



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager  
**CC:** Cherie Trahan, Director of Finance  
**Date:** August 24, 2009  
**Re:** Bond Issue - \$1,052,450 Land Acquisition Project

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**Subject Matter/Background**

As you know, at a referendum on November 7, 2006, our voters approved a resolution appropriating \$1,000,000 for acquisition of land or interests therein for open space, municipal or passive or active recreational uses, and authorizing the issuance of bonds and notes for the same. I have recently learned from our bond counsel that due to a lack of expenditures or encumbrances against this appropriation, this authorization expired on July 1, 2009. Section 506(3)(f) of the Mansfield Town Charter provides that "Any such project shall be deemed to have been abandoned if three fiscal years shall elapse without any expenditure from or encumbrance of the appropriation." While we have had recent expenditures for open space purposes, we have utilized existing funds from the open space account and have not needed to access the \$1,000,000 appropriation.

As you know, the Town's open space preservation program has proven very successful, and we have been able to purchase hundreds of acres of land to preserve wildlife habitat, and to promote passive recreation and other important land use goals. Mansfield presently owns or holds easements on approximately 2,175 acres of land in town. One of the key factors to our success has been access to a dedicated fund available for land purchases. With acquisition of the Dorwart property, the Lions Memorial Park and the planned purchase of the Moss Sanctuary, the Open Space Fund currently has a balance of approximately \$208,000, of which \$72,000 may be needed for repairs to the dam at the Moss Sanctuary.

To ensure the continued success of our open space preservation program, the Town will need to find a means to replenish the Open Space Fund over time, given the challenging economic conditions. Staff and I have discussed this issue with the Finance Committee, and the committee has requested that the Town Council consider adding a question to the November 2009 ballot seeking authorization from our voters to appropriate \$1,052,450 (including issuance costs) for the acquisition of open space and related uses. Because this appropriation would exceed one percent of the Town's annual budget, the proposal must be approved by consecutive actions of the Town Council and the voters at referendum.

If the Town Council wishes to place a question on the November 2009 ballot, staff recommends that the Council adopt the attached resolutions prepared by our bond counsel. The resolutions would accomplish the following:

- 1) Appropriate a sum of \$1,052,450 for the project, and authorize the issue of bonds and notes to finance the appropriation; and
- 2) Establish a referendum to be scheduled for the Town's regular election on November 3, 2009.

Other options that the Council may wish to consider to sustain the Open Space Fund over time include an annual contribution from the General Fund or Capital Non-recurring Fund, or seeking a bond authorization from the voters at the November 2010 election. (The 2009 election is for local offices only. The 2010 election includes various state and federal offices, which might generate greater turnout.) However, nothing would preclude the Council from pursuing either of these additional options if the voters were to reject the question on the November 2009 ballot or if the question were to fail due to insufficient turnout. (For a bond referendum to be approved, Section C407 of the Charter requires a favorable vote of at least 15 percent of the voters on the most recently revised registry list.)

#### **Financial Impact**

The financial impact of this proposal would consist of the cost to issue and pay back the bonds. The bond issue would be by competitive sale. A proforma debt schedule will be provided to reflect the estimated debt payment impact through maturity.

#### **Legal Review**

The Town's bond counsel has reviewed the proposal in detail, and has prepared the resolutions listed below for adoption by the town council.

#### **Recommendation**

Due to the support of the Town Council and our voters, we are fortunate to have in Mansfield one of the most successful open space preservation programs in the state. In order to ensure the continued success of the program, it is important to sustain the Open Space Fund.

If the Town Council desires to seek authorization from the voters at the November 2009 election to appropriate \$1,052,450 (including issuance costs) for the acquisition of open space and related uses, the following resolutions are in order:

#### **RESOLUTION APPROPRIATING \$1,052,450 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.**

RESOLVED,

(a) That the Town of Mansfield appropriate ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450) for costs related to the acquisition by the Town of one or more parcels of land or interests therein for open

space, municipal, or passive or active recreational uses, or any combination thereof, after referral of any such proposed acquisition to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of the Connecticut General Statutes, Revision of 1958, as amended, and approval by the Town Council following a public hearing held on not less than five days' published notice. The appropriation may be spent for survey fees, feasibility and planning studies related to potential acquisitions, legal fees, net temporary interest and other financing costs, and other expenses related to the project.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

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

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town

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

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

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the acquisitions and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

#### **RESOLUTION ESTABLISHING REFERENDUM ON ACQUISITION OF LAND FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES.**

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 6 of this meeting, appropriating \$1,052,450 for acquisition of land or interests therein for open space, municipal, or passive or active recreational uses and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

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

**"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$1,052,450 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"**

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

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office.

