess stormwater collected within the detention basins could be reused to irrigate the greenroof.

It is not feasible to construct a greenroof system on top of the existing Arjona and Monteith buildings. Neither building has the structural support capacity required for installation of a greenroof garden. Major structural modifications would be required to achieve a greenroof, and the associated costs have not been deemed prudent or feasible by the University. Stormwater from the Arjona and Monteith building roofs will continue to be directed into roof drains and discharged into the gravity stormwater sewer system located beneath Mansfield Road. The stormwater from these buildings is eventually discharged into Mirror Lake and the Roberts Brook subwatershed.

Chilled water will be provided from the campus system through a heat plate exchanger. The chilled water will provide cooling for all HVAC and process loads. A chilled water pumping system will distribute chilled water throughout each of the proposed buildings. Combined chilled water demands from the proposed buildings are estimated to be on the order of 400 to 600 tons.

The existing Arjona and Monteith Buildings are currently served by the University's steam system, and no future upgrades to this system are anticipated. These buildings are not serviced by a chilled water system.

The two new buildings will increase steam usage; however, the University steam system has the capacity to support the new buildings without causing impacts to its steam system. No additional consumption rates of steam will be required for the possible renovation of the Arjona and Monteith buildings.

3.5.6 Analysis of Impact

Based on the information and analysis in the foregoing narrative, the existing systems coupled with proposed extensions for water, sanitary sewer, storm drainage, electric, natural gas, telephone, cable, and steam services will be sufficient to serve the proposed project without causing significant environmental impact.

Projected water demands and sewage generation are not expected to be measurably greater than those which currently exist due to improvements and replacement of inefficient systems. Overall, the additional draw on utility services to supply this project will be minimal in comparison to available capacities.

The Eagleville Brook TMDL has identified the upper portion of the Eagleville Brook watershed, including the main campus, as having an impervious cover of approximately 27 percent. This impervious cover significantly exceeds the targeted TMDL impervious cover

of 12 percent. The use of a green roof at the West Building sites will not increase the impervious cover within the Eagleville Brook watershed and will actually improve water quality by filtering out stormwater runoff pollutants. Another improved stormwater management strategy being implemented to address the TMDL is detention of excess runoff from the greenroof in the underground detention system. The use of the detention system will provide a no net peak rate of runoff from the East and West Buildings.

To help improve water quality and conserve water, the University will implement a stormwater collection system for both the East and West Buildings. In addition, proposed underground detention systems will provide a no net peak rate of runoff increase through the 100-year storm event within the Eagleville Brook watershed. This advanced collection system is not intended to negatively impact the University's existing storm sewer system and will help protect Eagleville Brook, a locally important surface water resource. No significant modifications to the storm sewer system are proposed for the Arjona and Monteith building renovations.

No impact to the University's electrical service and consumption is anticipated by the proposed project.

No impact to the University's natural gas service line and consumption is anticipated by the proposed project.

The proposed project is not anticipated to have a negative impact on the University's existing telephone and cable services.

3.6 Cultural Resources

A portion of the Storrs campus has been included in a National Register Historic District, encompassing sections of both sides of Route 195. The historic district includes 47 structures. The historic district boundary extends west of the Hawley Armory and onto a portion of the proposed East Building site. The Arjona building is listed as a

noncontributing structure within the historic district. Neither the West Building site nor the Monteith building is located within the historic district.

The Connecticut Commission on Culture and Tourism was contacted during the scoping process of the project. A letter from the commission outlining their comments regarding the project is attached as Appendix B. Their office has determined that the proposed project appears to have no adverse effect on cultural resources on the condition that the proposed new construction is designed in a manner that is reasonably compatible with the scale and character of the historic district. The University will continue to work with the Commission during the final design phase of the project areas to help maintain the integrity of the historic district.

3.7 Traffic and Parking

Figure 3-8 identifies roadways serving the University and the project sites. Interstate 84 along with State Route 195 are the principal routes to the University. Intrastate and interstate access occurs along U.S. Route 44 (north of the Storrs campus) and U.S. Route 6 (south of the Storrs campus). Locally, access into and out of the campus is primarily from Route 195, with secondary access through North Eagleville Road and South Eagleville Road.

inherently it follows that significant new traffic will not be generated as a result of the proposed activities.

3.8 Water Resources

3.8.1 Surface Water Resources

The town of Mansfield is located within the Thames Major Basin (No. 3) system. The project sites are situated along the drainage divide between the Willimantic River Basin (No. 3100) and the Fenton River Basin (No. 3207) of the Willimantic and Natchaug Regional Basins, respectively. Figure 3-9 illustrates the drainage basin divides in proximity to the project areas.

The Thames Major Basin drains over 1,471 square miles, including portions of Massachusetts and Rhode Island. The Natchaug Regional Basin drains approximately 176 square miles. The Willimantic Regional Basin drainage area drains approximately 226 square miles.

The West Building site is located entirely within the Willimantic River Basin. The East Building site is split by a subregional watershed divide. The northwest corner of the site is within the Willimantic Basin while the remaining area lies within the Fenton River Basin. The Arjona and Monteith buildings are located entirely within the Fenton River Basin.

The West Building site and the northeast corner of the East Building site are located within a locally important watershed basin known as the Eagleville Brook basin. The Eagleville Brook watershed has a CTDEP established Total Maximum Daily Load (TMDL) requirement. The TMDL requirement is applied to impaired waters of the state to improve water quality.

No watercourses and/or wetlands are located on the West Building site, East Building site, and/or the Arjonia and Monteith building sites. Mirror Lake is located approximately 240 feet east of the Arjonia and Monteith building sites. Mirror Lake drains into Roberts Brook.

Surface water quality may be influenced by both point and nonpoint sources of pollution. Point sources are well defined, discrete locations such as sewage treatment plant discharges or combined sewer overflows. Nonpoint sources of pollution include storm drainage, surface runoff, erosion, and leachate from broader areas and human activities.

The State of Connecticut has set forth a policy for the management of water quality through its Water Quality Standards wherein criteria and a classification system are applied to all surface water and ground water resources in the state. These classifications establish designated uses for surface and ground water resources and identify the criteria necessary to support those uses. Criteria have been established with respect to desirable use, antidegradation, allowable types of discharges, waste assimilation, and a variety of physical and chemical constituents:

The Willimantic River, located west of the project area, has been classified as a Bc surface water resource. The Willimantic River presently supports recreational use as well as fish and wildlife habitat but is not an active drinking water supply. Eagleville Brook, a tributary to the Willimantic River, is classified as a B/A surface water. The B/A surface water classification means that Eagleville Brook is not meeting the goal of a Class A Water Quality Criteria and attainment of Class A designated uses.

Roberts Brook, a tributary to the Fenton River, is classified as an AA surface water resource and supports the designated uses associated with that classification. The Fenton River has been classified as a B/AA surface water resource. Surface waters designated Class B/AA may not presently meet Class AA water quality criteria or support the designated uses. The goal for such surface water is to meet Class AA criteria and

maintain the designated uses. The Fenton River presently supports recreational use and provides fish and wildlife habitat.

3.8.2 Eagleville Brook TMDL Analysis

In February 2007, the CTDEP completed a Total Maximum Daily Load (TMDL) Analysis on Eagleville Brook, a tributary to the Willimantic River. TMDLs are required by the state when a surface waterbody has become impaired by pollutants for which technology-based controls are insufficient to achieve water quality standards. The TMDL represents the maximum loading that a waterbody can receive without exceeding water quality criteria that have been adopted into the Water Quality Standards.

It has been determined through biological monitoring that aquatic life use goals are not being met in Eagleville Brook. The TMDL analysis determined that the probable cause of the aquatic life impairments is a complex array of pollutants transported by stormwater. The TMDL target for Eagleville Brook is maintenance of an impervious cover of 12 percent within the watershed. The 12 percent threshold represents the level of imperviousness below which the brook is capable of supporting a macroinvertebrate community that meets aquatic life use goals in Connecticut Water Quality Standards. Wasteload allocation and load allocation factors were also applied to Eagleville Brook, and a new target of impervious cover of 11 percent was set. The lower percentage was targeted in order to reduce pollutant loads and restore hydrologic and biological integrity of the watershed as a whole.

The percent impervious cover on the UConn campus already exceeds the established Eagleville Brook watershed thresholds. Any future development activities that have the potential to increase impervious cover should be constructed and operated to limit the effect of stormwater from impervious cover on the aquatic life in Eagleville Brook. The Eagleville Brook TMDL Implementation Plan sets forth an adaptive management strategy for meeting water quality standards. The strategy includes the following:

- Reduce impervious cover where practical
- Disconnect impervious cover from the surface waterbody
- Minimize additional disturbance to maintain existing natural buffering capacity
- Install engineered best management practices to reduce the impact of impervious cover on receiving water hydrology and water quality.

The proposed project reduces the impervious cover within the Eagleville Brook watershed by 0.25 acres due to the incorporation of natural stormwater drainage into both the East and West Buildings and greenroof technology into the West Building design. This greenroof design is being implemented to minimize impacts to Eagleville Brook. During large storm events or when the greenroof garden has reached complete saturation, the excess stormwater from all the roofs from both buildings will be directed first into large bioswales that will recharge the ground water. Any overflow from the West Building bioswale, which is sized to accommodate the two-year storm event, will be directed into an underground detention chamber, which will discharge slowly into an existing stormwater sewer pipe located beneath the Main Student Union quadrangle, eventually discharging into the Eagleville Brook watershed. The 15,000 square foot impervious roof of the northern wing of the East Building will drain to the northern bioswale of the East Building. This bioswale will contain enough volume to control larger storm events up to the 100-year storm. The total capacity of the bioswales plus underground detention systems is sized to accept the 100-year storm for both buildings.

The southern wing of the East Building lies within the Mirror Lake and Fenton River Basin watershed. The 11,800 square foot impervious roof of this wing drains to the south bioswale of the East Building, which is sized to accommodate the two-year storm event. An overflow from this bioswale will lead to an underground detention chamber, which will discharge slowly to an existing stormwater pipe that discharges into Mirror Lake and the Fenton River Basin. The total capacity of the bioswale plus the underground detention systems is sized to accept the 100-year storm.

3.8.3 Ground Water Resources

The University's drinking water supply aquifers are priority resources within the Willimantic River and Fenton River Wellfield Protection Zone for protection of the wellfield and its associated recharge areas. The Willimantic Wellfield, located north of Route 44 and west of Route 32, is comprised of four stratified drift wells. The Fenton River Wellfield is comprised of four stratified drift wells located north of Gurleyville Road. Aquifer protection areas have been mapped for both wellfields and have been approved by the Department of Environmental Protection.

Ground water beneath the project areas has been designated as class GA and GAA. The ground water beneath the West Building site and the western portion of the East Building site is designated as GA. The remaining areas of the East Building site and Arjona and Monteith buildings are designated as GAA. Class GAA ground waters are classified as those that are or may be used for public supplies of water suitable for drinking without treatment, contribute to a public drinking water supply well, or are in areas designated to be a future water supply. Designated uses of Class GAA ground water include existing or potential untreated public drinking water supply or base flow for hydraulically connected surface waterbodies.

The western portion of the site is designated as GA. Class GA ground waters are classified as those that are or may be suitable for direct human consumption without need of treatment. Only effluents containing substances of natural origin or materials that easily biodegrade in the soil system and pose no threat to untreated drinking water may be permitted. It should be noted that there are no private water supply wells located near or within the project areas.

There are no watercourses and/or wetlands in the area of the East and West Building sites and/or within the Arjona and Monteith building footprints and, therefore, no direct

impacts to watercourses or wetland resources are anticipated to occur. The proposed construction will implement measures that will protect nearby watercourses and wetlands. These include underground stormwater detention to reduce peak rate of runoff, greenroof gardens to treat the first flush of runoff from stormwater, and reuse of stormwater for future irrigation and fire suppression.

3.8.4 Analysis of Impact

Significant environmental impacts to water resources in the project area are not expected to occur as a result of the proposed project. The following points are noted:

- No watercourses and or wetlands are located in the immediate project area and, therefore, no direct impacts will occur.
- Indirect impacts associated with stormwater runoff to water resources can occur. However, state-of-the-art stormwater best management practices are proposed for managing nonpoint source pollution. Given the proposed stormwater management, the magnitude of the project, and the distance from sensitive receptors, the proposed project is not anticipated to have a significant impact on the quality of nearby surface waters or ground water.
- The proposed project reduces the impervious coverage within the Eagleville Brook watershed by 0.25 acres by incorporation of greenroof technology.

3.9 Flood Hazard Potential

The project areas are located outside of flood hazard areas as delineated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map. Therefore, no associated impacts are anticipated to occur.

4.0 IMPACT ANALYSIS SUMMARY

This section summarizes the unavoidable adverse impacts associated with the proposed project, the irreversible and irretrievable commitment of resources that will occur, and the potential mitigation measures to reduce impacts associated with the construction and operational phases of the project.

4.1 Unavoidable Adverse Environmental Impacts

Unavoidable adverse impacts as a result of the proposed project include increases in utility and energy consumption as well as temporary impacts associated with the construction phase of the project. Mitigation measures identified to offset impacts are presented in Section 4.4.

- Air Quality: Construction activities may result in short-term impacts on ambient air quality due to direct emissions from construction equipment and fugitive dust emissions. These impacts are temporary and will affect only the immediate vicinity of the construction sites and their access routes. Emissions from project-related construction equipment and trucks are expected to be insignificant with respect to compliance with the National Ambient Air Quality Standards (NAAQSs).
- Noise: Heavy construction equipment associated with site development may result in temporary increases in noise levels in the immediate area of construction.
- Utilities and Services: The proposed project will result in an increase in utility usage on the Storrs campus. Utilities including potable water, wastewater, electrical, chilled water, and steam will increase as a result of the two new buildings. Adequate capacity is available to meet the needs of the proposed project without an adverse effect on other facilities on campus.

- Parking : Seven existing handicap parking spaces located east of the Homer Babbidge Library fall within the footprint of the East Building. The University will be required to replace this parking on the East Building site.
- Solid Waste and Recycling: Construction of the project will result in the one-time generation of a minimal amount of construction-related debris and waste because most of the construction is occurring on areas with no existing structures. Universitywide recycling efforts will offset any additional long-term generation of solid waste, which is anticipated to be minor since the proposed project will result in the centralization of existing facilities.
- Ecological Resources: The proposed project will result in the loss of lawn areas that currently provide very low quality wildlife habitat.
- Energy: The proposed project is likely to result in an increase in campuswide energy consumption, especially in electrical demand as well as chilled and steamed water for the new buildings. However, the project will incorporate state-of-the-art energy-saving features and will result in additional energy conservation compared to existing facilities on campus.

4.2 Irreversible and Irretrievable Commitment of Resources

The implementation of this project will consume nonrenewable resources during the construction and ongoing operation (i.e., construction supplies, fuel, etc). Since these resources cannot be reused, they are considered to be irreversibly and irretrievably committed. Similarly, disposal of construction debris and wastes at a landfill and/or solid waste disposal facility will take up capacity in such facilities that is irreversible and irretrievable. The proposed project will result in a small incremental increase in utility consumption on the Storrs campus. Finally, the irreversible and irretrievable expenditure

of approximately \$95 million is expected for the construction of two academic classroom/departmental buildings.

4.3 Cumulative Impacts

Connecticut Environmental Policy Act (CEPA) regulations require that the sponsoring agency for a project consider the cumulative impacts of its action. Cumulative impacts are those that result from the incremental impact of the proposed action when added to other past, present, or reasonably foreseeable future actions. Potential cumulative impacts associated with the proposed project include the following:

- Long-Range Planning: The proposed project is consistent with state, regional, local, and University planning efforts. As such, it is anticipated to have a beneficial cumulative impact on existing planning efforts.
- Utilities and Services: Like all new development, the proposed project will result in an additional demand for utilities and services. Utilities including potable water, wastewater, electrical, chilled water, and steam will increase as a result of the two new buildings. As such, adequate utility capacity exists to accommodate the foreseeable development on campus.
- Stormwater Hydrology: The potential increases in postdevelopment peak discharge of stormwater runoff will be mitigated through the use of on-site detention. Peak storm flows from the project site could potentially coincide with the peak discharge of natural or man-made detention facilities downstream in the watershed, resulting in increases in peak flows at critical downstream locations such as culverts and areas prone to flooding. The potential downstream impacts will be offset by proper design of the stormwater detention facilities for the proposed project.

