

REGULAR MEETING – MANSFIELD TOWN COUNCIL
May 10, 2010

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: Haddad, Kochenburger, Lindsey, Moran (7:55 p.m.), Paulhus, Ryan Schaefer

Excused: Keane, Paterson

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Mr. Ryan seconded to approve the minutes of the April 12, 2010 meeting as presented. Motion passed unanimously. Mr. Paulhus moved and Mr. Ryan seconded to approve the minutes of the April 26, 2010 meeting as presented. Motion passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, commented on Spring Weekend, Section 303 of the Town Charter and remarks made by a Councilor regarding Connecticut's taxing status. (Comments attached)

Stuart Sidney, Lynwood Road, spoke in support of reallocating State funds for the purpose of modifying a second family changing room at the Community Center to make it wheelchair accessible. Mr. Sidney also submitted a second letter regarding modifications to the changing room and a sidewalk from Glen Ridge to Maple Road. (Statements attached)

Mike Sikoski, Wildwood Road, expressed his concern with the presentation of a proclamation recognizing the Emergency Service and Public Safety personnel's efforts at Spring Weekend as it was not a successful weekend and a student was killed.

Chris Kueffner, Ravine Road, asked the Council to review the philosophy of the Community Quality of Life Committee. Mr. Kueffner believes the Town should promote education and not enforcement of regulations to address rental problems.

Mr. Schaefer moved and Mr. Paulhus seconded to move Item 4, Proclamation in Recognition of Emergency Services and Public Safety Personnel, as the next Item of business. Motion passed unanimously.

IV. REPORT OF TOWN MANAGER

Report attached.

The Town Manager reported that the revised state FY11 budget showed no changes for Mansfield and although the continuation of the conveyance tax was not passed during the session it will be during the special session in June.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Schaefer reported he had provided information to Ms. Wassmundt detailing Connecticut's low tax rate status.

Mr. Paulhus commented that education of students regarding how to be good neighbors has been an ongoing endeavor of the Town and the University for at least the last three years. The groups go out once in the spring and once in the fall.

Ms. Moran reported that she attended a meeting of the Willimantic River Alliance and was very impressed with their efforts to make the river accessible to all.

VI. OLD BUSINESS

1. An Ordinance Regarding Off Street Parking on Residential Rental Property
M. Paulhus moved and Mr. Schaefer seconded, effective May 10, 2010, to adopt the proposed Ordinance Regarding Off Street Parking on Residential Rental Property as presented at the April 26, 2010 public hearing. The ordinance shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Motion passed unanimously.

2. Community/Campus Relations

The Town/University Committee will be meeting on Tuesday May 11th in the Bishop Center. The USDA will hold a public information session on the animal health research center proposed for the Depot Campus on May 18th at 7:00 p.m. in the Bishop Center.

The Town Manager attended the fire department's after action review of Spring Weekend. Spring Weekend will also be discussed at the Town/University Committee meeting. By consensus the Council agreed to add Spring Weekend as an agenda item once the various reports have been completed. Issues to be discussed include community representation on President Hogan's task force, the possibility of doing more to hold private property owners responsible for what happens on their properties and possible additional actions the Town can take in response to Spring Weekend.

3. Community Water and Wastewater Issues

The Finance Committee discussed bonding options for the Four Corners project which will be presented under Committee reports.

VII. NEW BUSINESS

4. Proclamation in Recognition of Emergency Services and Public Safety

Mr. Ryan moved and Mr. Schaefer seconded, effective May 10, 2010, to authorize the Mayor to issue the attached Proclamation in Recognition of Emergency Services and Public Safety Personnel. (Proclamation attached)

Motion passed unanimously.

Deputy Gregory Haddad welcomed Fire Chief Dave Dagon, Deputy Chief/Director of Emergency Management John Jackman, Resident State Trooper Supervisor James Kodzis and Deputy Chief William "Chip" Jordan and presented the proclamation to them in recognition of the efforts of all the volunteers and paid staff. Deputy Mayor Haddad commented that despite the hard work of the all involved, tragedies do happen, but that does not take away from the efforts and work staff and volunteers put in to mitigate the risk.

5. Community Development Block Grant (CDBG) Program Amendment

Mr. Paulhus moved and Mr. Schaefer seconded to approve the following:

Whereas, the Town of Mansfield has received funds under the Connecticut Small Cities Community Development Block Grant (CDBG) Program for housing rehabilitation loan programs, administered by the State of Connecticut, Department of Economic and Community Development, pursuant to Title I of the Housing and Community Development Act of 1974 as amended; and

Whereas, the Town of Mansfield has expended those funds pursuant to Title I of the Housing and Community Development Act of 1974, the Code of Federal Regulations, and the Assistance Agreement, and,

Whereas, those funds received by the Town of Mansfield have generated Program Income.