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

**Attachments**

- 1) Town Owned Land and Conservation Easements
- 2) Mr. Nesbitt's Proposed Amendment to Open Space Bonding Resolution

| <b>SUMMARY</b>  |  |                |
|---|--|----------------|
|   |  |                |
|   |  |                |
|   |  |                |
|   | <i>Total Acres of Land with Buildings/Facilities:</i>          | <b>161.40</b>  |
|   | <i>Total Acres of Land with Individual Management Plans:</i>   | <b>1307.41</b> |
|   | <i>Total Acres of Land with Grouped Management Plans:</i>      | <b>318.97</b>  |
|   | <i>Total Acres in Easements:</i>                               | <b>388.43</b>  |
|   | <i>Total Acres of Town Owned Land and Easements</i>            | <b>2176.21</b> |
|   |  |                |
|   | <i>Pending</i>   |                |
|   | <i>Total acres of pending land in Grouped Management Plans</i> | <b>68.91</b>   |
|   | <i>Total Pending Land in Easements</i>                         | <b>66.91</b>   |
|   | <i>Total Pending</i>   | <b>135.82</b>  |
|   |  |                |
| <b>Overall Notes:</b>   |  |                |
| 1. Excludes roads owned by the Town   |  |                |
| 2. Does not include two parcels owned by the Mansfield Housing Authority  |  |                |
| 3. Through a lease arrangement, the Town manages active recreational uses at the 55-acre Lions Club property west of Wormwood Hill Rd.  |  |                |
| 4. Through a lease arrangement, the Town manages a 44-acre open space parcel along Nelson's Brook between Birch Road and Middle Turnpike.   |  |                |
| 5. Through a lease arrangement, the Town maintains limited public access rights from Depot Road to the Willimantic River.   |  |                |
| 6. Through an easement arrangement with J. James, the Town maintains an open space and recreation easement on approximately 4.5 acres of land adjacent to Schoolhouse Brook Park (between Clover Mill Road and Browns Road) |  |                |
| 7. There is a trail agreement with John Troyer for a trail on his property connecting to the Southern portion of Dunhamtown Forest.   |  |                |
|   |  |                |

| <b>Land with Buildings/Facilities</b>                 |   |                |
|---|---|----------------|
| <b>Name</b>   | <b>Location</b>                               | <b>Acreage</b> |
| Audrey P. Beck Building                               | So. Eaglville Rd                              | 5.40           |
| Buchanan Center(Library)                              | Warrenville Rd. (Rt.89)                       | 4.10           |
| Discovery Depot (Childcare center)                    | Depot Rd.                                     | 15.60          |
| Eagleville Fire Dept.                                 | Storrs Rd.(Rt. 195                            | 1.00           |
| Goodwin School  | Hunting Lodge Rd.                             | 11.80          |
| Gurley (Pink Ravine) Cemetery                         | Bonemill Rd                                   | 1.80           |
| Middle School   | Spring Hill Rd.                               | 25.00          |
| New Mansfield Center Cemetery                         | Cemetery Rd                                   | 4.40           |
| Old Eagleville Schoolhouse                            | Stafford Rd (Rt 32/S. Eagleville Rd.(Rt. 275) | 1.70           |
| Old Mansfield Center Cemetery                         | Storrs Rd. at Cemetery Rd                     | 1.50           |
| Old Town Hall (Historical Society)                    | Storrs Rd.( Rt, 195                           | 0.70           |
| Reynolds School (storage use                          | Depot Rd.                                     | 1.00           |
| Senior Center   | Maple Rd.                                     | 1.90           |
| Southeast School                                      | Warrenville Rd. (Rt.89)                       | 16.10          |
| Town Garage/Dog Pound                                 | Clover Mill Rd.                               | 20.00          |
| Transfer Station                                      | Warrenville Rd. (Rt.89)                       | 26.70          |
| Vinton School   | Stafford Rd (Rt 32)                           | 22.70          |
| <b>Total Acres of Land with Buildings/Facilities:</b> |   | <b>161.40</b>  |