- Impervious Cover: While the project represents a cumulative impact relative to site development in combination with other construction projects on campus, the project represents less than a two percent increase in the approximately 11.5 million square feet of existing building area that is presently on the Storrs campus. Given the total land area and density at the University, this cumulative impact is not considered significant, particularly in light of the mitigative measures proposed relative to greenroof technology and stormwater management. The proposed project reduces the impervious coverage within the Eagleville Brook watershed by approximately 0.25 acres by incorporating stormwater management strategies identified in the *2007 Eagleville Brook TMDL Analysis Report*.
- Water Quality: The proposed project includes measures for protecting surface water in nearby watercourses (e.g., Eagleville Brook) and wetlands. The new roof design of the West Building will include the implementation of a greenroof garden that will filter pollutants associated with runoff as well as absorb stormwater runoff. Excess stormwater from the two new buildings will be directed into bioswales and into underground detention galleries for additional flood attenuation and filtering of suspended solids.
- Traffic and Parking: The proposed project will not result in any measurable increase in traffic generation or parking demand on campus.
- Solid Waste and Recycling: Because the proposed project will primarily result in a relocation of the existing departmental space, only a small increase in solid waste generation is anticipated. Universitywide recycling efforts are expected to offset any additional generation of solid waste. The proposed project combined with other construction projects on campus will result in ongoing generation of construction-related debris and wastes, which will be recycled or hauled off site to an approved facility.

Memorandum

To: Matt Hart
CC: Bill Hammon, Mike Nintean
From: Kevin Grunwald
Date: 3/23/2009
Re: Assistive Hearing Technology

I'm writing to provide a follow-up to your request for information on assistive hearing technology for the Town Council Chambers. Pursuant to Title II of the ADA legislation towns must make available programs, services and activities to persons with disabilities. There is however an exemption if to do so would create undue financial or administrative burdens. Determination of an undue financial burden must be made by the head of the town government or his designee and must be accompanied by a written statement of the reason for reaching that conclusion.

Bill Hammon has obtained an estimate for a "Listening System" consisting of an FM transmitter and receivers that would work through our current public address system. The estimate for the cost of this system with 10 receivers (3 of which must be hearing aid compatible) is \$1358. The disadvantage of a system of this type is that the receivers must be stored, charged, and maintained for distribution to the public. There are systems available that are compatible with a user's hearing aid, but the cost of installation of a system of this type would be significant.

I hope that this information will assist you in making your decision; please let me know if you need anything else.

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TOWN OF MANSFIELD
MANSFIELD TOWN COUNCIL

Elizabeth C. Paterson, Mayor

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

March 23, 2009

Board of Education
Regional School District #19
Edwin O. Smith High School
1235 Storrs Road
Mansfield, Connecticut 06268-2287

Re: Proposed FY 2009/10 Budget

Dear Board Members:

On behalf of the Town of Mansfield, we wish to thank you for your continued support and leadership of Regional School District #19. E.O. Smith High School enjoys a well-deserved reputation for academic excellence that is in no small way attributable to the work of the Board and the Region's professional staff.

We would like to take this opportunity to comment on the Superintendent's Proposed FY 2009/10 Budget. First we wish to commend Superintendent Silva for his efforts in proposing a budget with an overall increase of 1.9 percent. Mansfield's proportionate share under this budget would actually decrease by \$56,573 or 0.6 percent. When Mansfield's share of the Region's proposed budget is added to the Town Manager's proposed municipal budget, the Town is looking at an overall decrease of \$316,693 or 0.7 percent.

We believe that it is important to inform you of the Town's bleak revenue situation; the Town has lost 1.2 million non-tax dollars for the upcoming fiscal year, which is quite significant for a community our size. As a result, even with overall lowered expenditures, a tax increase would be necessary to fund the budgets as proposed. As currently proposed, the overall budget (Town-MBOE-Region 19) would translate to a tax increase of .90 mills or a 3.6 percent increase in taxes. Given the economic crisis, we are concerned that a 3.6 percent increase in taxes would impose an excessive burden on Mansfield taxpayers.

We recommend that the Region 19 Board reduce the Superintendent's proposed budget in an amount sufficient to reduce Mansfield's share by another \$136,315. We will be asking the Mansfield Board to reduce its budget by a similar amount

relative to their budget. The Council will also be working to identify additional cuts in the general government budget. Based on current revenue projections, these expenditure reductions would allow the Town Council to bring Mansfield's overall budget to a less than two percent tax increase. We are sympathetic to the financial pressures that Ashford and Willington are facing, and a decrease in the Region's budget will assist these communities as well. We do recognize that quality education requires money and resources and achieving further reductions will be no easy feat.

We greatly appreciate your consideration of our request. Please feel free to contact Matt Hart with any questions regarding this matter.

Sincerely,


Gregory S. Haddad
Deputy Mayor


Matthew W. Hart
Town Manager

CC: Mansfield Town Council

Heidi Hand
39 Bundy Lane
Storrs, CT 06268
429-1076
heidihand@sbcglobal.net

April 7, 2009

Gregory Haddad, Deputy Mayor
4 South Eagleville Road
Storrs, CT 06268

Dear Mr. Haddad,

I am a Library Advisory Board member who attended the Budget Hearing on April 6th. I am writing in support of the library budget that was presented by Mrs. Bailey. The proposed budget was carefully crafted to meet the necessary budget cuts. It is regrettable that library hours must be reduced, but I feel very strongly that Mrs. Bailey's plan is efficient and fiscally responsible. A great deal of time and hard work went into the library budget, and I applaud her dedication and efforts to save taxpayer dollars.

On another note, I am alarmed that the council may consider cutting funding for Emergency Services at the expense of public safety. I was also dismayed at the tone of some of the questions directed at our Fire Chief. I believe certain Council members could have exhibited a more collaborative approach to gathering information from Mr. Dagon. I do not feel that Chief Dagon and his department were treated with adequate respect during the questioning process. These people risk their lives to keep the rest of us safe and work hard to maintain a standard of service for our town. I was the beneficiary of Emergency Services' rapid response to a 911 call in 2005 involving my then two-year old son. I am not at all concerned that Emergency Services is wasting a penny of taxpayer money. I hope that the Council will follow Chief Dagon's recommendations regarding the Emergency Services budget. I trust his judgment and commitment to public safety.

I would like to thank you and the entire Town Council for the hard work that you do on behalf of our town. I realize that you give many hours of your own personal time to serve Mansfield. I would like to especially recognize the efforts of you, Mr. Clouette, Ms. Blair, Mr. Schaefer, and Mr. Hart for the efficient and collaborative communication skills that you displayed at the meeting. Your efforts demonstrate local governance at its best.

Sincerely,

Heidi M. Hand

cc: M. Hart, L. Bailey, D. Dagon;
Town Council Members

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**Testimony in Opposition to Governor's Bill No. 6363 – An Act
Implementing the Governor's Budget Recommendations Concerning
General Government, Conservation, Development, Regulation,
Protection, Judicial and Corrections**

Committee on Appropriations

**Matthew W. Hart
Town Manager, Town of Mansfield**

I write today in opposition to Section 5 of Governor's Bill No. 6363, which would increase the reimbursement rate that towns would pay under the resident trooper program. As proposed, Section 5 of this bill would increase the reimbursement rate from 70% to 85% effective July 1, 2009, and to 100% effective July 1, 2010.

There are three main points that I wish to touch upon here. The first concerns the financial impact of the proposal to increase the reimbursement rate. For decades, the Town of Mansfield has enjoyed the services of the resident trooper program. Our proposed budget for FY 2009/10 includes \$806,000 for resident troopers. Under our calculation, at the 70% reimbursement rate this amount would be sufficient to fund eight troopers and one sergeant. The town's current contingent consists of seven troopers and one sergeant, and we were hoping to add an eighth trooper for the upcoming fiscal year. If this proposal is ultimately approved by the General Assembly, Mansfield will not be in a position to fund the additional trooper.

I realize that the state is under considerable financial duress, and needs to increase revenues and reduce expenditures where possible. Connecticut's town and cities, however, are in a similar situation, and increasing the reimbursement rate will transfer unto local property taxpayers an even greater share of the burden to fund the resident trooper program. The proposal to increase the reimbursement rate for next year is particularly onerous in that the Governor's proposed budget contemplates a sizable reduction in two non-education statutory grants to Mansfield – the payment in lieu of taxes (-\$754,000) and town aid for roads (-\$55,000). Overall, for general fund purposes Mansfield is facing a revenue shortfall of \$1.2 million, which is significant based on a \$44 million spending plan. Consequently, the proposed increase for the resident trooper program is acutely painful on top of the sizable reduction to the PILOT and TAR grants.

Second, the proposed increase in the reimbursement rate flies in the face of the state's efforts to promote regionalism. In my view, along with regional school districts, regional health districts and councils of government, the resident state trooper program provides one of the most successful examples we have in Connecticut of sharing services on a regional basis and between different levels of government. At this point, regionalism is somewhat limited in our state – if we do indeed desire to promote and advance regionalism, we need to provide financial and other incentives to encourage municipalities to partner with each other and with different levels of government,

including the state. Increasing the reimbursement rate for the state trooper program runs counter to this effort.

As a third and final point, I am not convinced that increasing the reimbursement rate for the resident trooper program will provide significant savings for the state and could lead to a diminution of service at the local level. I would imagine that any cost savings projection is premised on the assumption that towns will retain their current contingent of resident troopers. In practice, however, I fear that that this will not be the case and towns with more than one trooper will move to reduce staffing levels. Under this scenario, resident troopers will return to their assigned troops and the state will lose the reimbursement that is had previously received. And, with a statutory minimum number of troopers, I believe it is unlikely that the state would lay off sworn personnel to recoup the projected savings. Furthermore, towns that do reduce staffing levels will see a diminution of service at the local level, which is not desirable from either the state or the municipality's perspective.

For the reasons stated above, I encourage the committee to oppose the recommendation to increase the reimbursement rate that towns would pay the state under the resident trooper program. I appreciate the opportunity to comment on this proposal.

CC: Mansfield Town Council
State Senator Donald Williams
State Representative Denise Merrill
Windham Region Council of Governments

DON'T UNDERCUT SMART GROWTH



TOM CONDON
tcondon@courant.com

With the state facing a precipitous budget deficit, Gov. M. Jodi Rell did a wise thing and invited government expert David Osborne to the state. Now if she and legislative leaders would only listen to him.

Osborne said state leaders should not focus on what they want to cut from the budget, but what they want to save. Doing this will suggest what ought to be cut.

To decide where to invest the state's dwindling funds, leaders must imagine the state as it ought to be when the recession ends. The way it ought to be is ready for smart growth.

Connecticut should have vibrant cities and town centers, places with healthy urban density, a mix of uses and a blend of jobs. These centers should be connected by transit as well as roads. The countryside should have forests, fields and working farms.

The physical environment will frame a quality of life attractive to business. This, in combination with a healthy and educated workforce, will make the state competitive.

But while Rell has said she is committed to smart growth, and even issued an executive order promoting the idea, her budget priorities do not measure up. Most of the programs that promote smart growth, from brownfield remediation and regional planning to historic preservation and affordable housing, are in danger of being cut, suspended or eliminated.

No law has promoted smart growth in the state anywhere near as successfully as the Community Investment Act, passed in 2005. That law created a fund from real estate recording fees that has produced tens of millions of dollars for farmland preservation, open space acquisition, affordable housing and historic preservation. But some or

all of the fund could be lost in the scramble to balance the budget from off-budget funds.

Another of Rell's proposals is to suspend the historic tax credit program for the next two years. This is bad public policy and endangers several major projects already in the pipeline or under construction, such as Coltsville, 416 Asylum St. and the Cheney Mills Dye House in Manchester. How can you tell developers who have begun construction in good faith that 25 percent of their funding is gone? With the capital markets frozen, they have few other options.

Historic preservation not only saves the cultural assets that distinguish Connecticut, it is a great economic stimulant. A 2007 Rhode Island study found that \$460 million in tax credits was generating \$2.46 billion in economic activity, according to The Providence Journal.

I'm not sold completely on the film tax credit, but most of the others, such as the historic preservation and research and development credits, are win-wins. They promote good public policy and help businesses stay and invest in the state. That's why, as the Wall Street Journal recently reported, other states are considering new and expanded tax credit programs. To make substantial cuts in ours is to introduce a climate of uncertainty, which business abhors. Interestingly, Department of Economic and Community Development Commissioner Joan McDonald made all of these points in recent testimony against three bills that would limit tax credits.

To give the governor her due, she did propose a \$50 million program for towns to act regionally. But this is a one-year deal and doesn't include money for planning. The state's \$1 million grant to regional planning agencies has been cut. That doesn't make sense.

Rell and others have spoken of the need to fund "core functions" of government. That includes such things as education and health care. It should also include smart growth. If we have to raise taxes to do it, we should. We'll get the money back by attracting and growing more business than other states.

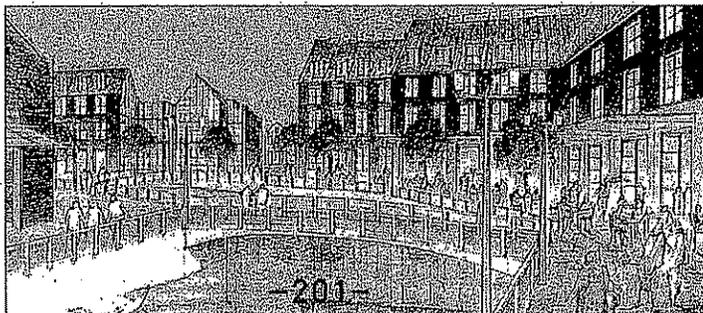
A budget ought to reflect a vision, to paraphrase President Barack Obama. For Connecticut, the vision should be smart growth.

>> Tom Condon can be reached at tcondon@courant.com.

ONGOING REDEVELOPMENT

of the Gilbert & Bennett wire mill in Redding on the Norwalk River is another example of a smart growth project that has been aided by tax credits.

Roger Ferris Partners



THE HARTFORD COURANT IMPACT 2009

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THE SAD SCOOP

Kathy John's, A Longtime UConn Favorite, Has Closed

By GRACE E. MERRITT

The Hartford Courant

March 28, 2009

STORRS —

The recent closure of Kathy John's, a regional landmark for 40 years near the University of Connecticut, has dismayed the countless locals who would drop in to the old-time ice cream parlor for sundaes, hamburgers and peanut butter cookies as big as your hand.

With a silhouette of a Victorian woman astride an old-fashioned bicycle on the wall out front and stained glass lamps, a player piano and a soda fountain inside, Kathy John's had old-fashioned ambience and remarkable staying power.

"They had a long and fabled history. A lot of generations of UConn students and their families stopped there on their on the way back to school for ice cream," said Roger Adams, director of the area's chamber of commerce.

Owner Kathleen Jones, of Columbia, declined to comment on why she closed the restaurant, which stands on Route 44 near the Four Corners intersection.

"I was kind of shocked seeing it close so abruptly," said Paul Sivertsen, manager of Dick's Auto Care across the street, as he watched yet another car drive up to the restaurant, see the handmade "Sorry we are closed!" sign on the door and drive away.