NOW THEREFORE, BE IT RESOLVED BY THE MANSFIELD TOWN COUNCIL:

- 1) That it is cognizant of the conditions for the use of Program Income as prescribed by Title 24, Part 570, Section 489(e) and (f) of the Code of Federal Regulations.
- 2) That it realizes Program Income is governed by Title I of the Housing and Community Development Act of 1974.
- 3) That it may use Program Income only for the following activities:
 - a) The activity that generated the program income if the activity continues to meet the requirements of Title I of the Housing and Community Development Act of 1974.
 - b) Any additional activity that meets the requirements of Title I of the Housing and Community Development Act if the Town receives DECD's written approval to fund it with Program Income.
- 4) That it may use Program Income to fund Administrative and Program soft costs within the following limits:

Administrative Costs	16%
Total Administrative and Program Soft Costs (Housing Rehabilitation Activities <u>Only</u>)	25%
Total Administrative and Program Soft Costs (All Activities <u>Except</u> for Housing Rehabilitation)	21%
- 5) That it is hereby amending the Program Income Plan(s) that was adopted for the original activity that generated the Program Income to permit the funding of additional activities from that Program Income.

Motion passed with all in favor except Ms. Lindsey who voted no.

6. Appointment of Auditor to Conduct Financial Audit for Fiscal Year 2009/10

Mr. Ryan, Chair of the Finance Committee, moved, effective May 10, 2010, to appoint Blum Shapiro & Company, PC, to conduct the Town's annual financial audit for Fiscal Year 2009/10.

Motion passed unanimously.

7. Resolution to authorize Lease Purchasing Financing

Mr. Ryan, Chair of the Finance Committee, moved the following resolution:

Resolved:

1) That the Town Manager, Director of Finance and Treasurer or any two of them are authorized to enter into a lease purchasing agreement not to exceed \$325,000, and to determine the amount, interest rates, maturities and prepayment provisions, forms and other details of the agreement.

2) Principal and interest payments of the lease purchase agreements are subject to annual appropriation.

3) It is the intention of the Town of Mansfield that the lease purchase agreement will qualify as tax exempt debt; as such the Town Manager, Director of Finance, and Treasurer or any two of them are authorized to make such representations and covenants they deem necessary or advisable in order to maintain the continued exemption from federal income taxation on interest on the lease purchase agreement.

4) The Town reserves the right to reimburse itself from the proceeds of the lease purchase financing for any equipment pre-purchased from the approved equipment list.

Mr. Ryan commented that the Council has been moving away from leasing items but the resolution in question is for purchases made this year.

Motion passed unanimously.

8. Corporate Resolution – Investment Pool

Mr. Ryan, Chair of the Finance Committee, moved the following resolution:

Resolved, to designate Cheryl Trahan, Director of Finance, as the authorized individual to act on the Town of Mansfield's behalf, with full powers to bind the Town with respect to buying, selling, and exchanging shares of mutual funds held in the Town's accounts(s) and to execute and deliver any documents that may be required to open and to maintain accounts on behalf of the registered owner.

Motion passed unanimously.

9. Financial Statements Dated March 31, 2010

Mr. Ryan, Chair of the Finance Committee, moved, effective May 10, 2010, to accept the Financial Statements Dated March 31, 2010.

Motion passed unanimously.

10. PZC Referrals: Draft Zoning Revisions Regarding Definitions of Family and Boarding House/Political Signs

Ms. Moran moved and Mr. Schaefer seconded to communicate to the Planning and Zoning Commission that the Town Council supports the April 8, 2010 draft revisions to Mansfield's Zoning Regulations regarding the definition of family and boarding house.

Council members discussed whether or not this change would have the unintended consequence of increasing the demand for additional student

housing, the fact that current rentals would be grandfathered at the current definition, and the expansion of the definition to include a wider variety of families. Information presented to the Planning and Zoning Commission at the public hearing on the proposed change will be distributed to Council members. Mr. Kochenburger moved and Mr. Ryan seconded to postpone action on the motion until the next regular meeting.

Motion to postpone passed with all in favor except Ms. Moran who vote nay.