| <b>Parks and Other Land with Site-Specific Management Plans</b> |  |                |
|---|--|----------------|
| <b>Name</b>   | <b>Location</b>  | <b>Acreage</b> |
| Baxter Farm   | E. side of Baxter Rd.  | 25.80          |
| Old Spring Hill Field (former Bodwell Farm)                     | Spring Hill Rd. (N. of Mansfield Middle School)  | 6.50           |
| Bicentennial Pond/Schoolhouse Brook Pond                        | N. Side of Clover Mill Rd.   | 170.00 *       |
| Crane Hill Field  | 950 ' of frontage along Crane Hill Road  | 12.23          |
| Common Fields/Col. E Storrs Field                               | Bassetts Br/Cemetery/Storrs Rd   | 19.00          |
| Coney Rock Preserve   | Mulberry Road includes a 9-acre open space dedication from Horseshoe Hts subdiv. Does not include Mullane Property (17-acres- Proposal Rock) or Chapin Property (134-acres). Managed together with Joshua's Trust as one property. | 68.25          |
| Dunhamtown Forest   | S. of Dunham Pond Rd./, Fieldstone Drive, former Dunnack Property, former Sibley Property, and Maxfelix Drive  | 226.13         |
| Eagleville Preserve   | Stafford Rd./ E. of Willimantic River  | 23.00          |
| Fifty Foot  | East/ Storrs Roads   | 102.00         |
| Wolf Rock Access (Ferguson Property)                            | Crane Hill Road  | 1.19           |
| Harakaly Property   | Warrenville Rd. (South of Mt Hope Rd)  | 0.80           |
| Little Lane Property  | Little Lane  | 1.90           |
| McGregor Property   | Stonemill Rd./ E of Fenton River   | 2.20           |
| Merrow Meadow   | Merrow Road  | 16.00          |
| Mt. Hope Park   | Warrenville Rd.  | 35.33          |
| Porter Meadow   | Storrs. Rd. opposite Puddin Lane   | 6.80           |
| Schoolhouse Brook Park  | So. Side of Clover Mill Rd (Includes Barrows, Hall, Swanson Larkin Property, Morneau)  | 329.37         |
| Shelter Falls Park  | Birch/ Hunting Lodge Roads   | 75.10          |
| Spring Hill Field   | Spring Hill Road   | 16.00 *        |
| Sunny Acres park  | Meadowbrook Lane   | 6.50           |
| Thornbrush Road Property  | Thornbrush Road (Off Old Kent Rd)  | 0.90           |

Town Owned Land and Conservation Easements As of September 1, 2008

|  |   |                |
|--|---|----------------|
| Torrey Property  | S. side of Gurleyville Rd. W of Fenton River  | 28.80          |
| Saw Mill Brook Preserve                                      | South of Crane Hill Rd along Sawmill Brook Includes Fesik property and Landlock parcel purchased from the Vernon Family). | 78.50          |
| White Cedar Swamp  | Mansfield City/ White Oak Roads (includes Wild Rose Estates Phase I open space dedication).                               | 45.41          |
| River Park (Plains Rd)                                       | Land Swap with UConn for Middle Turnpike Property   | 10.00          |
| Dorwart Preserve   | Mulberry Road .   | 55.20          |
| Moss Sanctuary   | On the corner of Rte 275 and Rte 195. Frontage on Birchwood Hts Road  | 134.50         |
| <b>Total Acres of Land with Individual Management Plans:</b> |   | <b>1497.41</b> |
| <b>Note: * = portions of one 231-acre parcel</b>             |   |                |