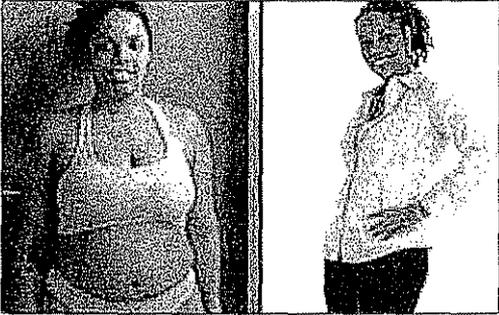
Gregory Padick, Mansfield's planning director, said the family, which also owns the adjacent gas station property, has been interested in selling the property.

He said he has had several meetings with a developer representing Walgreens who was interested in the property. The restaurant property is not hooked up to water and sewer, Padick said.

Diane Handfield, who works at UConn, said she stopped in for lunch at Kathy John's about once a week.

"When we heard it was closing, we couldn't believe it. This is the cornerstone of Storrs," she said.

"1 Rule to a Flat Stomach: Obey"



1 cut down 6 lbs of stomach fat per week by obeying this 1 old rule. As Seen On

[Click Here to Read My Story](#)   

"They had these huge peanut butter cookies with a Hershey kiss in the middle. They were the size of your hand, and they were kept under an old, glass counter. Those I will miss," she said.

Locals said another favorite was a special soup called Hodge because it was made with a hodgepodge of ingredients. But for many it was the ice cream they came for; on summer nights there was often a line out the door.

The inside of the restaurant itself was unique: Part of it was filled with booths and a soda fountain, while the other end had a small gift shop that sold hundreds of rubber stamps as well as Beanie Babies, jewelry, cards and other trinkets.

"From the outset it was something of a cultural icon here. I think we're really going to miss it," Mansfield Town Manager Matthew Hart said.

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FEDERAL AID TO STATE

Mass Transit In State To Get Boost From Federal Stimulus Aid

By DON STACOM

The Hartford Courant

March 24, 2009

Rail commuters in Wilton, bicyclists in Manchester and bus riders across the state will all get some direct benefit from nearly \$163 million in stimulus aid, state officials said Monday.

The bulk of the federal money targeted for mass transit in Connecticut will be used to buy more than 100 hybrid buses for CT Transit, upgrade a stretch of Metro North in Danbury and build part of a massive train-maintenance yard in New Haven, officials decided.

And more than \$7.5 million will be spent building or repaving bikeways and rails-to-trails projects in Manchester, Southington, Mansfield, Torrington, Stratford and Burlington.



"These are some areas where I think we can get good bang for the buck and put people to work," Transportation Commissioner Joseph Marie told the Recovery Working Group at the Capitol.

Two weeks ago, Gov. M. Jodi Rell's hand-picked panel authorized spending about \$200 million in stimulus aid on various road and bridge projects, and on Monday divided up another \$163 million in mass-transit funding.

"The governor has received many requests to emphasize bikeways and greenways," Lisa Moody, Rell's chief of staff, told the group Monday.

"It's great news that some of this money is going to transit," Ryan Lynch, senior planner for the Tri-State Transportation Campaign, said Monday evening.

Earlier in the year, dozens of activists from various bike and pedestrian organizations rallied in Hartford to ask the General Assembly to ensure some of the stimulus aid went to trails and sidewalks rather than more highways. The money set aside Monday will pay for work on six different trails, and will provide streetscape improvements in Mystic and New Fairfield.

About \$71 million will go toward new buses. Cincinnati, Santa Barbara and Baton Rouge are among the

cities that recently set aside stimulus money to buy hybrid buses, but Connecticut's order of 106 will be among the biggest so far. The DOT said those buses will cut fuel use, reduce pollution and replace the oldest 15 percent of its fleet.

Installing signals and possibly a new siding along the Norwalk-to-Wilton stretch of Metro North is a "substantial step" toward cutting commute times and adding extra service on that heavily used line, Marie said. About \$30 million of stimulus aid is set aside for that, and another \$30 million will help pay for the New Haven rail yard that's going to service the fleet of new M-8 cars on Metro North's main line. About \$10 million will be spent refurbishing stations along the New Haven line, and more than \$5 million will go to expanding the East Branford station's parking lot.

The panel's recommendations technically require Rell's approval, but she is expected to sign off on all of them. The DOT has already advertised for contractors for many of the jobs.

Details about the projects are at www.recovery.ct.gov.

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Courant.com

Transit Funds To Benefit Rail Commuters, Bus Riders, Cyclists

By DON STACOM

dstacom@courant.com

8:13 PM EDT, March 23, 2009

Rail commuters in Wilton, bicyclists in Manchester and bus riders across the state will all get some direct benefit from nearly \$163 million in stimulus aid, state officials said Monday.

The bulk of the federal money targeted for mass transit in Connecticut will go to buying more than 100 hybrid buses for CT Transit, upgrading a stretch of Metro North in Danbury and building part of a massive train maintenance yard in New Haven, officials decided.

And more than \$7.5 million will be spent building or repaving bikeways and rails-to-trails projects in Manchester, Southington, Mansfield, Torrington, Stratford and Burlington.

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The advertisement features a black and white image of a car, likely a SUV or truck, shown from a front-three-quarter view. The text is arranged around the car, with the main headline at the top left, the Cars.com logo at the top right, and the promotional text and call-to-action on the left side.

oldest 15 percent of its fleet.

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And the award goes to...

Item #38

by: Brenda Sullivan | Editor Monday, April 6th, 2009



The E.O. Smith Drama Club took home 8 awards for its performance in 'Animal Farm' at the Connecticut Drama Festival. Photo courtesy of Lenore Grunko.

The E.O. Smith Drama Club recently won eight awards and three recognitions at this year's Connecticut Drama Festival for the school's production of *Animal Farm*.

E.O. Smith won the top award for outstanding performance, which means the drama club will participate in the 81st annual New England Drama Association Festival, on April 18-20 - which will be held at E.O. Smith High School this year.

The drama club also won the ensemble acting award, which goes to the group that works together seamlessly - no one actor stands out, because they are all so strong.

And E.O. Smith won the People's Choice award, which means they were the favorite of all schools present **More awards...**

Thea Bock-Hughes and Lena Forman won the Stage Manager's award for their efforts backstage.

Chad Dominique won one of the top acting awards; Andrew Bryce and Allan Martin won all Connecticut Cast awards; and Corey Weldon received an Honorable Mention for acting.



Lynn Fesenmeyer, Andrew Bryce and Corey Weldon in 'Animal Farm.' Photo courtesy of Lenore Grunko **Special recognition...**

E.O. Smith won special recognitions, as well: Theatrical Storytelling, Outstanding Use of Voice and Outstanding Lighting.

Lenore Grunko directed the production, which was written by Andrew Periale and based on George Orwell's novella.

The Connecticut Drama festival was held March 27-28 in Ridgefield, CT.

Next, the Regional Festival...

Animal Farm will be presented with 11 other New England productions over a three-day period during the regional Drama Festival, from April 18-20.



Chad Dominique and Andrew Bryce in 'Animal Farm.' Photo courtesy of Lenore Grunko.

The public is invited to attend to come and enjoy the shows.

Tickets - available at the door - are \$10 a day or \$20 for the weekend.

The plays will be performed on Saturday, April 18 at 2 and at 7 p.m.; Sunday, April 19 at 12:30 and at 7 p.m.; and Monday, April 20 at 10 a.m.

For more information, contact Lenore Grunko at lgrunko@eosmith.org and 860-487-0877, ext. 4505 during school hours.

Posted April 6, 2009

ShareThis

How to have a green - and safe - yard

by: Brenda Sullivan | Editor Thursday, March 26th, 2009

As it starts to feel something like spring, thoughts are turning to the outdoors - including getting our lawns and gardens back into shape.

To help local residents with that task, the town is offering an Organic Land Care Workshop series that will address safer ways to have a nice green lawn, how to take care of our gardens and lawns in ways that conserve water (and how to use a rain barrel), and making our household waste work for us as free fertilizer.



Mansfield Recycling Coordinator Virginia Walton. Photo © Brenda Sullivan

Even when we try to make good choices, it can be confusing trying to figure out what kinds of products to use on our lawns and gardens and then, how to apply them. "People usually don't realize that a lot of our fertilizers already have pesticides and herbicides in them," said Virginia Walton, the town's recycling coordinator and organizer of this workshop series.

People often are unaware of the hazards of misapplied landscaping products. "Pet cancer is on the rise and some of it is being attributed to what we put on our lawns," Walton said. She added that children playing in the yard and especially infants that are crawling in the grass, also face risks.

Property owners also should be aware of the possible contamination of drinking water sources when they misapply a product. "If you're using chemical fertilizers and put them on at the wrong time, or use too much, you can pollute water sources," Walton noted.

Organic lawncare

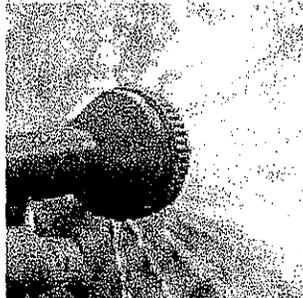
The first workshop in the series, "Organic Lawncare," will be led by Bettylou Sandy - owner of Bettylou's Gardening. She is accredited by the Northeast Organic Farming Association (NOFA) as an organic land-



care professional.

Those interested in attending should sign up as soon as possible in order to secure a place in the workshop, which will be held on Saturday, April 4 from 9 a.m. to noon in the council chambers of the Audrey P. Beck Municipal Building (town hall), located at 4 South Eagleville Road. The registration fee is \$10. Registration deadline is March 31 - reserve your spot by calling Walton at 429-3333 during office hours. (Town Hall closes at noon on Fridays.)

Smart water use



The second workshop in the series - this one is free - will be "Backyard Water Wise Workshop," to be held on Saturday, May 2, from 10 a.m. to 11 a.m., again at town hall.

This workshop explores the water resources on your property - and interesting ways to use them - including the benefits of rain barrels and how to create a landscaped rain garden.

The instructor for this workshop will be Jean Pillo, coordinator for the Thames River Basin Partnership. The registration deadline for this workshop is April 27. Please register early, to ensure there are enough participants to hold the workshop. Call the Mansfield Recycling Coordinator at 429-3333.

Putting those potato peels to good use

A third workshop, "Backyard Composting," will be held on Saturday, May 16 from 10 a.m. to 11 a.m., again



at the town hall. This is another freebie. In this workshop, you will:

- learn about the inner workings of a compost pile and how it is an integral part of organic land care
- compare different styles of composting set-ups
- help you get started or improve the system you're already using

Again, early registration is encouraged. This workshop will be led by Virginia Walton, Mansfield Recycling Coordinator. Call her at 429-3333 to sign up. Registration deadline is 429-3333.

Bonus! rain barrel sale

Rain barrels are being sold through the New England Rain Barrel Company for \$85 total. To take advantage of this program, orders must be placed by Friday, June 12, 2009.

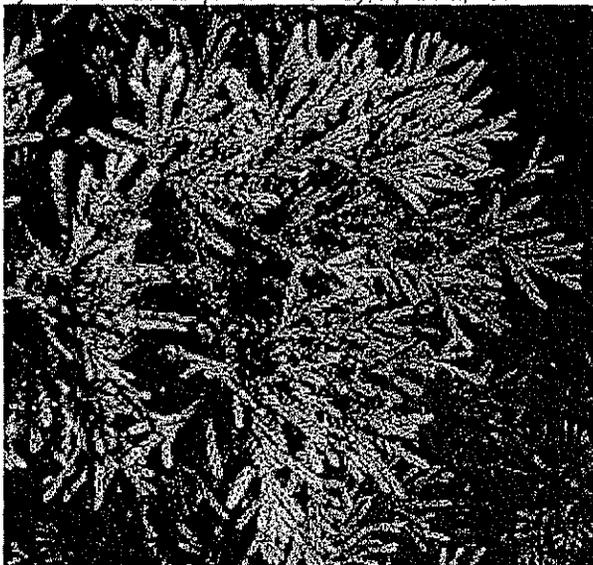
The pickup for all orders is Saturday, June 20, between 11 a.m. and 2 p.m. at the Mansfield Town Hall parking lot.

To view the rain barrel and place an order, log onto <http://www.Nerainbarrel.com/Mansfield.html> or call 877-977-3135.

Posted March 26, 2009

Joshua's Trust recognized for protecting preserve

by: Brenda Sullivan | Editor Tuesday, April 7th, 2009



Atlantic white cedar. Photo courtesy of UConn plant database.

Joshua's Tract Conservation and Historic Trust has received the Connecticut Land Conservation Council's Excellence in Stewardship award.

The Trust protects close to 4,000 acres in the region and has made a commitment to properly care for the properties it acquires.

The stewardship award recognizes the Trust's work to preserve the Windham Atlantic White Cedar Bog, located on Rt. 6 in Willimantic.

When the rare 67-acre Atlantic white cedar preserve was threatened by commercial development on abutting property, the Trust committed more than \$25,000 to hire an environmental engineering firm to create an alternative, low-impact design and provide testimony before the Windham Inland Wetlands Commission.

As a result, the Trust was able to negotiate an agreement with the developer that insures that the environmentally sensitive bog will be protected.

The agreement includes:

- creating a buffer zone on which the Trust will hold a conservation easement,
- specific steps that the developers must take to prevent contamination,
- a covenant that binds future owners,
- and an escrow account to guarantee implementation.

The low-impact design provides a model that can be used in the future by Joshua's Trust, or other land trusts facing similar challenges.

In addition to the funds, Trust volunteers logged hundreds of hours on the bog defense.

Joshua's Tract Conservation and Historic Trust received the award for Excellence in Stewardship from the Connecticut Land Conservation Council at the April 4 annual conference held at Wesleyan University.

Note: For more information about membership in Joshua's Trust, making a contribution or otherwise supporting the Trust's preservation activities, visit the Web site at www.joshuaslandtrust.org, or call (860) 429-9023. To read the Spring 2009 newsletter (in PDF format) go to

<http://www.joshuaslandtrust.org/posts/2009/spring2009.pdf>

Posted April 7, 2009

PAGE
BREAK

'Keep the power on'

by: Brenda Sullivan | Editor Tuesday, April 7th, 2009



Mansfield residents who have been protected from utility shut-offs during the winter will be coming to the end of that program as of May 1. There is help available, however.

The Coventry Department of Human Services - working with Atty Bonnie Roswig, Robert M. Flanagan and Northeast Utilities' (NU) representatives - is hosting a meeting on Saturday, April 18 to help low-income residents in this area to "keep the power on" after the shut-off moratorium ends.

In addition to Mansfield, the consultation is open to the towns of Andover, Bolton, Coventry, Hebron, Tolland, Somers, Vernon and Willimantic.

Customers will receive budget counseling and information about NU payment assistance programs, along with information about the importance of complying with the terms of whatever arrangement they make with NU.

Participants and volunteers will then meet with representatives of NU to make payment arrangements.

Applications for Energy Assistance also can be completed at this meeting, which takes place from 10 a.m. to 2 p.m on Saturday, April 18 in Coventry, at the Patriot's Park Lodge on Lake Street.

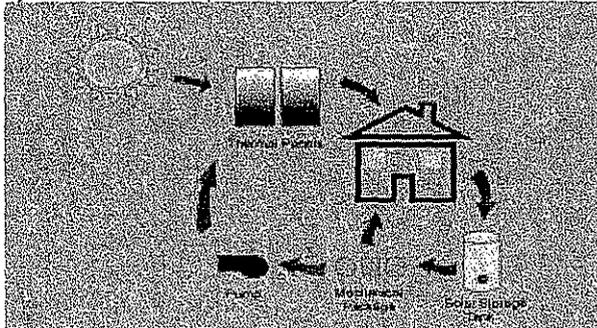
You must register in advance. Please call Coventry Human Services at 742-5324.

Posted April 7, 2009

PAGE
BREAK

Let the sun save you some money

by: Brenda Sullivan | Editor Sunday, April 5th, 2009



Solar heat and solar power: both technologies that

use the sun's energy, but that work in different ways.