Ms. Moran moved and Mr. Schaefer seconded to communicate to the Planning and Zoning Commission that the Town Council supports the April 8, 2010 draft revisions to Mansfield's Zoning Regulations regarding political signs.

Director of Planning Greg Padick explained the state statute which requires towns to follow all planning and zoning regulations unless the town exempts itself unilaterally.

Ms. Moran moved and Mr. Paulhus seconded to amend the motion to add the following recommendations:

Political signs would be defined as election or referenda related material which advocate for or urges the defeat of a candidate or issue.

Development of a consistent plan for enforcement of the regulations regarding the removal of improperly placed signs on town property.

The motion passed with all in favor except Mr. Kochenburger who voted nay and Mr. Schaefer who was out of the room.

The motion as amended passed unanimously.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

Ms. Moran questioned the minutes of the Conservation Commission which detail communications between the Committee and the Department of Environmental Protection noting that recently the Committee on Committee recommended sustaining the Council policy regarding board and committee communications with outside agencies. Town Manager Matt Hart commented that the Town Clerk just recently sent an advisory to all boards and commissions restating the Council approved communication policy.

IX. REPORTS OF COUNCIL COMMITTEES

Finance Chair Bill Ryan reported that Gene Nesbitt, Chair of the Four Corners Water and Sewer Advisory Committee, requested the Finance Committee recommend the acceleration of the \$330,000 bonding for an engineering study by bringing it to a Town Meeting in June. To do so, the bonding issue will need to be considered by the Council at the May 24th meeting and a public hearing scheduled for the June 7th meeting. The item will be added to the next agenda. Mr. Ryan stated a similar process regarding \$263,000 of bonding for miscellaneous equipment and improvements will be recommended in the new fiscal year.

X. PETITIONS, REQUEST AND COMMUNICATIONS

Ms. Lindsey requested a copy of the Chronicle article on the budget be included in the next packet.

11. D. Edens re: The Half-Mile Radius Rule
12. A. Kolega re: Walkway from Maple Road to Sycamore Drive
13. C. Stites re: Political Signs
- 14.G. Padick re: 6/7/10 Public Hearing
- 15.G. Padick re: Proposed Inland Wetlands Regulation Revisions
16. Notice and Warning of Annual Town Meeting
17. Annual Town Meeting Mailer
18. UConn Student Enrolled/Living at Storrs Campus
19. State of CT Office of Policy and Management re: Equalized Net Grand List
20. Willimantic River Review, Spring 2010
21. CCM re: 2010-2011 Budget Increases
22. Chronicle "Letter to the Editor" – 04/23/10
23. Chronicle "Letter to the Editor" – 04/26/10
24. Chronicle "Officials say Spring Weekend attendees..." – 04/27/10
25. Chronicle "Proposed parking rules cause anger in Mansfield" – 04/27/10
26. Chronicle "Update on Storrs Center is tonight" – 04/28/10
27. Chronicle "Backers upbeat about downtown plan's progress" – 04/29/10
28. Chronicle "Farm stand plan raises eyebrows" – 04/29/10
29. Chronicle "Letter to the Editor" – 04/30/10
30. Chronicle "Letter to the Editor" – 05/03/10
31. Chronicle "PZC plan to limit unrelated housemates..." – 05/04/10
32. Chronicle "Letters to the Editor" – 05/06/10

XI. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, disagreed with Councilor Schaefer's explanation regarding the sharing of information on Connecticut's tax status.

XII. FUTURE AGENDAS

Items scheduled for the next meeting include the bonding authorization for the Four Corners engineering study and the PZC referral regarding the definition of family.

A discussion on Spring Weekend will be added to the agenda once reports are completed.

Mr. Paulhus moved and Mr. Ryan seconded to recess the meeting and move into executive session to continue the review and discussion of commercial and financial information provided in confidence by Storrs center Alliance, in accordance with CGS§ 1-200(6)(E), 1-210(b)(5)(B).

Motion passed unanimously.

XIII. EXECUTIVE SESSION

Review and discussion of commercial and financial information provided in confidence by Storrs center Alliance, in accordance with CGS§ 1-200(6) (E), 1-210(b) (5) (B).

Present: Haddad, Kochenburger, Lindsey, Moran, Ryan, Paulhus, Schaefer

Also included: Town Manager Matt Hart

XIV. ADJOURNMENT

The Town Council reconvened in regular session. Mr. Kochenburger moved and Mr. Schaefer seconded to adjourn the meeting.

Motion passed unanimously.

Gregory Haddad, Deputy Mayor

Mary Stanton, Town Clerk