| <b>Open Space Land with Grouped Management Plans</b>                               |                |
|--|----------------|
| <b>Name</b>  | <b>Acreage</b> |
| Baxter Rd (Baxter Estates) Includes ROW between Baxter Road and Town of Willington | 24.60          |
| Birchwood Heights Rd.  | 1.40           |
| Bone Mill Rd (Bonemill Estates)  | 2.89           |
| Boulder Lane   | 6.30           |
| Candide Lane (N. of Stearns Rd. includes segment of Cider Mill Brook)              | 3.61           |
| Cedar Swamp Rd (Toll Rd Subdivision)   | 7.55           |
| Chatham Drive (3 parcels)  | 8.30           |
| Cheney Drive   | 1.10           |
| Costello Circle  | 0.90           |
| Coventry Rd.   | 1.20           |
| Coventry Rd. (Smith Farms Subdivision)   | 32.70          |
| Crane Hill Rd.   | 1.20           |
| Davis Rd.  | 1.50           |
| Deerfield Lane   | 17.00          |
| Elizabeth Rd.  | 4.00           |
| Ellise Road  | 2.00           |
| Farmstead Road   | 2.10           |
| Fellen Road  | 0.90           |
| Gurleyville Road (east of Bundy Lane)  | 1.20           |
| Highland Road (corner of Stearns Rd.)  | 21.90          |
| Hillcrest Drive  | 0.20           |
| Hillyndale Road  | 2.10           |
| Holly Drive  | 1.60           |
| Homestead Drive (2 parcels)  | 5.70           |
| Jacobs Hill Road   | 2.70           |
| Jackson Lane (Aurora Estates)  | 4.56           |
| Kaya Lane  | 9.40           |
| Lorraine Drive   | 2.10           |
| Mansfield City Rd/Beacon Estates Dr (Smith Farms 2)                                | 51.27          |
| Mansfield City Rd/Jonathan Rd (Wild Rose2)   | 12.74          |
| North Eagleville Road(two groups of parcels at Meadowood Road)                     | 3.60           |
| North Eagleville Road/ Hillyndale Rd.  | 3.30           |
| Philip Drive   | 5.90           |
| Meadowbrook Ln opposite Pollack Rd (Pine Grove Subdivision)                        | 0.85           |
| Monticello Lane  | 1.40           |
| Monticello Lane (Fellows Estates)  | 17.14          |
| Mulberry Rd (Mulwood West)   | 5.80           |
| Quail Run Road (Vinton Woods subdivision)  | 6.45           |
| Russet Lane  | 0.90           |
| Sawmill Brook Lane   | 13.80          |
| Scottron and Sheffield/Fern Road (Chatham II)                                      | 11.42          |
| South Eagleville Rd/Old Schoolhouse Rd   | 0.99           |
| Stafford Road (North of Coventry Road)   | 9.90           |
| Stafford Road (South of Cider Mill Road)   | 6.00           |
| Stearns Road (No. side East of Vinton School)                                      | 2.30           |
| Stearns Road (So. Side between Stafford and Woodmont Roads)                        | 6.20           |
| Warrenville Rd. (South of Mt Hope Rd)-Stephen Estates                              | 0.80           |

Town Owned Land and Conservation Easements As of September 1, 2008

|  |  |               |
|--|--|---------------|
| Storrs Road (So. Of Cedar Swamp Road)                            |  | 4.00          |
| Thomas Drive   |  | 5.50          |
| Westgate Lane  |  | 0.90          |
| Woodmont Drive   |  | 1.70          |
| <b><i>Total Acres of Land with Grouped Management Plans:</i></b> |  | <b>318.97</b> |
|  |  |               |

| <b>Open Space Land with Grouped Management Plans (Cont.)</b>          |              |
|---|--------------|
| <b>Pending land to be deeded to the Town</b>                          |              |
| Storrs Road Willington Town Line (Windwood Acres/Baxter Estates II)   | 26.10        |
| Warrenville Road/Dodd Road (Quiet Meadow)                             | 38.74        |
| Stafford Road-adjacent to Vinton School (Unistar Developments)        | 4.07         |
| <b><i>Total acres of pending land in Grouped Management Plans</i></b> | <b>68.91</b> |