Solar power (photovoltaics) converts solar energy into electricity.

Solar-thermal systems - the focus of an upcoming presentation - offer hot water in ready supply and cost a fraction of the price of photovoltaic systems.

Alex Fox from Schuco USA will explain how a solar-thermal system works and what it costs to install and operate, at a presentation hosted by the Town of Mansfield on Wednesday, April 22 at 7:30 pm in the council chambers at the Audrey P. Beck Municipal Building, 4 South Eagleville Road.

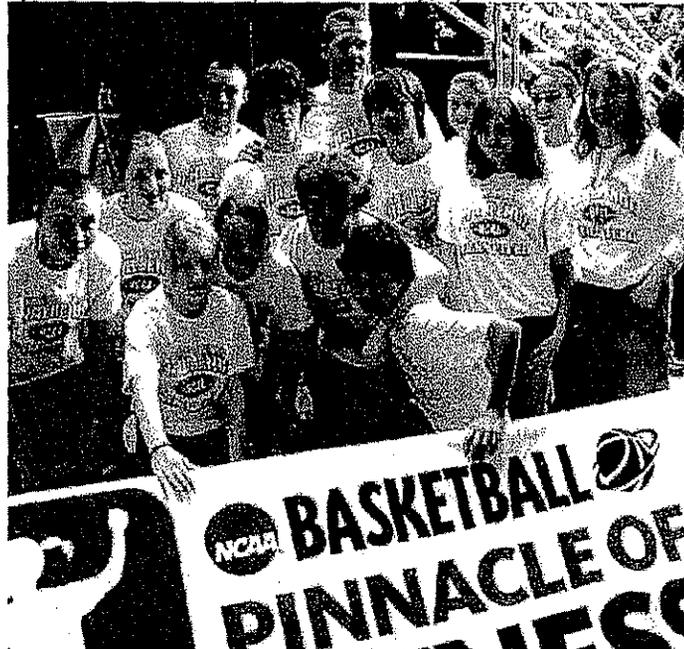
Pre-register this week by calling the Mansfield recycling coordinator Virginia Walton at 429-3333.

Posted April 6, 2009

PAGE
BREAK

Mansfield Middle School just misses apex of Pinnacle of Fitness Challenge

by: Vito J. Leo - HTNP Sports Wednesday, April 1st, 2009

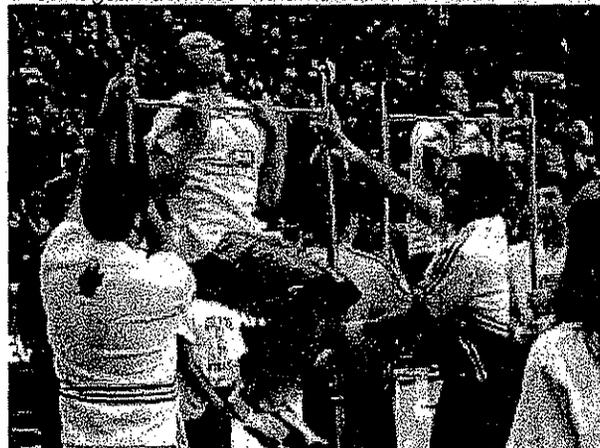


Mansfield Middle School students compete in the 2009 Pinnacle of Fitness Challenge. Photo © by Vito J. Leo

In football, being an inch short can lead to a punt. In baseball, an inch is often the difference between a chalk-double and a hard-hit foul ball. Much as it did recently for some Mansfield Middle School students competing in the "Pinnacle of Fitness Challenge," a physical-education type event conducted across the country during halftimes of some of the women's NCAA Tournament games.

Mansfield Middle School's team was "inches" from making it to the championship round scheduled to coincide with the women's Final Four in St. Louis this Sunday, April 5.

Adam Ramsdell - who coordinated the Mansfield team, along with Brenda Bissell - put it this way when he described the competition: "We inched them [Sage Park] out the first time, and they inched us out the second time. Sage Park won the shuttle run by 0.06 seconds and the quarter-mile run by 0.05 seconds. It doesn't get much closer than that."



Nick Meakem competes in the pull-up event. Other events in the competition are shuttle run, curl-ups, quarter-mile run and sit-and-reach. Photo © by Vito J. Leo

"If we had won one more activity, it would have been a tie for points," he said.

Mansfield lost in the Connecticut finals to the very team they had beaten only two days earlier to advance to the finals, Sage Park Middle School from Windsor.

Apparently, the winner of the other semi-final competition - held in Storrs during the women's first-round games - dropped out of the event before the finals, which were held at halftime during the UConn-Florida second-round game.

The loser of that semi-final didn't have near enough points to warrant even a shot at a trip to St. Louis.

So, the finals became a rematch of Sunday's semi-final contest between Mansfield Middle School and Sage Park.

And this time, the Windsor team won.



Mansfield Middle School 8th-grader Shannon Bailey runs a quarter mile around the Gampel Pavilion basketball court during the "Pinnacle of Fitness Challenge." Photo © by Vito J. Leo

"When it was announced that Sage Park had won the competition, we were a little disappointed, but who wouldn't be? We would have gone to the Final Four in St. Louis," Ramsdell said, and added that despite the tough loss, "we were very pleased with the performance and positive attitude of our students."

Participating from Mansfield Middle School were James Askew, Shannon Bailey, Suzanne Cayer, Brendan Evans, Alexandria Hoerzer, Pratik KC, Logan MacNamara, twin brothers Nick Meakem and Robert Meakem, Joseph Pinney, Amanda Roy and Rebecca Stewart.

Ramsdell said that he, Bissell and school Principal Jeff Cryan, met with the students a few days after the competition to determine how they felt about the experience as a whole.

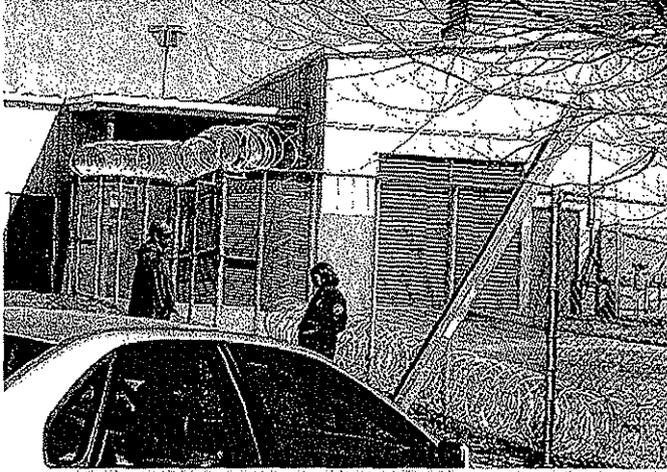
Ramsdell said, "Everyone said it was a positive experience and that they were glad to be a part of it. When we asked if they had the opportunity to be part of the competition again, would they? -They all said 'yes' enthusiastically."

He added, "We all wish Sage Park the best of luck in St. Louis."

Posted April 1, 2009

Mansfield prison fence topped with razor wire

by: Brenda Sullivan | Editor Wednesday, March 25th, 2009



Razor wire already is installed over the tops of gates at the Bergin Correctional Institution. Now it will run along the top and bottom of the entire perimeter fence. Photo © HTNP.com

People driving along Route 44 in Mansfield this afternoon may have wondered what was being delivered to the Bergin Correctional Institution in a big truck. Inside the boxes being unloaded from the truck was a new shipment of razor wire.

The minimum-security prison currently has a row of razor wire - also known as razor ribbon - circling the base of the compound's perimeter fence. This new shipment will be installed along the top of the fence. "This is the final phase of a security enhancement initiated some time ago, but because of budget issues, we were put at the end of the list," Deputy Warden of Operations James Foley said today.



New razor wire being installed on March 25. Photo © HTNP.com

He noted that the prison - which currently houses 1,082 inmates - needs additional razor wire to keep potential escapees from gaining access to the fence. "It is easy to defeat a single row of razor wire at the bottom," he said.

"And we don't have the same amount of personnel" as similar institutions, Foley said.

There have been no escapes from the prison in at least the past two years, he said.

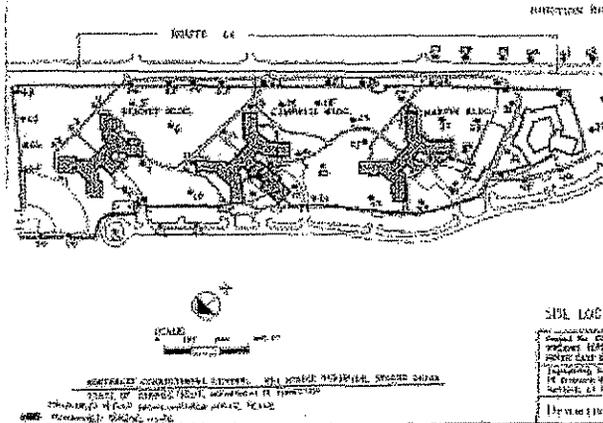
Unfinished project

The subject of adding more razor wire to the prison fence was originally raised in January 2006. At that time, the Town Council passed a motion to support the state Department of Transportation's plans to install a *double row* of "razor ribbon" - on the ground - along the interior of the fence.

The project was budgeted for \$69,000, to be paid from the Department of Correction's budget.

However, the DOC installed only one layer of razor ribbon at that time.

And so the question came back to the Town Council at its July 23, 2007 meeting.



Map of prison indicating perimeter fence.

In a July 18 memo to the council, Town Manager Matt Hart noted that adding the razor wire would not change the classification of the prison - something that had concerned town leaders and residents in the past.

"The demographics of the inmate population at Bergin Correctional Institution are not changing. This is an improvement meant to enhance public safety, to assist the Bergin staff in doing their jobs, and to maintain the integrity of Bergin's re-entry mission," Hart's memo states.

Changes since 1989

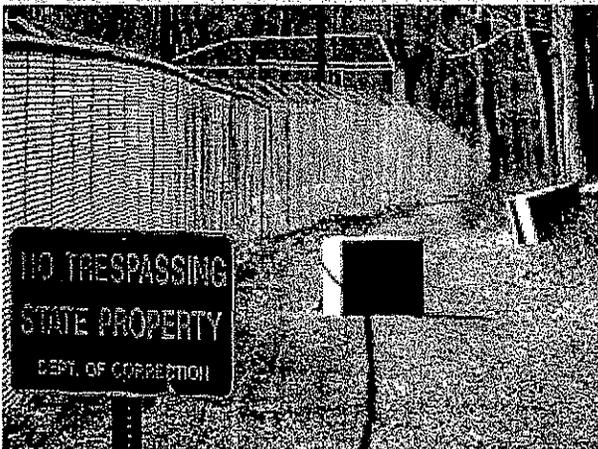
The Bergin Correctional Institution is what's known as a pre-release center. It's a minimum-security or Level 2 facility whose purpose is to transition inmates who are coming to the end of their sentence back into the community.

When the prison first opened on March 13, 1989 - in buildings that previously served the Mansfield Training School - it was known as the Northeast Correctional Institution.

Its original population was 248 male inmates. The original agreement with the town was to cap the population at 350 inmates, and to not include those serving sentences for sexual crimes.

In 1997, under a reorganization and consolidation program, the prison was closed but it reopened two years later, in February 1999 because of prison overcrowding. At that time, it housed 500 inmates.

In January of 2001, after an expanded facility was constructed, the inmate population increased to an average of 650 inmates. And on Feb. 3, 2001 the name was officially changed to the Donald T. Bergin Correctional Institution.



Boxes of razor wire waiting to be unpacked and installed. Photo © HTNP.com

On July 18, the town's Public Safety Committee - which serves as a liaison with the prison - voted unanimously to support a new request from the DOC to place that second stretch of razor wire along the top of the perimeter fence and a fence surrounding a baseball field.

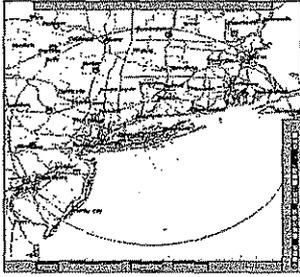
The Town Council then approved that plan at its July 23, 2007 meeting.

Posted March 25, 2009

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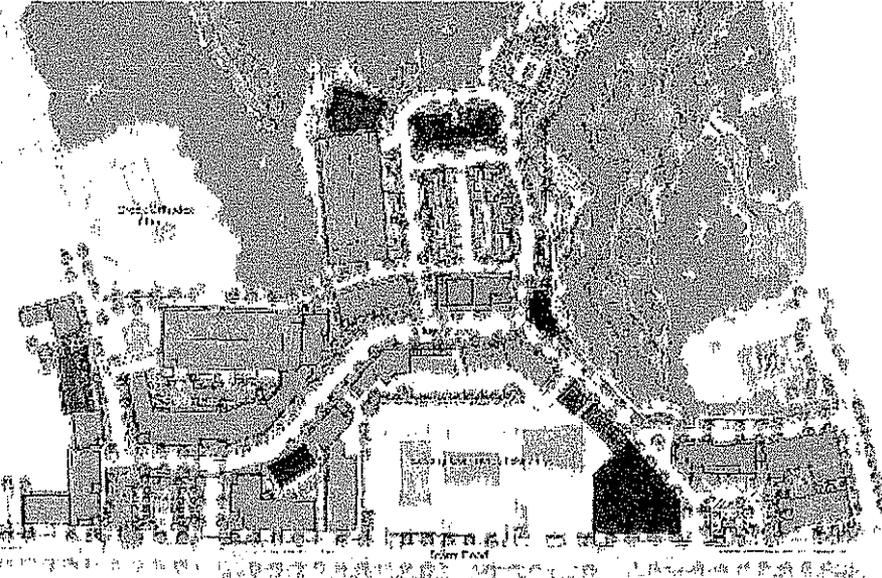
Item #45



[More Details](#)

Obama bill includes Storrs Center funds

by: Brenda Sullivan Wednesday, March 11th, 2009



The plan for the Storrs Center/downtown development, updated November 2008. Image courtesy of the Mansfield Downtown Partnership.

The Storrs Center development planned for downtown Mansfield received a major commitment today with the approval of a \$712,500 appropriation to be designated for critical components of the project's infrastructure.

The appropriation is included in the FY2009 Omnibus Budget bill that passed the House and Senate and expected to be signed by President Obama today, March 11.

Speaking for the Mansfield Downtown Partnership, the organization guiding the Storrs Center development, Executive Director Cynthia van Zelm said, "This is a major boost for Storrs Center and will aid significantly in laying the groundwork for Phase 1 of the project. Once again, the Federal government has generously come forward with critical financial support."

The funds will be used for construction of the pedestrian and bicycle-friendly network of streets, as well as sidewalks, parks and other open spaces, infrastructure and landscaping that will serve the mixed-use development.

Storrs Center, once developed, will include a "town square" and a "market square" and will progress in stages, in order to keep moving ahead during difficult economic times.

The new funding will likely be designated for Phase 1 of the project, which will include two buildings on the North side of Dog Lane and the realignment of Dog Lane with a new intersection at Storrs Road/Route 195.

The appropriation was sponsored by Senator Joseph Lieberman and Congressman Joseph Courtney. The application for the funding was submitted by the Town of Mansfield in February, 2008.

Vice President of Planning and Development for the project's master developer LeylandAlliance, Macon Toledano, said in a prepared statement today, "We extend our thanks to both Senator Lieberman and Congressman Courtney for their strong leadership and ongoing support for Storrs Center . The funding, appropriately, will help create the pedestrian-friendly network of streets, sidewalks and infrastructure that will begin to define the new civic heart of Mansfield ."

Posted March 11, 2009

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Recess does a body good – that's their message

by: Brenda Sullivan | Editor Sunday, March 29th, 2009



5th graders Anne Makuch, Chloë Chabéau and Colleen Crepeau have asked the Mansfield Board of Education to consider bringing recess to their middle school. Photo © by Brenda Sullivan.