| <b>Conservation Easements</b>                                      |                |
|--|----------------|
| <b>Land Protected with Written Agreements with the Town</b>        |                |
| <b>Name</b>  | <b>Acreage</b> |
| Adeline Pl. (Pine Grove subdivision)                               | 1.50           |
| Bassetts Bridge Rd. (Hawthorne Park Subdivision)                   | 1.47           |
| Bedlam Rd (Aurora Estates)   | 2.24           |
| Birch Road/Hunting Lodge Rd.(Highbrook subdivision)                | 3.80           |
| Brookside Lane (Deer Ridge subdivision)                            | 3.00           |
| Brookside Lane (Deer Ridge subdivision)                            | 3.00           |
| Browns Rd. (Southern portion of Schoolhouse Brook Park)            | 4.50           |
| Browns Rd, (Well House Subdivsion)                                 | 1.58           |
| Browns Road (Kidderbrook Estates) 3 lots                           | 9.84           |
| Browns Rd and Crane Hill Rd (Sawmill Valley Estates)               | 21.02          |
| Candide Lane (Ouimette/ Pichey Parcels)                            | 1.00           |
| Candide Lane/Stearns Road (Pond View Estates)                      | 0.73           |
| Candide Lane (Candide Lane Subdivision-Larry Ross)                 | 0.71           |
| Chatham Dr. (2 parcels)  | 1.60           |
| Chatham II (in 4 parcels)  | 0.36           |
| Conantville Rd. (Ledgebrook)                                       | 3.00           |
| Coventry Rd. (Smith Farms Subdivision)                             | 32.30          |
| Crane Hill Road (Dressler & Weitz Subdivsion)                      | 2.75           |
| Crane Hill Road (Palmer Property (DevelopmentRights))              | 14.00          |
| Davis Rd. (Gifford Estates subdivision)                            | 15.00          |
| Dunham Pond Road/Rte 275 (Dunham Farm Estates)                     | 8.13           |
| Dunnock (Dunnock Acres)  | 5.52           |
| Ellise Road (Glen Terrace V)                                       | 29.66          |
| East Rd/Windswept Ln (Windswept Manor subdivision)                 | 6.30           |
| Fieldstone Drive (Maplewoods subdivision)                          | 13.80          |
| Hanks Hill Rd (Hanks Hill Estates)                                 | 3.75           |
| Hunting Lodge Rd. (Semarakis)                                      | 0.87           |
| Highland Rd./Stoneridge Lane(Laurel Ridge subdivision)             | 7.00           |
| Hillyndale Rd. (Lynwood subdivision)                               | 1.90           |
| Homestead Dr. (Homestead Acres subdivision)                        | 2.00           |
| Hunting Lodge Rd (#97) (UConn Foundation)                          | 4.00           |
| Lorraine Dr.(Woodland Estates subdivision)                         | 5.00           |
| Maple Road (Gifford Estates)                                       | 5.67           |
| Maple Rd/MaxFelix Dr. (Maplewoods Sect. 2 subdivision)             | 18.93          |
| Maple Road (Mapleview Farms subdivision)                           | 11.50          |
| Maple Road (Nursing and Rehab Center)                              | 3.00           |
| Middle Turnpike (Favretti property)                                | 7.70           |
| Monticello Lane (Fellows Estates)                                  | 3.46           |
| Moulton Rd. (Raynor Subdivision)                                   | 1.18           |
| Mt Hope Road (Mt Hope Rd)  | 3.14           |
| Mulberry Road (Partridge Way subdivision section 2)                | 4.75           |
| Mulberry Road (Partridge Way subdivision)                          | 4.30           |
| Nipmuck Rd. (Fenton Valley subdivision)                            | 0.50           |
| South Bedlam Rd. (Buhrman Estates Subdivision, Sections 1,2 and 3) | 16.70          |
| South Eagleville Rd. (Crossing at Eagle Brook subdivision)         | 11.80          |
| South Eagleville Rd. (Mansfield Cooperatives project)              | 15.70          |