The transition from elementary school to middle school can be a bumpy one for many reasons. Three fifth-grade students at Mansfield Middle School have come up with a new one. They miss recess.

They miss it so much, the three girls - Anne Makuch, Chloë Chibeau and Colleen Crepeau - recently made a presentation to the Board of Education and asked them to consider creating a recess period for 5th graders five days a week.

While it's nice to hang out with classmates during recess, the main reason the girls think it's important is the physical activity.

One of Chloë's favorite memories of recess when she was a student at Southeast Elementary School was when one of the teachers would organize a game of Sharks & Minnows, she said.

It does a body - and brain - good

"All of us really want recess," Colleen said.

"Recess helps grades," she added.

This is something the girls learned when they went online and did some research on the benefits of recess. A recent New York Times story, "The 3Rs? A fourth is crucial, too: Recess," reports on studies that indicate daily physical activity outdoors - like recess - boosts better classroom behavior and academic achievement, as well as social development.

The story quotes a Harvard study published in January in The Journal of School Health which concludes that, "the more physical fitness tests children passed, the better they did on academic tests. The study of 1,800 middle school students suggests that children can benefit academically from physical activity during gym class and recess."

The girls presented this and other research they uncovered to the school board, including a story, "Recess benefits health and learning," in a publication aimed at educators and parents, that states: "Schools that fail to provide at least one recess period a day for their students are limiting opportunities for success. In fact, if you visited most high performing schools and/or exemplary schools, you would find that the majority of them have recess or a break in their schedules."

The girls also discovered a state educational requirement that stipulates students must be offered 20 minutes of exercise everyday. "It can be physical education or recess," Anne said.

Currently, 5th graders have three 45-minute physical education classes a week.

Bringing their idea to the Board of Education was "kind of scary," Anne said.

"But they were really nice," Colleen added.

And while they're willing to let the Board of Education mull over the idea, they're pretty determined to bring board members around to their way of thinking.

"If they say 'No,' we will just have to go back," Anne said.

And if they are successful? "If we do get this for the 5th grade, then why don't they do it for the whole school?" Anne said.

Colleen even has her father on board with the idea. "My dad emailed Obama, but he never emailed back," she said.



Mansfield Middle School Principal Jeff Cryan. Photo © by Brenda Sullivan.

Need to brainstorm

Principal Jeff Cryan said that he, and the school board, are taking the girls' request seriously, but it may take some brainstorming on the part of the 5th grade teachers' team to come up with a solution.

The problem is, there are only so many hours in the day and a lot of educational requirements to be fulfilled within that timeframe.

Cryan noted that Mansfield Middle School actually exceeds the physical activity requirement "on average" because, unlike most schools that offer 30-minute PE classes, the classes are 45 minutes long at Mansfield Middle.

He noted that the statute concerning providing students with a recess period "assumes that all 5th grades are in elementary schools."

He added that there also are about 50 students who take part in an after-school gymnastics program.

One way to approach the students' request, he said, might be to include a recess option during what's called the X-block. This is a period when students can choose different electives such as music, art, tech ed and consumer sciences.

"In order to replicate elementary school recess, the time has to come from someplace," Cryan said.

"They don't want to give up access to any of their related arts [during X-period], so they understand that it's different in middle school," Cryan said.

"Maybe the students who don't have physical education on certain days can sign up for recess," he said.

If the Middle School did offer recess as an X-block elective, it would require a teacher to supervise the students while they are outdoors so, again, this is something that would need to be discussed with the 5th grade team.

Cryan added that he was pleased to see these students take the initiative to bring their idea to the board of education - that alone, is a great learning experience, he said.

Posted March 29, 2009

The Sustainable Cities Imperative

by George Beard

The following is a preview of one of the topics to be covered during Leadership Training Institute seminars at NLC's Green Cities Conference and Expo in Portland, Ore., April 18-21. This is part one of a two-part series.

I don't remember when I started hearing about the word "sustainability" — maybe 12 to 15 years ago, and it just gradually seeped into my consciousness. It is not a made-up word, like the neologisms "webinar" or "soccer mom" so much as an elevated one that has attained stature in the lexicon of our times.

I hear and see it almost daily along with its sibling adjective "green." Lately, I have also seen this word attached as a favorable qualifier to things like buildings, agriculture, clothing, mobility, detergents and other consumer products, and even to places and cities like Bilboa in Spain, Curitiba in Brazil and the still-under-construction Madscar in Dubai. All of which got me pondering this question: What makes a city sustainable?

In this first installment of a two-part series, I'd like to explore a couple of the forces driving the rise of cities and why they must strive for sustainability. In the second installment, I will explore some cities that are sustainability leaders and how they became so. I will also present some suggestions that other cities can learn from the strategies and practices of the sustainability leaders. And ultimately, I will ponder if all this jabbering about sustainability is a passing fad or is sustainability, in fact, sustainable?

Perhaps the most significant driver that propels urbanization and the need for sustainability is global population

growth. Today there are 6.7 billion people living on earth. That's a lot up from the just over 2.5 billion when I was born in 1950.

If I were to live to the ripe age of 100 (in the year 2050), the world's population will likely balloon to 9.3 billion. This is an increase of 365 percent during a 100-year period. I would also see that most, but not all, of the population growth will be in developing countries. India, China, Nigeria, Pakistan, Ethiopia, Bangladesh and Iran will be the major population contributors. So will the United States, which today has more than 300 million residents, a number projected to approach 400 million by 2050.

Where will people live as the population expands? The short answer is cities. Throughout much of our history, the human population has lived in rural areas, but that has changed during my lifetime. In 1950, fewer than 30 percent of the world's population lived in cities. Today it is estimated that half of the world's citizens live in cities. That urban percentage is expected to grow to 60 percent by the year 2025 and to two-thirds by 2050.

The world is urbanizing to match the rapid rise of population growth, much of which is occurring in Asia and Africa, and to a lesser extent Latin America. Urbanization of the planet is the second driving force.

Today, there are more than 400 cities worldwide with populations of a million or more residents. In the next 25 years, scores of new urban areas will join the ranks, driven by industrialization and fueled by globalization. The challenge of globalization stems from the growing interdependence that is created by rapid urban development.

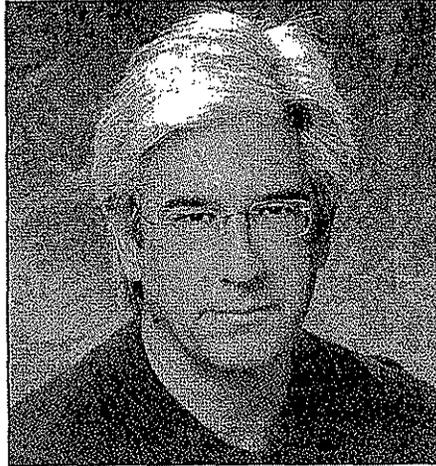
I live in a West Coast city of the United States that is seeing a sharp

increase in trans-Pacific pollution — carbon air particulates — generated from China's commissioning of coal-fired power plants to feed its energy-hungry economy and rapidly growing cities. The impact of what happens there may well impact human health, degrade air quality, and alter climate patterns here. So, we have a stake in what other places do and how well they do.

The question raised by mass urbanization is whether the growth of existing urban centers — and the rise of new ones — will be based on the practices of the past or fashioned by the imperatives of the future. The former can deliver many benefits to corporations, citizens and society, but can carry heavy costs in terms of pollution, sprawl, waste and squalor.

The model for healthy 21st century cities is a work still to be defined and developed. It is one that certainly should incorporate the successful urban practices of the past, while striving to create and apply new, sustainable approaches that are less consumptive of land, air and water resources while creating a higher quality of life for urban participants.

In some respects, a sustainable city is one with a systems mindset dedicated to minimizing required inputs (energy, water and food) and waste outputs (heat, air pollution and water pollution). SustainLane (www.sustainlane.com) has been rating the sustainability of U.S. cities for much of this decade with a set of useful criteria that include transit, traffic congestion, energy options, water quality and usage, air quality, green buildings, housing, land use practices, and public policy. There is a lot of ground to cover with these measures, but if I were to select just three or four indicators (water, air, land use, traffic congestion), what would they say about the



George Beard

sustainability of U.S. cities generally?

Water quality is a good place to start. SustainLane recently conducted a study of tap water quality and judged these cities to have the best in the nation: Kansas City, Mo.; Portland, Ore.; Louisville, Ky.; San Francisco; and Boston. These cities were judged to be tap water quality laggards with an endangered rating: Washington D.C.; San Diego; Columbus, Ohio; Nashville, Tenn.; and Las Vegas.

Tap water from our nation's capital carries trace amounts of weed killer, gasoline additives and industrial chemicals. All of these pollutants are found in the Potomac River, the source of most drinking water in the District of Columbia. The problem of water quality is national in scope since 200 million Americans have measurable levels of agricultural or industrial chemicals in their water supplies.

Air quality is another important measure of sustainable cities. The Los Angeles/Riverside/Orange County region in California is the country's worst air shed. This region is a densely populated area with a special geography and car-based transportation strategy that exacerbates the problem. Other car

dependent mega regions like Atlanta; Houston; Sacramento, Calif.; Charlotte, N.C.; Washington, D.C.; San Diego; Phoenix; New York; and Philadelphia are included. Internal combustion engine cars, trucks and transit vehicles account for 72 percent of nitrogen oxides and 52 percent of reactive hydrocarbons (principal components of smog).

Traffic congestion is yet another worthwhile indicator since much pollution is caused while vehicles are slowed or stalled due to congestion. Which of our cities are the most congestion clogged? The dubious leaders in this category are Washington, D.C., Atlanta, Los Angeles, San Francisco, Houston, New York, Chicago, Dallas and Boston.

Now let's look at how cities and their surrounding areas approach land use. Where I live, in Portland, there is a well-established statewide land use law that regulates the urban growth bound-

Sustainable, *from page 4*

ary of every city in the state. The long-range goal is to protect farm land and open space. The planning and growth strategy is to build-up and not build-out.

Our land use system is a sometimes controversial, but well established set of practices that have been around since the 1970s. I shudder to think how the area might have developed without the discipline of this law. It is not so in other places. The sprawl quotient leaders around the U.S. include Atlanta, Houston, New York, Washington, D.C., Philadelphia, Los Angeles, and Dallas-Fort Worth.

So here is a hypothesis for you: Cities and their surrounding regions that fail to manage land use over time and that rely almost exclusively on an auto-mobility model are the ones that may be least sustainable now and least likely to achieve a material degree of sustainability in the future.

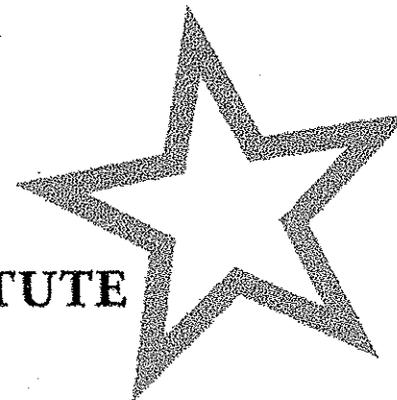
Cars and the freedom of the road they promised have given us poisoned air, snarled roads, suburban sprawl and

a reliance on an unreliable energy source. The antidote, which I will explore in the next installment of this article, may come from a reform movement some call new urbanism. Its goal is a recommitment to urban design and development based on the principle of access to mobility options (walking, biking, street cars, light rail, trains) rather than automobile transportation.

In closing, let me acknowledge I may have unwittingly offended some readers by drawing attention to a city in which you may live and suggesting it is somehow bad or at least a sustainability failure. Such was not my intent. I simply wanted to observe that sustainability is a strategy that persists with deliberate choices and hard work over time. In fact, sustainability is ultimately about time. It is about not despoiling one's nest. Or, to use an agricultural metaphor, not eating your seed corn.

Sustainable living, it seems to me, is born from an ethic that suppresses the desire to consume all in the here and now so as to ensure that there are resources held back for long-term future use. It is a point of view captured in the Aesop fable, "The Grasshopper

LEADERSHIP TRAINING INSTITUTE



and the Ant."

"Why bother about winter?," asked the grasshopper. "We have got plenty of food at present."

But the ant went on its way and continued its toil. When the winter came, the grasshopper had no food, and found itself dying of hunger, while it saw the ants distributing every day corn and grain from the stores they had collected in the summer.

Then the grasshopper knew "it is best to prepare for the days of necessity."

The days of necessity lie before us. They are days in which there will be

more people on the planet competing for space and energy and water and clean air. Cracking the code on sustainable cities is our great challenge and opportunity. It's how we must live.

Details: Beard will be conducting a half day Leadership Training Institute seminar at the Green Cities Conference in Portland. For more information, visit www.nlc.org.

George Beard is a senior instructor and consulting principal with the Mark O. Hatfield School of Government at Portland State University.

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

March 26, 2009

Congressman Joseph Courtney
101 Water Street, Suite 301
Norwich, Connecticut 06360

Dear Congressman Courtney:

On behalf of the Town of Mansfield, we would like to thank you for your efforts in securing \$712,500 in federal funds for infrastructure within Storrs Center. This appropriation reaffirms the benefits the Storrs Center project will bring to the Town, the region, and the State of Connecticut. Storrs Center will provide much needed jobs during construction and following completion of the project, will result in added tax benefits to the Town and State, and will serve as an example of smart growth development. We are committed to creating a project that will preserve our natural resources and reduce sprawl while promoting sustainable economic development.

The Storrs Center project will transform the existing commercial area on Storrs Road in Mansfield into a vibrant and economically successful mixed-use downtown that will be the heart of our community. We have made great progress and the added federal funding will aid in maintaining our positive momentum.

We look forward to continuing to work with you to make downtown Mansfield an even greater place to work, live, and shop for residents, students, and visitors.

Thank you again for your continued support of Mansfield and the Storrs Center project.

Sincerely,

Elizabeth C. Paterson
Mayor

Matthew W. Hart
Town Manager

Cc: Representative Denise Merrill
Senator Donald E. Williams, Jr.
Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership
Mansfield Town Council

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

March 26, 2009

Senator Joe Lieberman
One Constitution Plaza, 7th Floor
Hartford, CT 06103

Dear Senator Lieberman:

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Elizabeth C. Paterson
Mayor

Matthew W. Hart
Town Manager

Cc: Representative Denise Merrill
Senator Donald E. Williams, Jr.
Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership
Mansfield Town Council



**PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD**

Item #49

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268
(860) 429-3330

To: Town Council
From: Planning and Zoning Commission
Date: Tuesday, April 07, 2009
Re: 8-24 Referral; 2009-10 Capital Improvements Budget

At a meeting held on 4/6/09, the Mansfield Planning and Zoning Commission adopted the following motion:

“That the PZC approve, subject to the condition below, the proposed 2009-10 Capital Improvement Program.

1. Several items are land use-regulated and may require PZC and/or IWA approvals before implementation. The PZC respectfully requests that the departments involved with land use projects coordinate plans with the Director of Planning and Inland Wetland Agent and that the Commission/Agency be given adequate time to thoroughly review and act upon final plans for all projects that require PZC or IWA approval.”

PAGE
BREAK

LOCAL NEWS

STORRS

Storrs Center receives funding through Omnibus Budget

By MELANIE SAVAGE
Staff Writer

The Storrs Center development received a major commitment recently with the approval of a \$712,500 appropriation designated for critical components of the project's infrastructure. The appropriation is included in the FY2009 Omnibus Budget bill that was signed into law by President Obama on March 11, and was sponsored by Sen. Joseph Lieberman and Congressman Joseph Courtney.

The funding will be used for construction of infrastructure of what is being called Phase 1A of the project, which will include two buildings on the north side of Dog Lane and the realignment of Dog Lane with a new intersection on Storrs Road. According to a recent press release, "Storrs Center has successfully progressed through all required pre-construction approvals, except a permit being sought from the State Traffic Commission for improvements to Storrs Road. The commencement of site work and building preparation for Phase 1A could commence in late 2009 or early 2010."