Town Owned Land and Conservation Easements As of September 1, 2008

|   |  |               |
|---|--|---------------|
| Spring Hill Rd. (resubdivision of Gifford Estates, lot 27)          |  | 2.90          |
| Stearns Rd./Candide Ln (Pondview subdivision)                       |  | 0.73          |
| Storrs Rd. (Cantor Grous Subidivision)                              |  | 6.40          |
| Storrs Heights Rd. (Janes property)                                 |  | 1.70          |
| <b>Conservation Easements</b>                                       |  |               |
| <b>Land Protected with Written Agreements with the Town (Cont.)</b> |  |               |
| Storrs Rd. (Norling property)                                       |  | 7.00          |
| Warrenville Rd.(Roaring Brook subdivision)                          |  | 3.20          |
| Warrenville Rd.(Stephen Estates) 2 parcels                          |  | 12.50         |
| White Oak Rd. (Cider Farms II subdivision)                          |  | 6.00          |
| Wildwood Rd.(Nichols/Hepple property)                               |  | 0.50          |
| Woodland Rd. (Best Subdivision)                                     |  | 5.20          |
| Wormwood Hill Rd. (Abbe Estates subdivision)                        |  | 0.30          |
| Wormwood Hill Rd. (Abbe Estates subdivision)                        |  | 2.49          |
| Wormwood Hill Rd (Mulwood East)                                     |  | 8.17          |
| Mulberry Road (Mulwood West)  |  | 2.90          |
| Wormwood Hill Rd. (Little Divide subdivision)                       |  | 4.00          |
| Wormwood Hill Road (MacFarland Acres)                               |  | 4.78          |
| <b>Total Acres in Easements:</b>                                    |  | <b>388.43</b> |
|   |  |               |
| <b>Pending Conservation Easements</b>                               |  |               |
|   |  |               |
| Dodd Road-Laguardia Lane (Quiet Meadow Subdivision)                 |  | 7.41          |
| Wormwood Hill Rd/Knowlton Rd (Green) Conservation Easement          |  | 45.00         |
| Wormwood Hill Rd/Knowlton Rd (Green) Agricultural Easement          |  | 14.50         |
| <b>Total Pending Land in Easements</b>                              |  | <b>66.91</b>  |

To: Fellow Councilors  
From: Gene Nesbitt

I am asking you to consider the following as part of the bonding resolution for open space.

Background:

Mansfield currently has a significant amount of town owned land acquired through the long-standing open space program including that required by P & Z.. It is comprised of a mix of isolated parcels, connected trails and parcels designated for recreational uses. There are variable on-going maintenance costs and in some cases needed improvements to some of the parcels.

A bond authorization has a long-term budgetary impact (prin & interest) when it is activated. Therefore, the public should have a good understanding of the status of our open space and the current commitments before voting on additional funding. Furthermore, some questions have been raised as to the current utilization and maintenance of some parcels and the current costs of maintenance or needed improvements. These need to be answered before a referendum so voters can make their decisions based on as many facts about the current program as possible to ascertain the current costs of investment as well as the future additional costs..

Furthermore, the analysis will provide a basis for the public (through strategic planning?) and the Council to refine priorities to maximize current and future open-space investments during these tight budget times.

I propose to add the following as an amended to the open-space bonding resolution.

The Town Manager is directed to provide the following analysis concerning Town-Owned properties acquired through the open-space program including those parcels acquired through planning an zoning trasactions by October 1, 2009..

- 1) An inventory of all Town owned open-space properties
- 2) The status of each property including:
  - a) Is it improved, if applicable, and used for what purpose?
  - b) Is it connected to other parcels providing a functional unit or is isolated? If isolated, what is the potential use?
  - c) Who has responsibility for management of each parcel?
  - d) Does the parcel need improvements? If so, what are the estimated cost of the improvements
  - e) What is the current estimated usage/yr for each parcel?
  - f) Is income generated? . What is the estimated income if applicable?
- 3) What is the estimated cost of maintenance /yr for each parcel? Who provides the maintenance- P &R, PW?
- 4) Recreation fields
  - a) What is the cost of maintenance- who provides?
  - b) What improvements are needed? Estimated costs?
  - c) What is the approximate income generated?

I will appreciate your consideration of this addition.



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager  
**CC:** Cherie Trahan, Director of Finance; Lon Hultgren, Director of Public Works  
**Date:** August 24, 2009  
**Re:** Bond Issue – Public Works Projects

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**Subject Matter/Background**

As you may recall, the Stone Mill Road and Laurel Lane Bridges have received 80 percent federal bridge grants requiring a 20 percent local match to be financed through bond funds. Additionally, the bikeway/walkway work on Hunting Lodge Road (between N. Eagleville and Birch) and a salt shed have been identified in the last few years as projects to be financed via bonding. The amounts to be bonded for each project are as follows:

| Project                           | Total Design<br>& Construction<br>Costs | Local<br>Share   | Estimated Bond<br>Issuance Costs | Bond<br>Authorization<br>Amount |
|-----------------------------------|---|------------------|----------------------------------|---------------------------------|
| Stone Mill Road Bridge            | \$1,651,450                             | \$330,300        | \$ 86,600                        | \$1,738,050                     |
| Laurel Lane Bridge                | \$1,288,220                             | \$260,000        | \$ 67,570                        | \$1,355,790                     |
| Hunting Lodge Bikeway/<br>Walkway | \$ 100,000                              | \$100,000        | \$ 5,250                         | \$ 105,250                      |
| Salt Shed                         | <u>\$ 250,000</u>                       | <u>\$250,000</u> | <u>\$ 13,130</u>                 | <u>\$ 263,130</u>               |
|                                   | \$3,289,670                             | \$940,300        | \$172,550                        | \$3,462,220                     |

As discussed during the budgeting process, our plan is to finance these projects via a bond issue. Because in the aggregate the appropriations would exceed one percent of the town's annual budget, the proposals must be approved by consecutive actions of the Town Council and the voters at a referendum. The bikeway/walkway project and the salt shed project would also be submitted to a Special Town Meeting in the nature of a public hearing to be held not less than one week and not more than two weeks prior to the referendum.

If the Town Council wishes to submit the proposed bond issue to the voters, staff recommends that the council adopt the resolutions prepared by our bond counsel. The resolutions would accomplish the following:

- 1) Appropriate the sums of and aggregate \$3,093,840 for the bridge replacement projects, \$105,250 for the bikeway/walkway project and \$263,130 for the salt shed project, and authorize the issue of bonds and notes to finance the appropriations;

- 2) Establish a special town meeting on October 26, 2009 to consider bikeway/walkway project and the salt shed project; and
- 3) Establish a referendum to be scheduled for the town's regular election on November 3, 2009.

### **Financial Impact**

The financial impact of this proposal would consist of the cost to issue and pay back the bonds. A proforma debt schedule will be provided to reflect the estimated debt payment impact through maturity. Maintenance costs of the two bridges to be replaced will be reduced over the next 50 years. Some additional costs to maintain the Hunting Lodge Road bikeway/walkway will be incurred. Considerable savings in storing deicing materials and mixed materials in the salt shed will be realized. The issue would be by competitive sale.

### **Legal Review**

The Town's bond counsel has reviewed the proposal in detail, and has prepared the resolutions listed below for adoption by the town council.

### **Recommendation**

While we continue to be in very tight financial times, these projects are needed now and cannot be deferred any longer without serious consequences. Both bridge projects carry substantial federal grants. The section of the Hunting Lodge bikeway/walkway is needed for pedestrian (and vehicle) safety on this popular section of the road. The salt shed will enable to store expensive deicing materials and mixes out of the rain and snow. For these reasons, we recommend that the council adopt the proposed resolutions necessary to move these important projects forward.

If the Town Council supports this recommendation, the following resolutions are in order:

### **(1) RESOLUTION APPROPRIATING \$3,093,840 FOR REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.**

RESOLVED,

(a) That the Town of Mansfield appropriate THREE MILLION NINETY-THREE THOUSAND EIGHT HUNDRED FORTY DOLLARS (\$3,093,840) for costs related to the design, construction and inspection of replacements to the Stone Mill Road and Laurel Lane bridges. The project is contemplated to be completed substantially in accordance with the plans entitled "Replacement of Bridge No. 04731 Stone Mill Road Over Fenton River" and the plans entitled "Replacement of Bridge No. 05366 Laurel Lane over Mount Hope River", prepared by GM2 Associates, Inc. The appropriation may be spent for design, construction and inspection of construction costs, materials, engineering fees, survey fees, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the

project as so reduced or modified. The Town anticipates receiving Federal bridge project grants of eighty percent (80%) of the eligible project cost to defray in part the appropriation.