"Infrastructure can mean anything from the sidewalks and streets themselves, to electricity and drainage that is required below ground," said Macon Toledano, vice president of planning and development for master developer Leyland Alliance. "In Phase 1, there will be a heavy focus on local conveniences and restaurants," said Toledano. "In the vein of the traditional New England college town, there will be ground floor retail with residential units above. We're beginning to paint a

picture of what the experience will be like, get people excited and make it feel real," said Toledano. The portion of the project completed during Phase I will essentially create one side of the new Town Green, which will be a central feature of the project.

"We're trying to create a place [where] people want to hang out and interact," said Toledano. Included as part of the green will be an existing older oak tree near the Communications Building on campus. "It's a good, healthy tree," said Toledano. "It's going to be a challenge to preserve it, but we created enough room around it that we thought we could do it. Where you can identify an ecological asset like that, that is healthy, it is worth preserving."

While the recent appropriation is merely a fraction of the estimated \$220 million total budget for the project, it is well-appreciated. "We extend our thanks to both Senator Lieberman and Congressman Courtney for their strong leadership and ongoing support for Storrs Center," said Toledano. "Any assistance like this is a big plus in terms of getting the ball rolling."

Speaking for the Mansfield Downtown Partnership, Executive Director Cynthia van Zelm said, "This is a major boost for Storrs Center and will aid significantly in laying the groundwork for Phase 1 of the project. Once again, the federal government has generously come forward with critical financial support."

For more information regarding the Storrs Downtown project, go to the town of Mansfield Web site at www.mansfieldct.org.

REMINDER NEWS 20 MAR 2009

PAGE
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74 Lynwood Road, Storrs
April 2, 2009

REC'D APR 03

Item #51

Mayor Patterson and Town Council
4 South Eagleville Road
Storrs, CT 06268

Dear Mayor Patterson and Town Council,

Please include the enclosed letter in the packet for your upcoming meeting, April 13.

Thanks very much,

A handwritten signature in cursive script that reads "Joan Seliger Sidney".

Joan Seliger Sidney

74 Lynwood Road
Storrs, CT 06268
March 27, 2009

Dear Mayor Patterson and Town Council,

We are writing to you on behalf of many members of the Mansfield Community Center. Although we understand that these are difficult budgetary times, we are concerned that ongoing staff cuts are compromising the health and safety as well as the quality of services to the membership.

The standard of maintenance has suffered noticeably. The locker rooms, the fitness center, etc. are not as clean as they should be. Equipment that breaks doesn't get repaired soon enough. Outside--granted this was a hard winter--there's no excuse for inadequate and delayed snow and ice removal and sanding. Before the other maintenance position was cut, snow and ice were removed by the time the Center opened. But now, as a consequence, a number of people, including one carrying a baby, fell on the ice in the past few weeks.

Programmatically, the Center is suffering, having to drop more and more offerings. Lifeguards are down to a bare minimum.

Because the Reception Desk is short-staffed, lines of people form, blocking the corridor. People become impatient, short-tempered, adding more stress to the over-worked staff. The warm, relaxed atmosphere we members experienced is in jeopardy, as is the membership.

Please reconsider restoring services. Nobody wants members to become discouraged enough to leave.

Thank you.

Sincerely,

Joan Belager Sidney

Stewart Jay Sidney

Joan Neumann

Lisa Gonsky

Arthur S. Williamson

Elizabeth Tucker

Joan Joffe Hall (H)

Marcia K...
201 (H)

John Leonard
D...

Jo Ann Wanda

Yvonne W... McLaughlin

Jane Blanshard Mary Pratt

Annie Usher Leslie Turner

Beth Usher Robert Norman

Jane E Miner Rosemary L. Hoover

William C. Drew
Mansfield House

Marcella Mac Donald complains of skin irritation from an imbalance of chlorine or pH levels. Paul, the custodian let go, had been able to monitor more closely.

PAGE
BREAK

Smart Growth ENews

1000 Friends of Connecticut

March 2009

Volume 4, Issue 3

Smart Developments

Stride Ahead

360 State Street Construction Underway,
Needs Your Help!

The mixed-use 360 State Street project, being built by Becker and Becker Associates in the heart of downtown New Haven, is currently in its sixth month of construction. Work on the foundations for the retail space, 500-space parking garage and the 500-unit residential component is well underway. Anticipated to be a Gold-certified LEED-ND project, the 360 State Street project includes many green features—including energy efficiency technologies to reduce electric use by 30 percent, a 400-kilowatt fuel cell to provide on-site heat and power, a comprehensive storm water management system, and a large green roof.

As construction continues, Becker and Becker still faces several remaining challenges and needs your help! In general, the innovative nature of the project has presented state and local regulatory agencies with dilemmas that they have never previously considered. For example, Becker and Becker has sought permission to install electric submeters in each of the apartment units, which would allow the fuel cell to provide clean electricity to all of the tenants. Becker and Becker has spent nine months and tens of thousands of dollars on legal fees, only to be blocked by the Department of Public Utility Control and the

United Illuminating Company.

Please call your legislator to support any initiatives which promote submetering for residential projects with clean on-site

energy sources.

As another example, the local sewer authority has estimated that the 360 State Street project will have to pay a \$930,000 sewer connection fee—the same fee which would be charged for 500 individual single-family homes in a

Subdivision outside city limits. This fee fails to take into consideration the



360 State Street. Photo by Abby St. Peter

fact that the project is designed to reduce water consumption by as much as 40 percent, and the fact that the project itself is located in an urban location which is already served by an existing sewer line. (Comparable fees for hotels and other projects with similar water usage and water meter size are only \$30-50,000.) A public hearing to discuss changing the policy for LEED certified residential projects may be scheduled sometime in the next 90 days. If you are interested in speaking on behalf of this policy change, please get in touch with Robin Swartout at 203-292-4925.

Finally, Becker and Becker staff have recently begun searching for natural foods grocery retail tenant and one or two smaller retail tenants. If you have any suggestions or ideas, please contact John Renner at 203-292-4931.

(See Storrs Center page 9.)



360 State Street Photo by Abby St. Peter

Inside the January Edition

360 STATE STREET	1
NEWS FROM THE LEGISLATURE	3
RALLY FOR FARMS	4
UPCOMING EVENTS	
FROM THE BLOGS	8
STORRS CENTER	9

Make your tax-deductible donation to 1000 FRIENDS at <http://www.100ofriends-ct.org/support.htm>

HOW PEDESTRIAN-FRIENDLY WILL THE STC LET STORRS CENTER BE?

The Storrs Center project continues to move forward toward construction of its first phase. The partnership of the Town of Mansfield, the University of Connecticut, the Mansfield Downtown Partnership, master developer LeylandAlliance, and community, civic and business leaders have been working diligently to create a dynamic and economically vibrant mixed-use town center that will be the heart of the community. Though ground has not been broken yet, the project has received almost all of the pre-construction approvals and permits, re-affirmed the commitment to sustainability with the adoption of a comprehensive set of guidelines, begun solicitation of businesses, and been recognized statewide for its community consensus building throughout the project development.

The remaining pre-construction permit needed is from the Connecticut State Traffic Commission (STC) for improvements to Storrs Road. The permit application is currently in technical review at the STC. The goal for Storrs Road is to create a new Main Street environment for Storrs Center and the Town of Mansfield. Storrs Road will be pedestrian friendly through its design of narrower streets, mid-street medians, trees, street furniture, accessible crosswalks, and on-street parking. Creating this environment is critical to the success of Storrs Center. The improvements proposed for Storrs Center are consistent with smart growth policy endorsed by 1,000 FRIENDS as well as by Governor Rell's Executive Order 15 which "promote roadway design that support state and local economic development while

preserving and enhancing the character, as well as the "walkability," of our communities."

Looking ahead, the coming year is filled with positive benchmarks. Activity is centered around creating the right mix of stores, restaurants and offices in the first set of buildings. The process of soliciting great businesses has begun in earnest through the work of international real estate firm Cushman & Wakefield and Live Work Learn Play. If you have a business concept to be considered for Storrs Center, contact Evan O'Brien at Cushman & Wakefield (860.249.0900) or Ryan Bloom at Live Work Learn Play (843.271.1366).

The entire Storrs Center team is excited to get underway with construction this fall. However, the State Traffic Commission permit will need to be obtained before ground can be broken. Join 1000 FRIENDS in endorsing the project's current application before the STC.

For more information on Storrs Center, and to track progress, see the Mansfield Downtown Partnership website at www.mansfieldct.org, and Storrs Center website at www.storrscenter.com. You can also call the Partnership's Executive Director Cynthia van Zelm at 860.429.2740.

Master Transportation Plan

Ready for Review

The Connecticut Department of Transportation's 2009 Master Transportation Plan is available on the Department's web site at www.ct.gov/dot under *Publications*.

The 2009 Master Transportation Plan, which covers the period 2009 to 2016 is comprised of two parts: a narrative section and a project appendix. The narrative section includes the Department's recently revised statement of its mission, vision and values, provides information on mobility needs and funding for transportation projects.

In addition, the Department has developed a five-point strategic action plan to prioritize its transportation investments.

To comment on the document, please contact Robbin L. Cabelus, Executive Director, STC, Bureau of Policy and Planning at 860/594-2051.

NEW ENGLAND CHAPTER

CONGRESS FOR THE NEW URBANISM

SUSTAINABLE URBANISM SUMMIT

Now is a critical time for the New England Region. As the politics and economic conditions of our country change, it is imperative that we collectively identify our challenges, explore our opportunities and plan for a more resilient way of life in New England. The summit will inspire and connect professionals, public servants, academics and citizens who together will seed a larger campaign.

April 2 to 3rd, Portsmouth, NH

Fees \$105 to \$145 — Register by March 18th

www.cnumewengland.org

INTER

OFFICE

MEMO

FINANCE DEPARTMENT, TOWN OF MANSFIELD

To: Matt Hart, Town Manager
From: Jeffrey H. Smith, Director of Finance 
Subject: CNR Fund citizen question
Date: March 23, 2009

One of our citizens has questioned the Town's authority to purchase open space from a generic capital account set up for open space purposes. The basis of the question, as I understand it, is that the Capital Fund is funded in part from the CNR Fund and the statutes dealing with reserve funds would seem to indicate that the appropriation must be for specific capital acquisitions.

Section 7-364 of the CGS provides for the following:

"Upon the recommendation of the budget-making authority and approval by the legislative body, any part or the whole of such fund may be used for capital and nonrecurring expenditures, but such use shall be restricted to the financing of all or part of the planning, construction, reconstruction or acquisition of any specific capital improvement or the acquisition of any specific item of equipment. Upon the approval of any such expenditure an appropriation shall be set up, plainly designated for the project or acquisition for which it has been authorized, and such unexpended appropriation may be continued until such project or acquisition is completed. Any unexpended portion of such appropriation remaining after such completion shall revert to said reserve fund".

Contrary to the statutes dealing with municipal reserve funds, the Town of Mansfield has used the CNR fund as a place to aggregate one time revenues and/or gaming revenues to be transferred to other funds primarily for one time payments. We have accounted for this fund as a special revenue fund and not as a capital fund.

The authority for the Town to establish this fund and to account for it as it has can be found in CGS section 148 municipal powers and more specifically section 7-148 (c) which provides for the following:

"Create a sinking fund or funds or a trust fund or funds or other special funds, including funds which do not lapse at the end of the municipal fiscal year".

Each year the Town Meeting appropriates from the CNR Fund a sum of money to the Capital Fund. Each year the Town Meeting also appropriates money to establish a number of capital projects pursuant to the Town Charter. One of Those projects is a capital fund specifically designated for the purchase of open space. We believe the Town has established and accounted for the purchase of open space in accordance with the Town Charter and all applicable state statutes.



Town of Mansfield Department of Finance

To: Matt Hart, Town Manager
From: Jeffrey H. Smith, Director 
CC: Cherie Trahan
Date: April 8, 2009
Re: Questions from a Citizen

You have asked me to respond to a series of questions raised by one of our citizens. I have repeated the questions below and then provided an answer.

1. Question: Why is the 457 ICMA deferred compensation to the town manager included in his wages?

Answer: When we researched this question for the prior town manager it was our conclusion that the payment was Social Security and Medicare taxable and must be included with other taxable payments and reported on the employee's W-2. I would note that IRS regulations are by definition dealing with deferred compensation. In order for it to be deferred compensation we include it in the Manager's salary and then back it out and send it to ICMA. This payment is also considered part of pensionable compensation and has been used in calculating both the employee and employer share (2.5% of salary up to the FICA limit and 5% thereafter and the employer share currently 7% of salary) and in reporting to the Municipal Employees Retirement System run by the State of CT. We are handling this payment in the exact same manner that we have handled these payments to prior town managers and superintendents of schools. We believe we are in conformance with the manager's contract and with state and federal regulations.

2. Question: The Director of Finance has mileage reimbursement included in his payroll.

Answer: The Director of Finance is also the MBOE Business Manager. School Board Administrators receive a mileage stipend in their paychecks for using their own vehicles on school business within the town. This is considered taxable and therefore included with taxable wages. We believe we are handling this payment correctly.

3. Question: Why does the Director of Finance receives a stipend from the Regional School District which is included in his Town pay check?

Answer: The current Director of Finance was directed by the former Town Manager and the Town Council to act as the Chief Fiscal Officer for the newly established Regional School District when it was established in 1986. Region 19 has agreed to pay a stipend to be included in his salary. We believe we are handling the payment correctly.

4. Question: Why was the \$25,000 accrual made for the [Town Attorney] tax year 2007/2008?

Answer: The Town is required to report its expenditures on a modified accrual basis. Under that rule expenditures are recorded in the year the goods or services are received. The \$25,000 accrual was part of a \$587,822 accrual made at the end of the fiscal year. A similar accrual was made in prior years as well. We are confident this was handled correctly.