(b) That the Town issue its bonds or notes, in an amount not to exceed THREE MILLION NINETY-THREE THOUSAND EIGHT HUNDRED FORTY DOLLARS (\$3,093,840) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed THREE MILLION NINETY-THREE THOUSAND EIGHT HUNDRED FORTY DOLLARS (\$3,093,840). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

[See Resolution Paragraphs (d) through (g) below]

**(2) RESOLUTION APPROPRIATING \$105,250 FOR CONSTRUCTION OF THE HUNTING LODGE ROAD BIKEWAY/WALKWAY AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.**

RESOLVED,

(a) That the Town of Mansfield appropriate ONE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$105,250) for costs related to the construction of the Hunting Lodge Road Bikeway/Walkway. The project is contemplated to be completed substantially in accordance with the plans entitled "Hunting Lodge Road Pedestrian/Bikeway" prepared by the Town of Mansfield Department of Public Works dated revised October, 2008. The appropriation may be spent for construction and inspection of construction costs, materials, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$105,250) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended,

and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed ONE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$105,250). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

[See Resolution Paragraphs (d) through (g) below]

**(3) RESOLUTION APPROPRIATING \$263,130 FOR CONSTRUCTION OF A SALT STORAGE SHED TO BE LOCATED AT THE MANSFIELD PUBLIC WORKS DEPARTMENT COMPLEX AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.**

RESOLVED,

(a) That the Town of Mansfield appropriate TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$263,130) for costs related to the construction of a salt storage shed to be located at the Mansfield Public Works Department complex, 230 Clover Mill Road in Mansfield. The project is contemplated to be for a salt storage area capable of storing approximately 2,000 tons of deicing materials and sand/aggregate mixtures. The appropriation may be spent for design, construction of concrete floors, walls, electrical, lighting, doors and other appurtenances as well as site work consisting of demolition, excavation, grading, forming, paving, drainage, retaining walls, knee walls, foundations, footings and sealing as well as inspection of construction costs, materials testing, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes, in an amount not to exceed TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$263,130) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$263,130). The notes shall be issued pursuant to Section 7-378 of the General

Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

[See Resolution Paragraphs (d) through (g) below]

*(NOTE: Paragraphs (d) through (g) below are incorporated into all of the above resolutions)*

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

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

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

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is

necessary or desirable to complete the project and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

**RESOLUTION ESTABLISHING REFERENDUM ON THE REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES IN MANSFIELD.**

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 7 of this meeting, appropriating \$3,093,840 for costs related to the design, construction and inspection of replacements to the Stone Mill Road and Laurel Lane bridges and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

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

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$3,093,840 FOR REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO DEFRAY THE PORTION OF SAID APPROPRIATION NOT FUNDED FROM GRANTS?"

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

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office.

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

## **RESOLUTION ESTABLISHING REFERENDUM ON THE CONSTRUCTION OF THE HUNTING LODGE ROAD BIKEWAY/WALKWAY**

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 7 of this meeting, appropriating \$105,250 for costs related to the design, construction and inspection of the Hunting Lodge Road Bikeway/Walkway and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, October 26, 2009 at 6:30 p.m., which Town Meeting the Town Council hereby authorizes the Mayor to call. The Town Council hereby designates said resolution for submission to the voters at referendum in the manner provided by Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and said Connecticut General Statutes including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

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

**"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$105,250 FOR CONSTRUCTION OF THE HUNTING LODGE ROAD BIKEWAY/WALKWAY AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"**

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

(c) The Town Clerk shall publish notice of such referendum votes as part of the notice of the Special Town Meeting to be held on October 26, 2009 and of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office. Absentee ballots will be available from the Town Clerk's office.

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

## **RESOLUTION ESTABLISHING REFERENDUM ON THE CONSTRUCTION OF A SALT STORAGE SHED**

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 7 of this meeting, appropriating \$263,130 for costs related to the design, construction and inspection of a Salt Storage Shed and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, October 26, 2009 at 6:30 p.m., which Town Meeting the Town Council hereby authorizes the Mayor to call. The Town Council hereby designates said resolution for submission to the voters at referendum in the manner provided by Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and said Connecticut General Statutes including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

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

**"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$263,130 FOR CONSTRUCTION OF A SALT STORAGE SHED TO BE LOCATED AT THE MANSFIELD PUBLIC WORKS DEPARTMENT COMPLEX AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"**

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

(c) The Town Clerk shall publish notice of such referendum votes as part of the notice of the Special Town Meeting to be held on October 26, 2009 and of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office. Absentee ballots will be available from the Town Clerk's office.

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