You are cordially invited to attend

TOURISM SUMMIT

Item #55

*Sponsored by
The Chamber of Commerce,
Windham Region
and
Nathan Hale Inn & Conference Center*

*Wednesday, April 29, 2009
5:00 pm-6:30 pm*

a light reception will be provided

*Please RSVP by April 24
Zandra 473-6389
zandra@windhamchamber.com*

*Topics to be discussed:
Coordinating and improving visitors centers
Brochure swaps
Summer itineraries for the region
Update on status of tourism in the State*

*Guests include:
Michelle Bourgeois, Tourism Coordinator, Last Green Valley*

**SHOP
LOCAL
DINE
LOCAL
HIRE
LOCAL**

www.WindhamChamber.com

Other important dates and events:

Northeast Tourism Listening Session
Randy Fiveash, Director Tourism,
CT Commission on Culture & Tourism
April 8, 2009 at 1:30 pm
Knowlton Memorial Hall
Rt. 44, Ashford

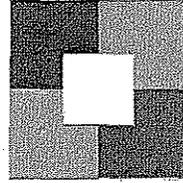
Mystic Country tourism magazine deadline!
For info on ads call Gail Baker 860.701.4208

visit your roots

WINDHAM REGION

www.windhamchamber.com

**PAGE
BREAK**



STORRS
RETHINK MAIN STREET
CENTER



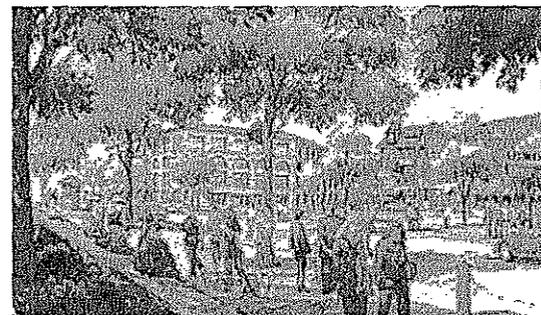
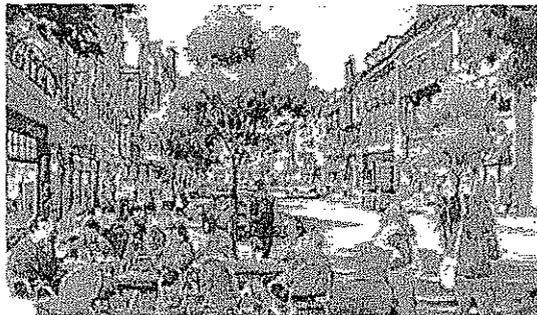
Parking Workshop with Town Council
March 23, 2009

Overview

- Introduction
- Parking at Storrs Center
- Estimated Cash Flow
- Management
- Operations
- Enforcement
- Adjacent Parking
- Public Information
- Questions

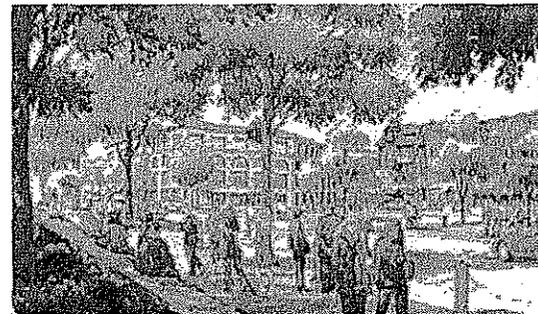
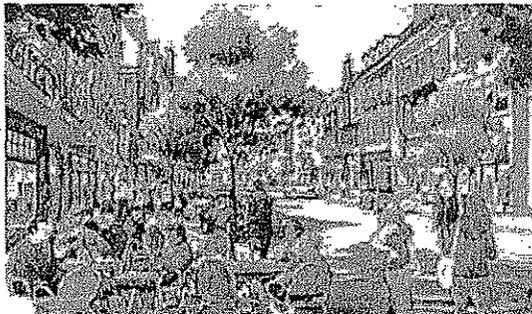
Fiscal Impact by Phase

Phase	TS	MS	VS	RN	Total
Revenue	\$1.7	\$0.3	\$0.8	\$1.5	\$4.2
Cost	\$0.8	\$0.0	\$0.2	\$0.6	\$1.7
Net Impact	\$0.9	\$0.3	\$0.6	\$0.9	\$2.6

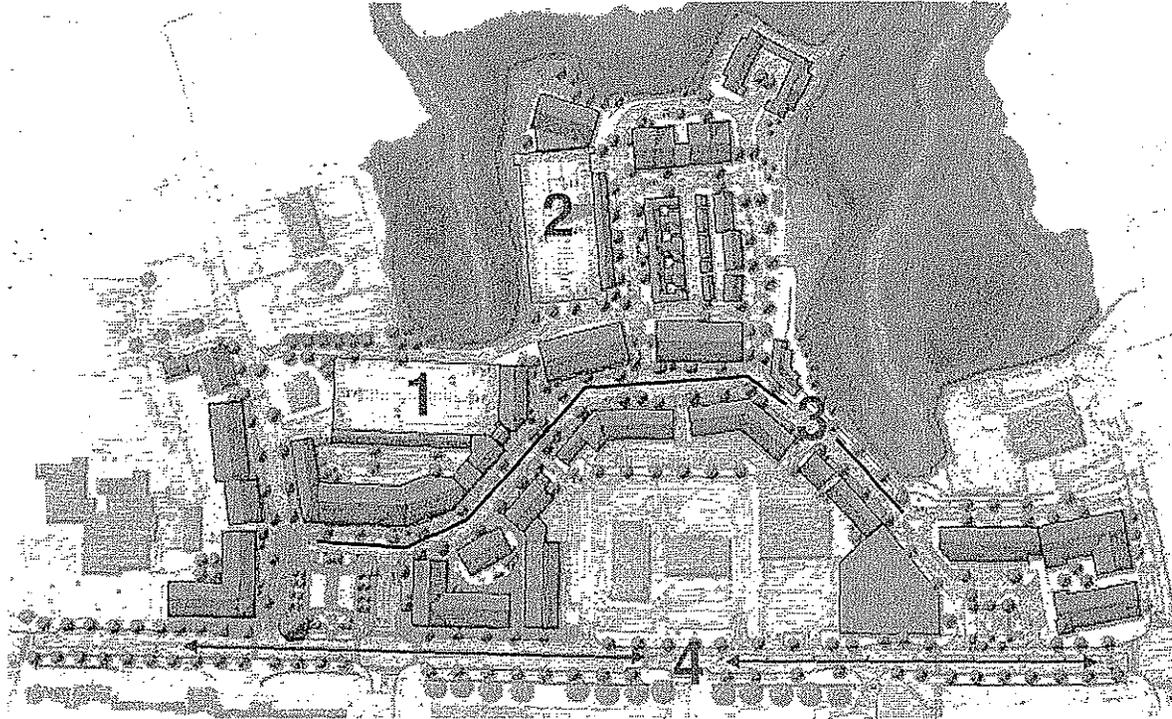


Parking at Storrs Center

- Locations and Types
 - Existing facilities (retained retail, Bishop Lot)
 - Planned garages
 - New on-street
- Timing
 - Phasing (parking vs. development)
- Why do we need garages?



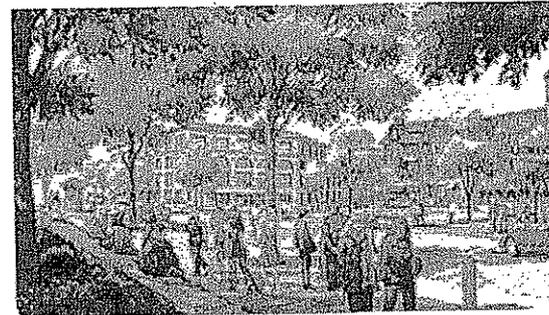
Planned Parking Facilities



1. First Parking Garage (planned)
2. Second Parking Garage (planned)
3. On-street parking (planned)
4. On-street parking (proposed, pending CDOT approval)

Cash Flow

- Why “Free Parking” isn’t really free
- Parking Rates
- Estimated Revenues
- Projected Expenses



Daytime Parking Rates

University of Connecticut

NORTH GARAGE SOUTH GARAGE

West Hartford

MEMORIAL GARAGE NORTH GARAGE

HPA

MORGAN ST. GARAGE

RECOMMENDED PARKING RATES

Mansfield

STORRS CTR GARAGES

DAY RATES

	<u>(6 AM - 5 PM)</u>		<u>(5 AM - 2 AM)</u>		<u>(6 AM - 5 PM)</u>	
Up to 1 hour	\$ 1.00	\$ 1.00	\$ 1.50	\$ 1.50	\$ 2.00	
1 to 2 hours	\$ 2.00	\$ 2.00	\$ 2.25	\$ 2.25	\$ 5.00	
2 to 3 hours	\$ 2.75	\$ 2.75	\$ 3.00	\$ 3.00	\$ 8.00	
3 to 4 hours	\$ 3.50	\$ 3.50	\$ 3.75	\$ 3.75	\$ 10.00	
4 to 5 hours	\$ 4.00	\$ 4.00	\$ 4.50	\$ 4.50	\$ 10.00	
5 to 6 hours	\$ 4.50	\$ 4.50	\$ 5.25	\$ 5.25	\$ 10.00	
6 to 7 hours	\$ 5.00	\$ 5.00	\$ 6.00	\$ 6.00	\$ 10.00	
7 to 8 hours	\$ 5.50	\$ 5.50	\$ 6.75	\$ 6.75	\$ 12.00	
8 to 9 hours	\$ 6.00	\$ 6.00				
Daily Max	\$ 6.00	\$ 6.00	\$ 7.00	\$ 7.00	\$ 12.00	

DAY RATES

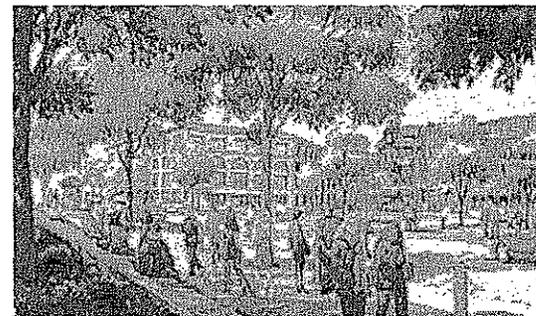
	<u>(8 AM - 5 PM)</u>
Up to 1 hour	\$ 1.00
1 to 2 hours	\$ 2.00
2 to 3 hours	\$ 3.00
3 to 4 hours	\$ 4.00
4 to 5 hours	\$ 5.00
5 to 6 hours	\$ 6.00
6 to 7 hours	\$ 7.00
7 to 8 hours	\$ 8.00
8 to 9 hours	
Daily Max	\$ 8.00

LEASE RATES

	<u>(per Academic Year)</u>		<u>(per Month)⁽⁴⁾</u>		<u>(per Month)</u>
Commuter Students	\$ 300.00	\$ 300.00	\$ 116.60	\$ 116.60	\$ 140.00
Employees	\$ 400.00	\$ 400.00	N/A ⁽²⁾	N/A ⁽²⁾	

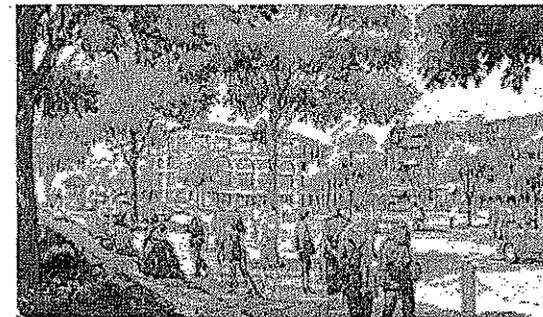
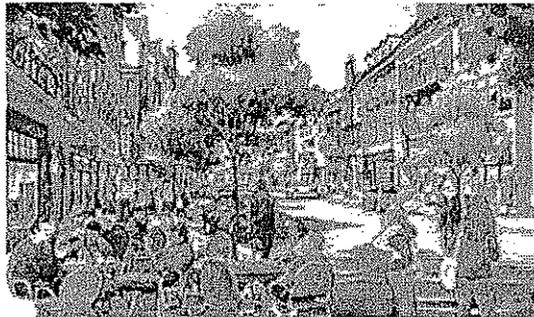
LEASE RATES

	<u>(per Month)</u>
Residents	\$ 50.00
General Public	\$ 40.00



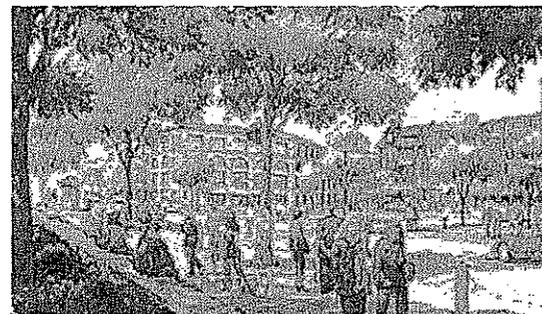
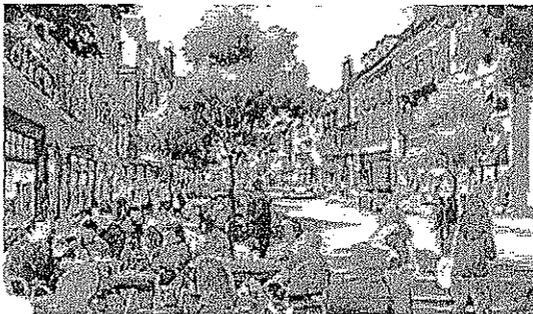
Other Parking Rates

	University of Connecticut		West Hartford		HPA	RECOMMENDED PARKING RATES	Mansfield
	NORTH GARAGE	SOUTH GARAGE	MEMORIAL GARAGE	NORTH GARAGE	MORGAN ST. GARAGE		STORRS CTR GARAGES
<u>NIGHT RATES</u>		<u>(5 PM - 1 AM)</u>			<u>(5 PM - 5 AM)</u>	<u>NIGHT RATES</u>	<u>(5 PM - 2 AM)</u>
Up to 1 hour	\$	0.50	N/A ⁽¹⁾	N/A ⁽³⁾	N/A ⁽³⁾	\$	0.50
1 to 2 hours	\$	1.00	N/A ⁽¹⁾	N/A ⁽³⁾	N/A ⁽³⁾	\$	1.00
2 to 3 hours	\$	1.50	N/A ⁽¹⁾	N/A ⁽³⁾	N/A ⁽³⁾	\$	1.50
3 to 4 hours	\$	2.00	N/A ⁽¹⁾	N/A ⁽³⁾	N/A ⁽³⁾	\$	2.00
PM Max	\$	2.00	N/A ⁽¹⁾	N/A ⁽³⁾	N/A ⁽³⁾	\$	2.00
<u>OVERNIGHT RATES</u>		<u>(1 AM - 6 AM)</u>		<u>(2 AM - 5 AM)</u>		<u>OVERNIGHT RATE</u>	<u>(2 AM - 8 AM)</u>
Hourly + Flat Rate	\$	2.00	N/A ⁽¹⁾	N/A ⁽⁴⁾	N/A ⁽⁴⁾	\$	4.00
<u>Lost Ticket</u>	\$	10.00	\$ 6.00	\$ 7.00	\$ 7.00	\$	12.00
<u>SPECIAL EVENTS</u>		<u>(Gampel/Jorgensen)</u>				<u>SPECIAL EVENTS</u>	
Low	\$	3.00	N/A ⁽²⁾	N/A ⁽⁶⁾	N/A ⁽⁶⁾	\$	4.00
High	\$	8.00	\$ 8.00	N/A ⁽⁶⁾	N/A ⁽⁶⁾	\$	4.00
							\$ 5.00



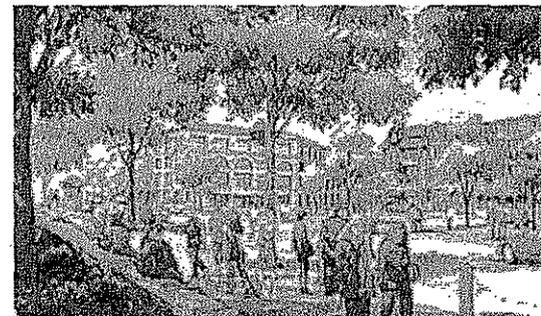
Estimated Transient Revenues

- Shoppers, Diners, Visitors to the offices and residences
- Land Use x Average Demand Ratio x Turnover x Average Ticket x Periods/Year
- Weekday Average: 821 cars/day, \$1.58/car
- Weekend Average: 987 cars/day, \$1.66/car

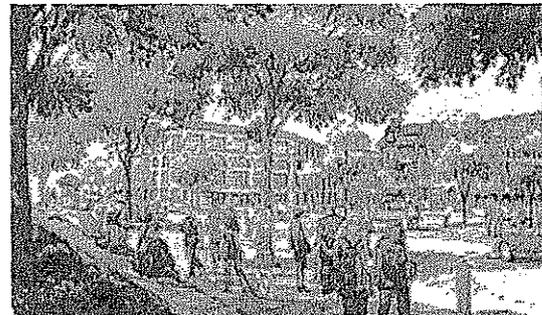
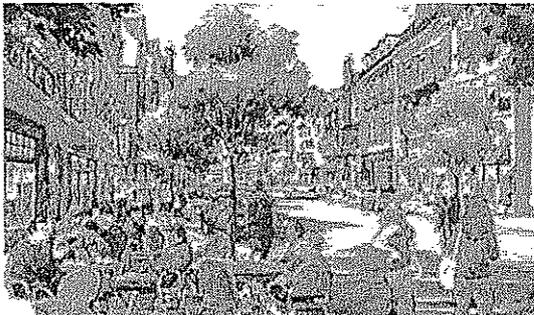
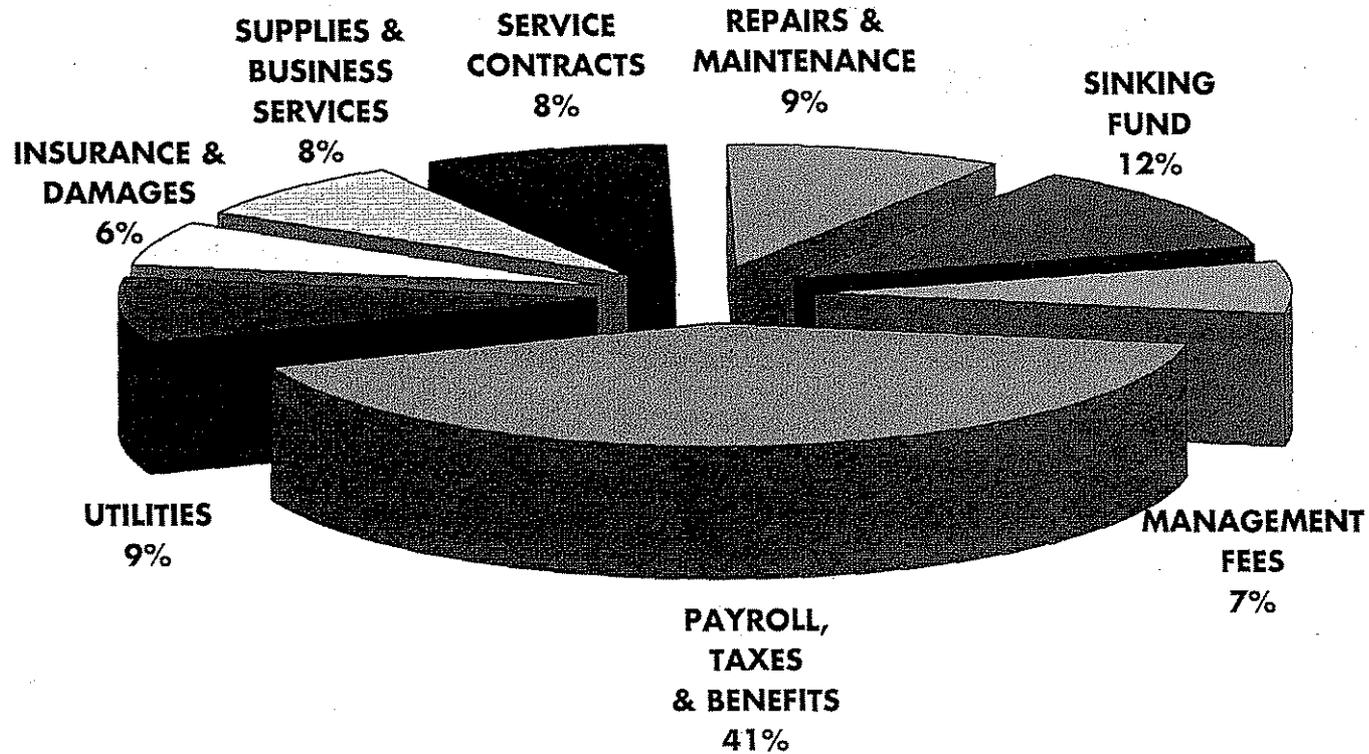


Estimated Lease Revenues

- Retail Employees Office Staff and Residents
- Land Use x Demand Ratio x Turnover x Lease Rate x Months/Year
- Discount: 103 leases, \$30.00/month
- General: 234 leases, \$40.00/month
- Residential: 349 leases, \$50.00/month



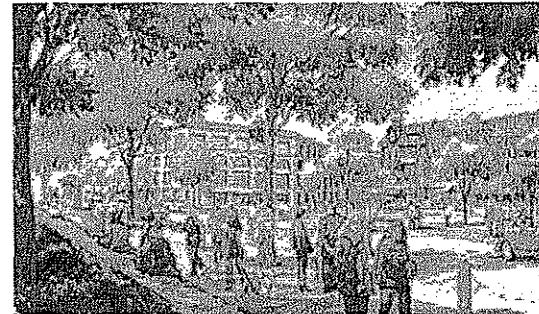
Projected Expenses



Conceptual Cash Flow*

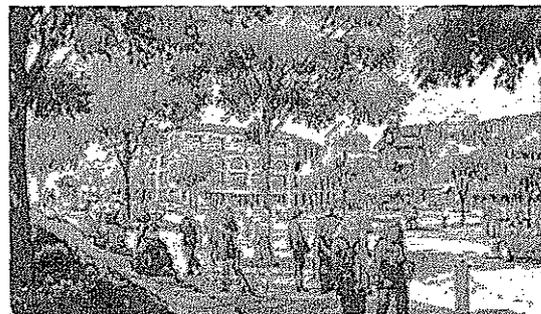
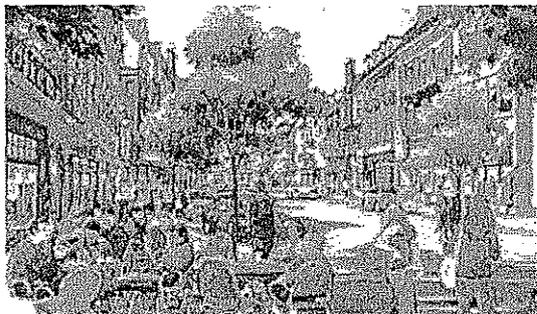
* Not to be used for financing or budgeting; subject to revision according to changes in programming and operating assumptions.

YEAR:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ESCALATION:	1.00	1.00	1.00	1.10	1.10
ABSORPTION:	0.50	0.60	0.70	0.80	0.90
Total Gross Revenue	\$ 374,690	\$ 449,630	\$ 524,570	\$ 659,460	\$ 741,900
Gross Rev./Space	\$ 682	\$ 819	\$ 956	\$ 1,201	\$ 1,351
INFLATION:	1.00	1.03	1.03	1.03	1.03
Total Operating Expenses	\$ 349,200	\$ 358,700	\$ 368,480	\$ 378,530	\$ 388,910
Op Exp/Space	\$ 636	\$ 653	\$ 671	\$ 689	\$ 708
Net Operating Income	\$ 25,490	\$ 90,930	\$ 156,090	\$ 280,930	\$ 352,990
NOI/Space	\$ 46	\$ 166	\$ 284	\$ 512	\$ 643



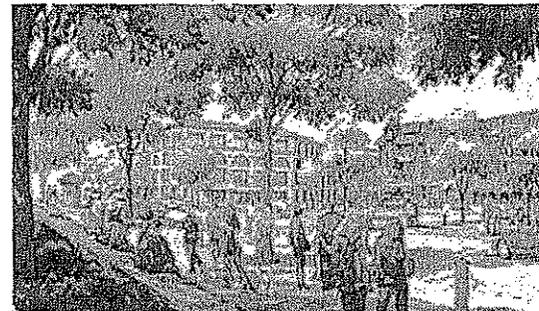
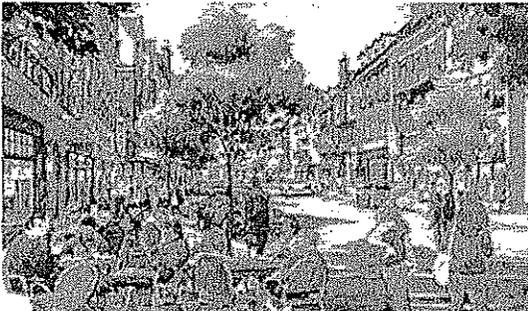
Management

- Type of Structure
 - Municipal
 - Private Contractor
- Oversight
 - Parking Authority
 - Parking Utility/Department
 - Downtown Improvement District
- Public Relations and Communications



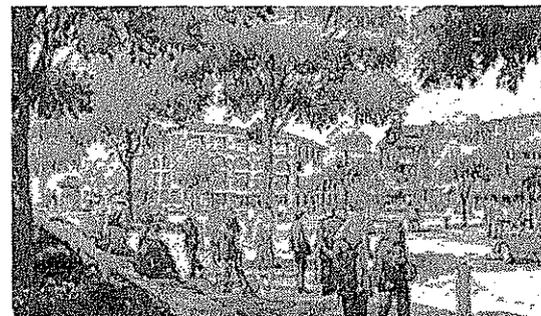
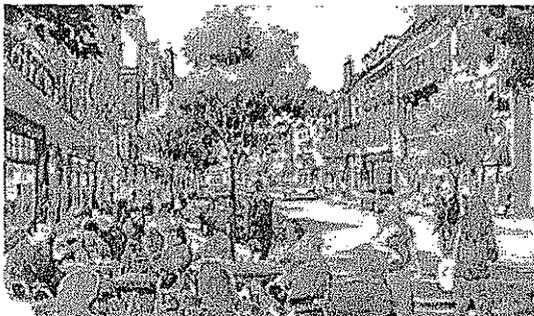
Operations

- Format
 - Lease vs. Concession vs. Management Agreement
- Duties
 - Management (Self-Park)
 - Valet Parking
 - Transportation Services
 - Enforcement/ Collections

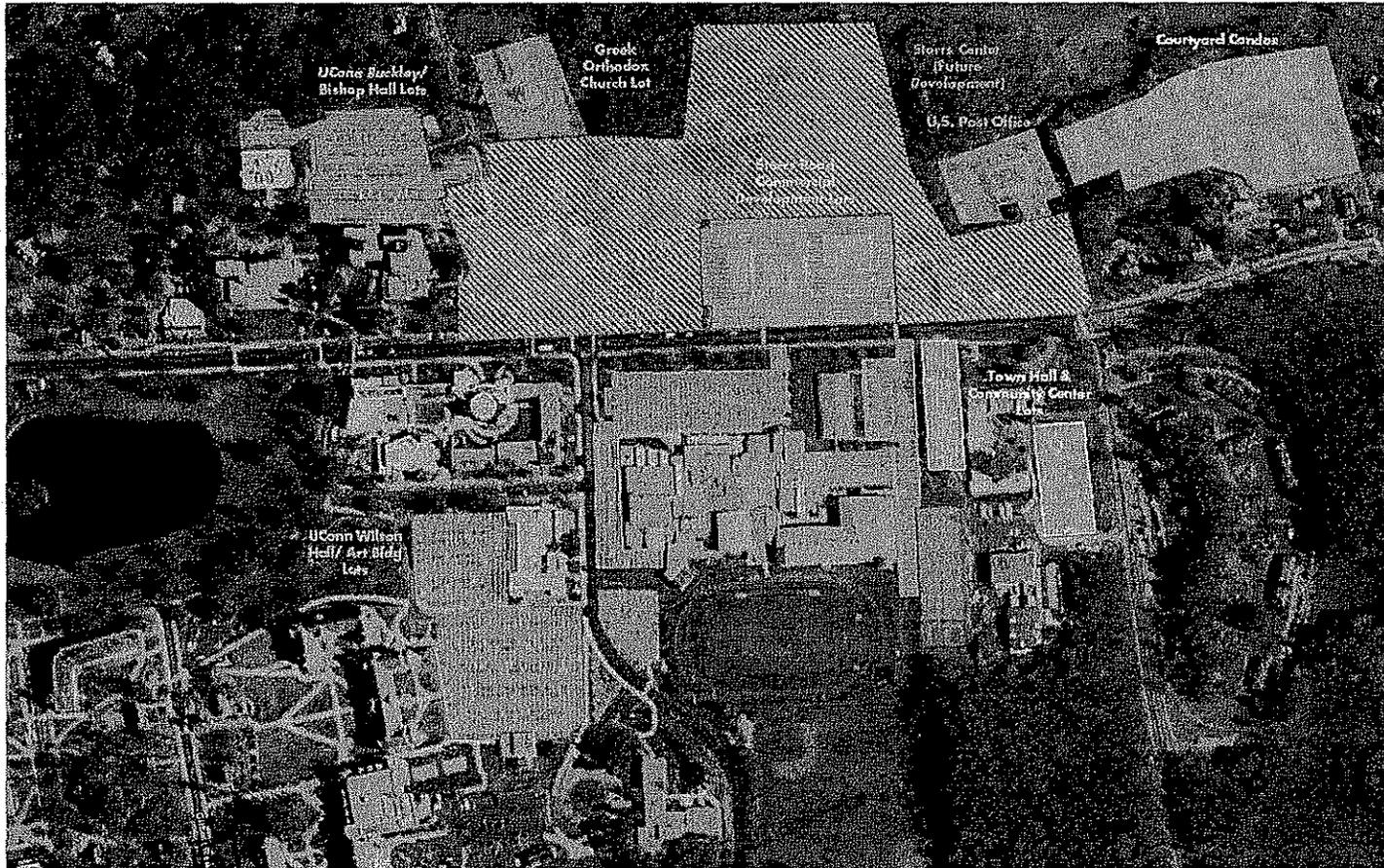


Day-to-Day Responsibilities

- Cashiering
- Janitorial duties
- Customer Service
- Interagency/ Stakeholder Collaboration
- Accounting/Bookkeeping
- Periodic Maintenance

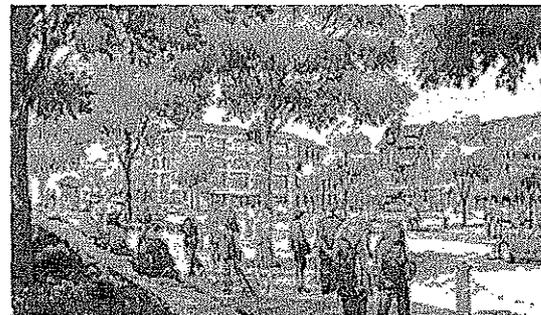


Adjacent Parking Facilities



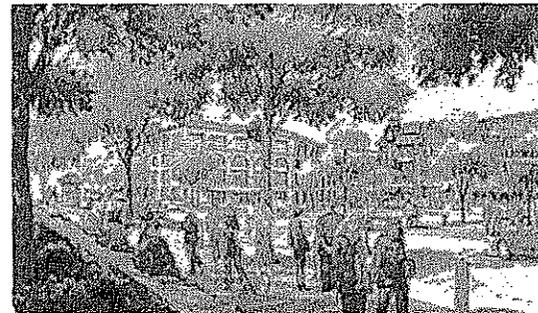
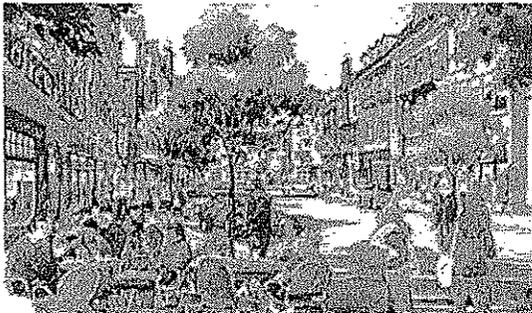
Enforcement

- “Necessary evil”
- Less capital cost, more operating expense
- Issues regarding granted authority
- Effectiveness predicated on collections
- Public relations aspects



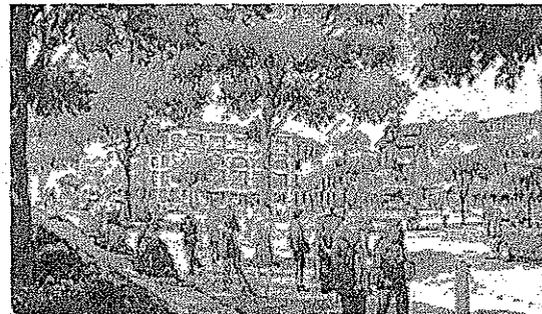
Access Control

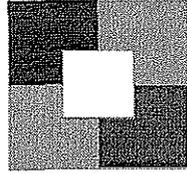
- Gates, ticket dispensers, card readers, meters, etc.
- More capital cost, less operating expense
- Perception
- Revenue potential
- “Attractive nuisance” considerations



Public Information

- Formation of a Steering Committee
- Development of a Parking Management Plan
- Outreach, Timing and Implementation
- Lessons Learned





STORRS
RETHINK MAIN STREET
CENTER

